

LARGE WAREHOUSE WITH YARD SPACE

34872 Hwy 441 N. Okeechobee, FL 34972



FOR LEASE | \$10,000/mon.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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Chris Belland

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PROPERTY OVERVIEW

Situated on a 5-acre commercially zoned parcel, this property offers excellent road frontage and high visibility, making it perfect for businesses seeking accessibility and exposure.

This property also includes a 3,000 SF warehouse to support your operational needs. The landlord will enhance the site with perimeter fencing, improved lighting, and upgraded yard space, providing added security and functionality.

Conveniently located near Lake Okeechobee, the site provides easy access to major transportation routes, including just 20 minutes to the Florida Turnpike.



PRICE	\$10,000/month
BUILDING SIZE	3,000 SF
BUILDING TYPE	Warehouse
ACREAGE	5 AC
FRONTAGE	343'
TRAFFIC COUNT	5,200 AADT
YEAR BUILT	2023
CONSTRUCTION TYPE	Metal
PARKING SPACE	Ample
ZONING	Commercial
LAND USE	Agricultural
PARCEL ID	R1-27-33-35-0050-00030-0310

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SITE PHOTOS



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DEMOGRAPHICS

2025 Population Estimate		2025 Average Household Income		Average Age	
1 Mile	618	1 Mile	\$66,715	1 Mile	44.6
3 Mile	1,096	3 Mile	\$66,966	3 Mile	44.6
5 Mile	1,442	5 Mile	\$68,912	5 Mile	44.2

2030 Population Projection		2025 Median Household Income		Median Age	
1 Mile	680	1 Mile	\$53,064	1 Mile	48.7
3 Mile	1,206	3 Mile	\$53,073	3 Mile	48.6
5 Mile	1,576	5 Mile	\$53,360	5 Mile	47

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ZONING INFORMATION

2.04.07. Commercial. (C)

These districts are intended primarily for commercial activity. Retail sales and service establishments are found in this district as permitted uses, with wholesale and storage activity permissible as special exceptions. Residential uses are discouraged, for the district is not residential in character, but residential uses are permitted. It is not the intent of this district that it be used for encouragement of strip commercial activity. It is intended that after the effective date of these regulations no further property in the county will be zoned C; to that end, and after the effective date of this Code, no application for zoning of property to C shall be accepted by the Department of Planning and Development. C district boundaries shall remain as shown on the Official Zoning Atlas at the date of adoption of this Code except where a C district, or portion of such district, is changed to another classification under this Code.

A. Permitted principal uses and structures.

1. For lots or parcels in the commercial corridor mixed use, commercial activity center or industrial future land use classifications, the list of permitted principal uses and structures shall be as for heavy commercial (C-2).

2. For lots or parcels in the resort corridor or rural activity center future land use classifications, the list of permitted principal uses and Structures shall be as for neighborhood commercial-2 (NC-2).

3. For lots or parcels in other future land use classifications where the Department determines the commercial (C) zoning to be conforming with respect to the adopted comprehensive plan, the list of permitted principal uses shall be as for neighborhood commercial-1 (NC-1).

4. For lots or parcels in future land use classifications where the Department determines the commercial (C) zoning to be nonconforming with respect to the adopted comprehensive plan, a change in zoning to a conforming district shall be required to allow for the development, expansion or intensification of any use or structure other than a single family dwelling that would be the primary use or structure on the lot or parcel. This provision shall not be construed to allow for the development, expansion or intensification of a single family dwelling where such development otherwise would be in conflict with this Code.

B. Prohibited uses and structures. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.

C. Accessory uses and structures. Uses and structures which are:

1. Customarily accessory and clearly incidental and subordinate or permitted or permissible uses and structures.

2. Located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.

3. Within the principal structure, and in connection with permitted or permissible uses and conventional structures, apartments or quarters only for occupancy by owners or employees. It is specifically the intent of this subsection to prohibit detached dwelling units as an accessory use within the C zone.

(Ord. No. 95-1, § 1 (2.04.07), 6-8-95; Ord. No. 99-09, § 1(Exh. B), 8-12-99; Ord. No. 2005-12, 1(Exh. A), 7-28-05)

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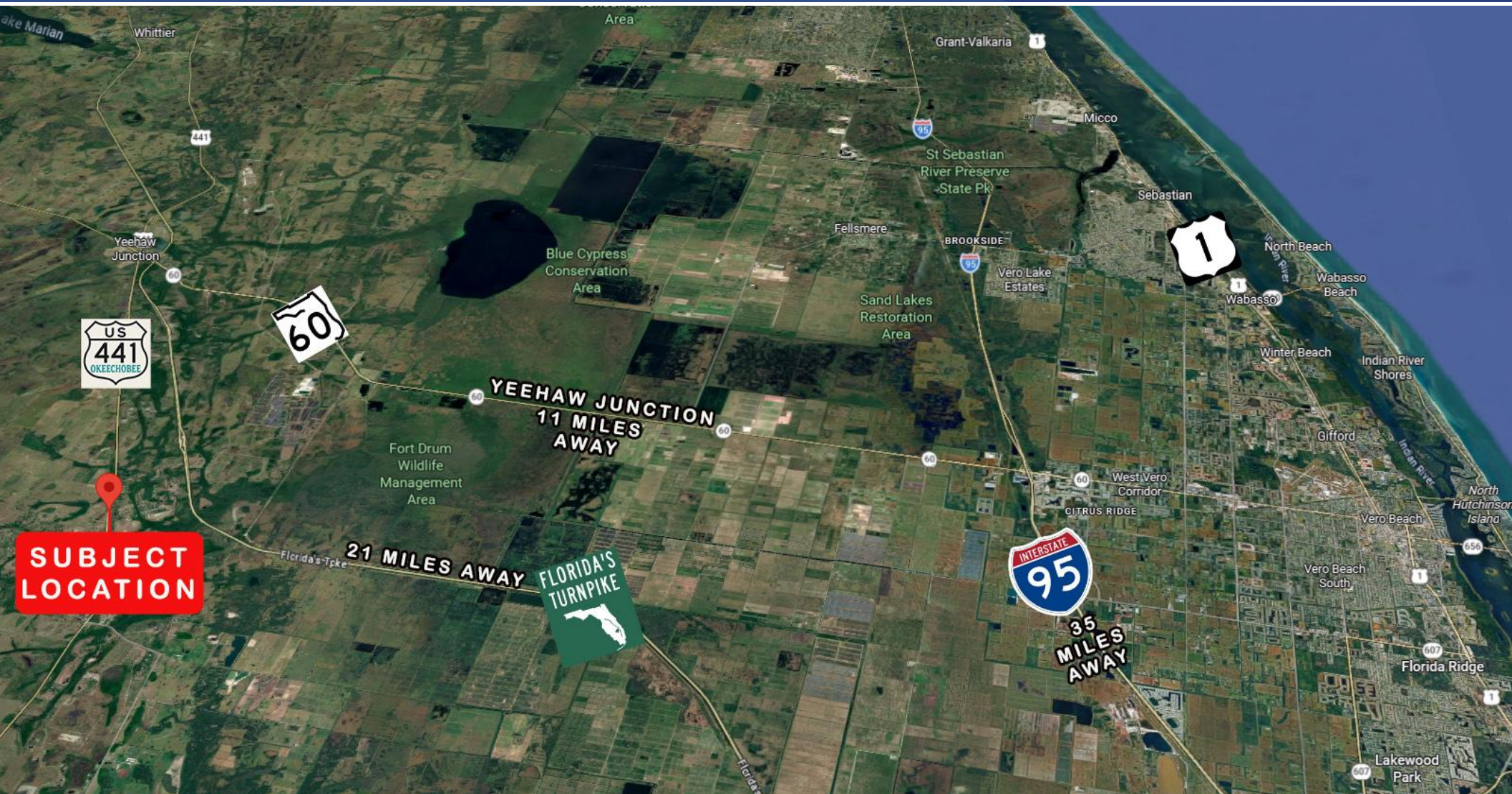
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TRADE AREA MAP



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