

12,000sf on 4.1ac

Offices, Shop & Warehouse

2806 Okeechobee Road, Fort Pierce, Saint Lucie County, FL



- 4,200sf± Warehouse / Shop with 18' Walls, Two 12' x 12' Roll-up Doors, Restroom
- 1,560sf± Open Space at building front, potential Showroom
- Numerous Ground Floor Offices, Equipment Room
- 2,500sf± Mezzanine Offices, Interior & Exterior Stairs
- 344ft Frontage on 4-lane Okeechobee Rd
- Fort Pierce C-3 Zoning: Commercial General
- PIDs: 2417-510-0046-0006, 2417-142-0002-0014, 2417-510-0045-0009



Property Photos



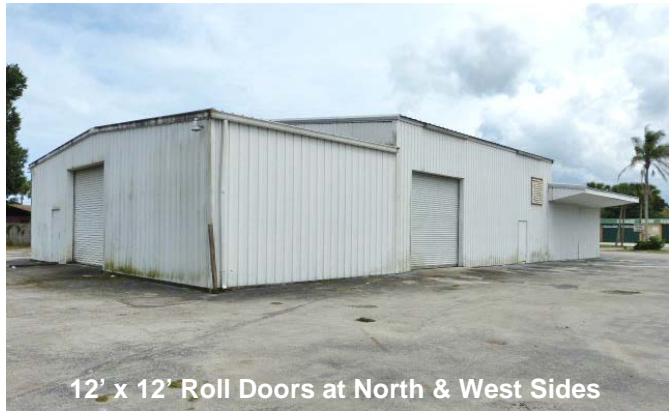
Divided 4-Lane Okeechobee Road



Entrance & Pylon Sign



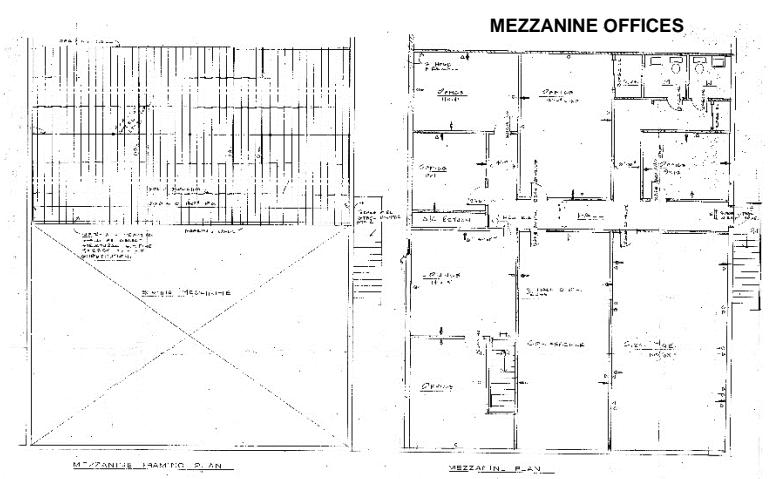
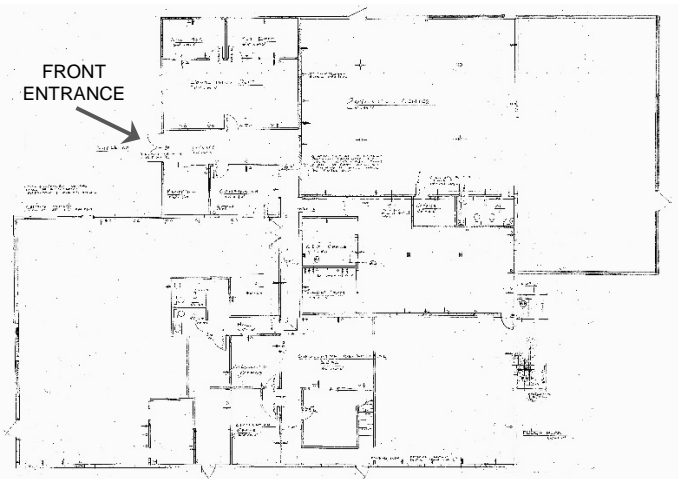
New Roof in 2007



12' x 12' Roll Doors at North & West Sides



Back / North Side of Building





Daily Traffic County at Site..... 9,667 (Fall of 2014)
 2015 Real Estate Taxes..... \$14,753
Saint Lucie County Statistics:
 County Population (2014 estimated)..... 291,028
 Radius of Site Population...1mi: 8,784 / 3mi: 45,532 / 5mi: 64,894
 Area..... 572 sq. miles
 Cost of Living Index..... 90 (US Average = 100)
 Median Household Income..... \$48,323.
 Median Resident Age..... 42 years



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