

# FOR SALE OR LEASE

## FREE STANDING RETAIL BUILDING

### FORT PIERCE, FL



- LOCATION:** 5101 Okeechobee Road, (SR 70), Ft. Pierce, FL.
- SIZE:** 10,000± SF one story concrete block structure, built in 1988+/-.  
Situated on 1.04 acre, with approximately 44+/- parking spaces.
- UTILITIES:** Water and sewer
- ZONING:** C-3 General Commercial zoning, City of Fort Pierce.
- COMMENTS:** Join prominent national retailers such as Wal-Mart, Home Depot, Dollar Tree, and others in this outstanding retail corridor near I-95 & the Turnpike. Traffic counts approximately 32,500 cars per day. Population of 26,979 within a 3 mile radius, with median HH income of \$32,369. Available March 1, 2008.
- REAL ESTATE TAXES:** 2007 taxes were \$21,725.18, based upon assessed value of \$906,000.
- PRICE:** Sale - \$1,450,000.00, Lease - \$13.00 NNN.
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