

# FOR SALE

Okeechobee Rd (SR 70) & Jenkins Rd

Ft. Pierce, FL 34947

## 3.25ac Development Site next to I-95



**JENKINS ROAD CORRIDOR - GANDER RV & OUTDOORS NOW OPEN!**

### PROPERTY OVERVIEW

3.25ac development site with General Commercial (C3) zoning on fast growing Jenkins Rd corridor in City of Ft Pierce. Shadow of multiple national retailers at I-95 exit at Okeechobee Rd. Strong traffic counts on Okeechobee Rd (34,500 VPD). Site benefits from both local and interstate traffic. Join other national retailers capitalizing on area growth.

### LOCATION OVERVIEW

Just off I-95 Okeechobee Rd exit. Major retailers in immediate market include Walgreens, Home Depot, Walmart, WAWA, Chick-Fil-A, AT&T, Tractor Supply, Starbucks. New Gander RV & Outdoors just north of site is now open with 300 lot KOA Campground coming on Jenkins Rd to south of site. Approximately 1800 Single Family lots currently under development or in planning stages within 1 mile of site. Over 600 apts within 1/2 mile of site. Location attracts both local & I-95 traffic.

### OFFERING SUMMARY

Land Size:	3.25 Acres Fully Developable
Zoning:	C-3 General Commercial, City of Ft Pierce
Traffic Count:	34,500 AADT

**SALE PRICE**

**\$700,000**

#### Mike Yurocko, CCIM

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#### SLC Commercial

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### Location Information

Street Address Jenkins Rd  
 City, State, Zip Ft. Pierce, FL 34947  
 County/Township St Lucie  
 Submarket Ft Pierce  
 Cross Streets Okeechobee Rd & Jenkins Rd

### LAND

Number Of Lots 1  
 Best Use Development

### Property Details

Property Type Land  
 Lot Size 3.25 Acres  
 APN# 2419-603-0003-000-4  
 Lot Frontage 342 FT  
 Lot Depth 395 FT  
 Traffic Count 34,500 AADT  
 Traffic Count Street Okeechobee Rd  
 Utilities Florida Power & Light,  
 Ft Pierce Utilities -  
 Water & Sewer

### Zoning / Land Use Details

Zoning C-3, City of Ft Pierce  
 Permitted Use See Below

[Click Here for Permitted Uses](#)

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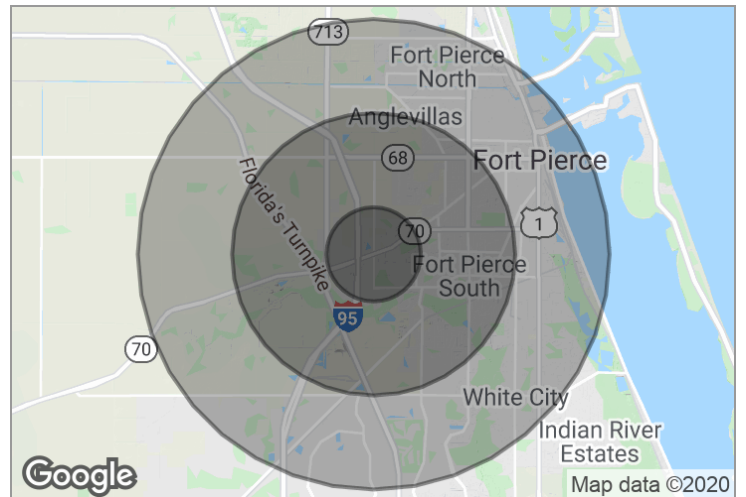
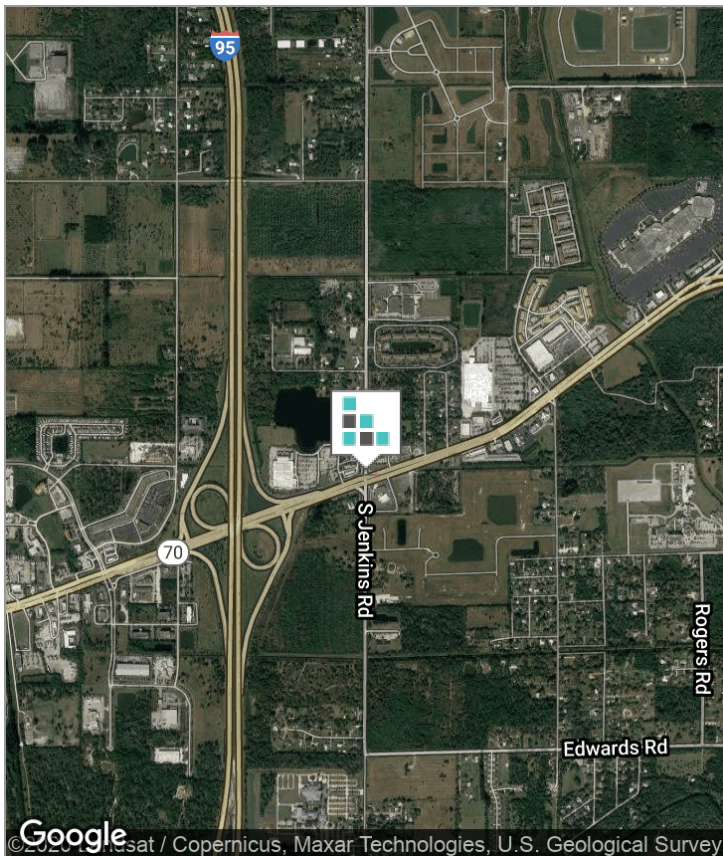
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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,700	21,462	69,888
Total Households	893	7,238	23,710
Average HH Income	\$45,658	\$43,133	\$47,235
Average Age	32.4	33.3	35.9

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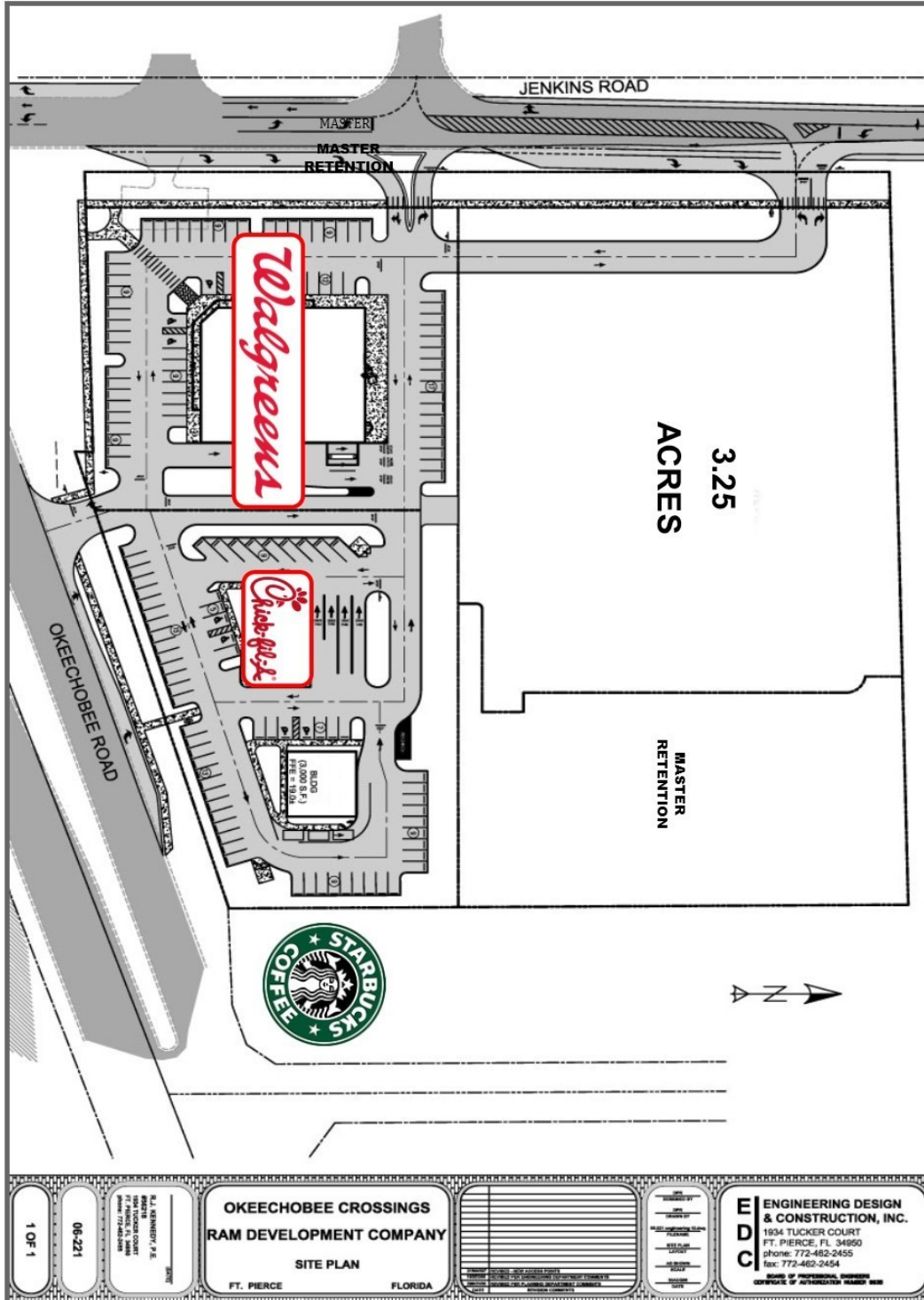
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### Why National Retailers Should Consider Ft Pierce

For the past few years Ft. Pierce has been an overlooked area of the Treasure Coast by traditional and upstart retailers alike. Undoubtedly, this is due in part to the slower economic recovery from the housing and financial crisis experienced throughout St Lucie County relative to the overall Treasure Coast and Florida in general. However, things are changing in both St Lucie County and more importantly, **FT PIERCE**.

Within the past couple of years bigger box retailers like Bass Pro Shops, Burlington, and Home Goods along with credit tenants Pollo Tropical, Cheddars, Aldi, Lucky's Market, Walmart Neighborhood Market, and others have made the commitment to St Lucie County. Additionally, the presence of new retailers AT&T, T-Mobile, Jimmy John's, Mattress Firm, Hibbett Sports, Chick-fil-A, WAWA & Starbucks are all excellent indicators as to how the Ft Pierce market is transforming after lagging the broader Treasure Coast market for many years.

Commercial brokers are continually asked in Ft Pierce, "Why do we have so few retail options in Ft Pierce and must drive to Port St Lucie, Jensen Beach, Stuart, or Vero?" Well the simple answer is that things are changing and as this transformation evolves they won't. Visitors to the area are actively attending the many functions in the revitalized Downtown and Waterfront/Marina, visiting the less crowded restaurants and area beaches of Hutchinson Island, and boating in the *wide* Indian River Lagoon and through arguably the best and safest pass to the Atlantic Ocean on Florida's East Coast – *The Ft Pierce Inlet*. As a national or regional retailer you can wait for your competitors to gain a competitive advantage by recognizing Ft Pierce is slowing becoming an event destination location for many South Florida residents and miss identifying the best retail locations.

So, before you simply dismiss Ft Pierce like in the past you may want to reconsider your site selection criteria and *actually drive the area market*. It is common to see the "herd mentality" to primary markets even though many are becoming oversaturated with retail while secondary and tertiary markets like Ft Pierce remain underserved. Typically you will find both rents as well as prices of land and improved properties to be more favorable than those in primary markets.

As a leading commercial brokerage firm serving this market **SLC Commercial** challenges you to look outside the proverbial box and explore the business opportunities awaiting your company as we feel there has never been a better time to capitalize on the opportunities in Ft Pierce. While your company may be experiencing softer or even declining same store sales numbers in oversaturated markets Ft Pierce represents an opportunity to capitalize on the leakage that this market has been experiencing for too long.

Call Mike Yurocko, CCIM, at **SLC Commercial** (772) 220-4096 for assistance with any of your retail needs in Ft Pierce.

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