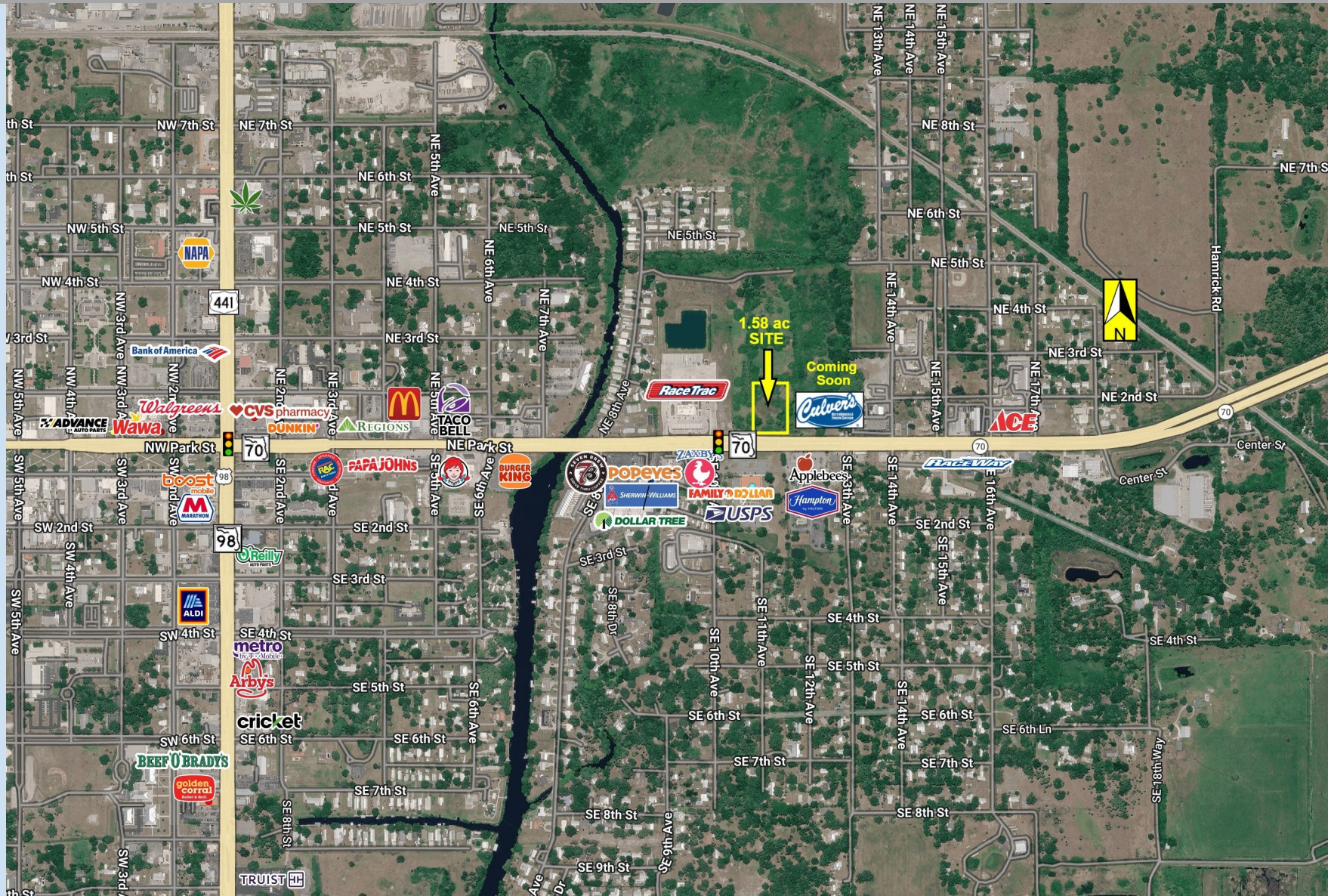


1.58 ac Commercial Site in Growing Okeechobee FL 34972

NE Park St, SR 70 | Adjacent to New Culvers



Southeast Commercial—FL

1341 Bedford Ave, Suite A

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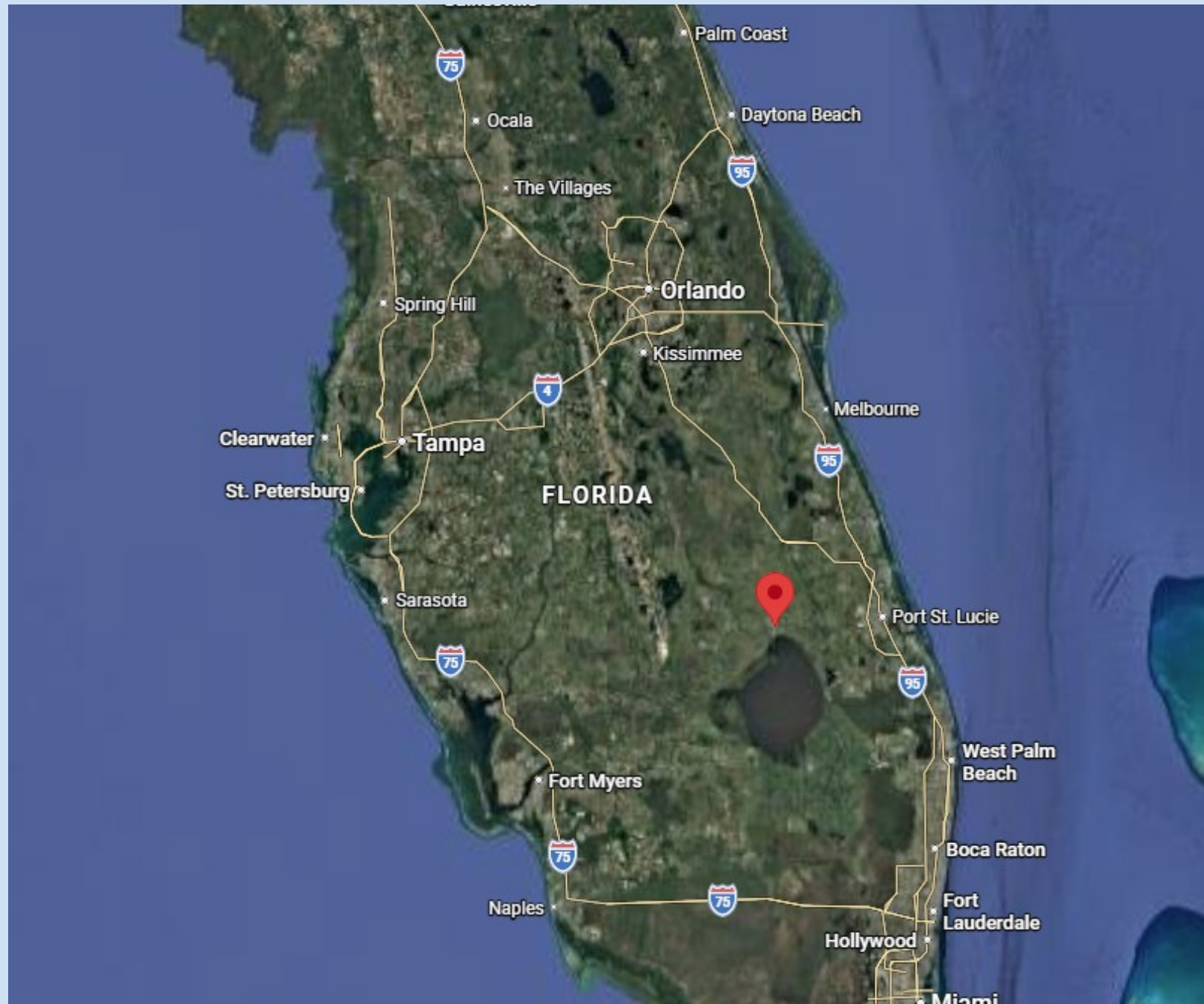
Carol Bauman

Licensed Real Estate Broker

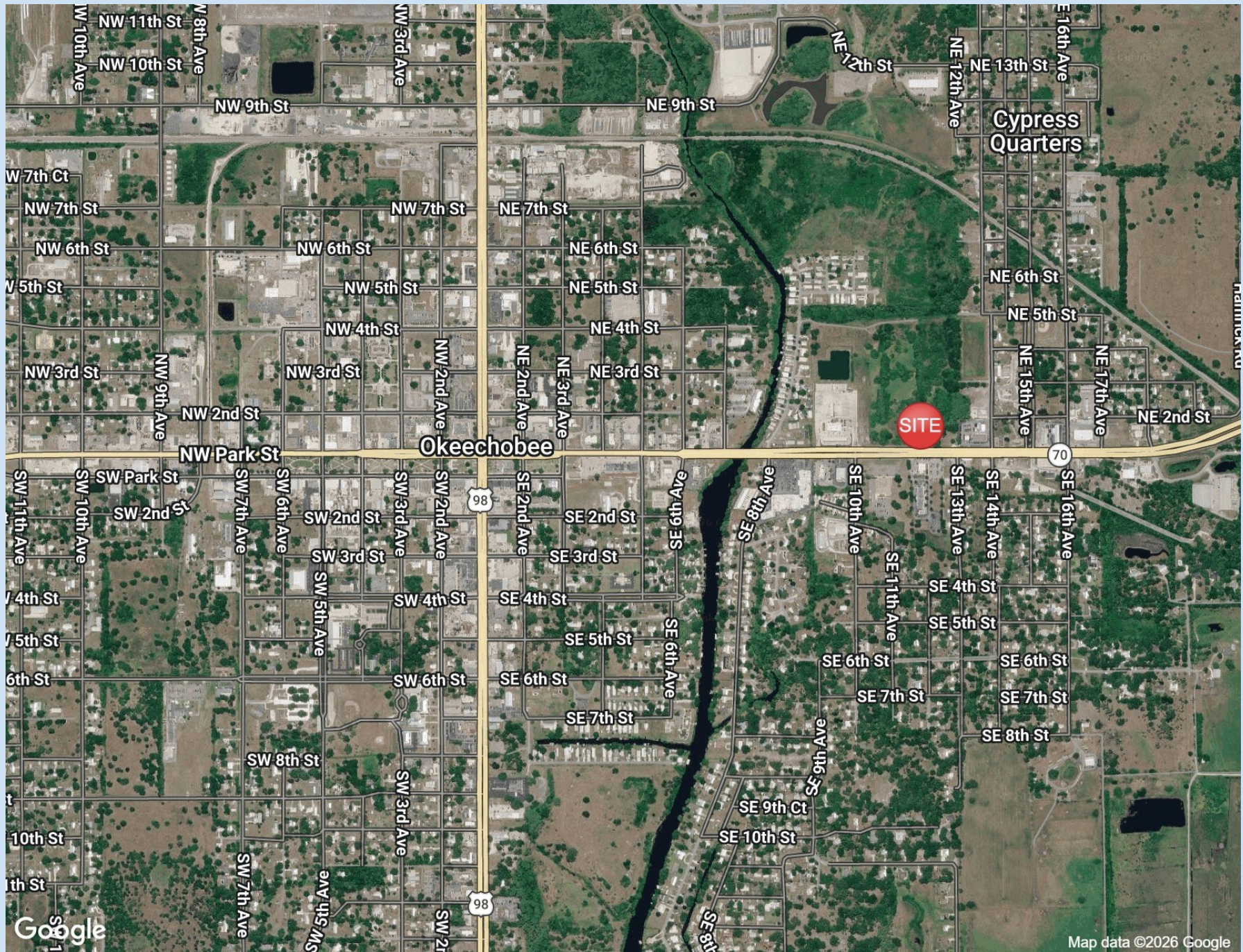
813.992.9696 Mobile

321.600.4200 Office

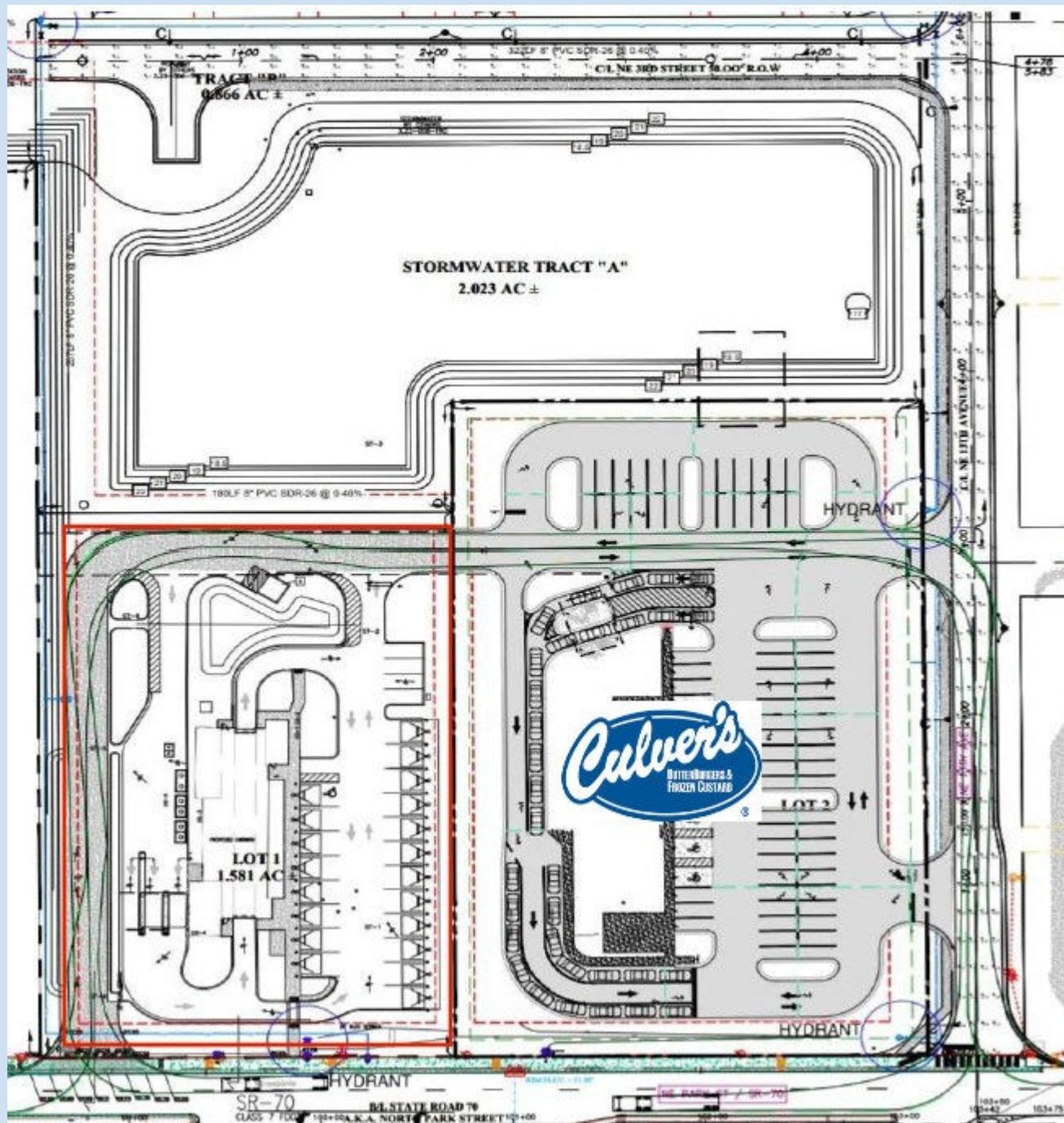
Okeechobee, Florida Location Overview



Dense Population Existing and Under Development



Conceptual Site Plan



Property Highlights

- 1.58 ac commercial site on SR 70, adjacent to a new Culvers, under development.
- Okeechobee County parcel ID: 3-15-37-35-0030-00000-0010
- Zoned General Commercial: retail, restaurant with drive-thru, office, c-store among others
- Raw land. Utilities are in the road, water and sewer available
- Offsite stormwater
- Full access onto SR 70 (NE Park St)
- Site is surrounded by existing, new and under development commercial and residential projects
- HCA Florida Raulerson Hospital, a 100-bed acute care hospital, that has been serving Okeechobee and the surrounding communities with high-quality care for more than 40 years is just 2 miles away
- The site is only 30 minutes from Florida's Turnpike and I-95, offering direct access to major transportation routes
- Join nearby retailers Wendy's, Burger King, Applebee's, McDonald's Zaxby's and many others.
- Okeechobee is experiencing with new business and commercial interests in response to the expanding population

Demographics

	3 mile	5 miles	7 miles
Median Age	42.8	40.9	42
Average HH Income	\$79,087	\$80,478	\$82,887
Consumer Expenditure /yr	\$672.74 M	\$894.18 M	\$1.1 B
Population	20,252	27,534	32,994

Traffic Counts

SR 70 ADT 31,500
FL Hwy 98 ADT 28,000

Available for Ground lease, BTS
Contact Broker for pricing



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