

RETAIL SPACE FOR LEASE

# ±1,400 SF AVAILABLE

2105 S Parrott Avenue, Okeechobee, FL 34974



**SIGNALIZED OUTPARCEL TO WALMART SUPERCENTER**

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EXCLUSIVE RETAIL LEASING  
**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

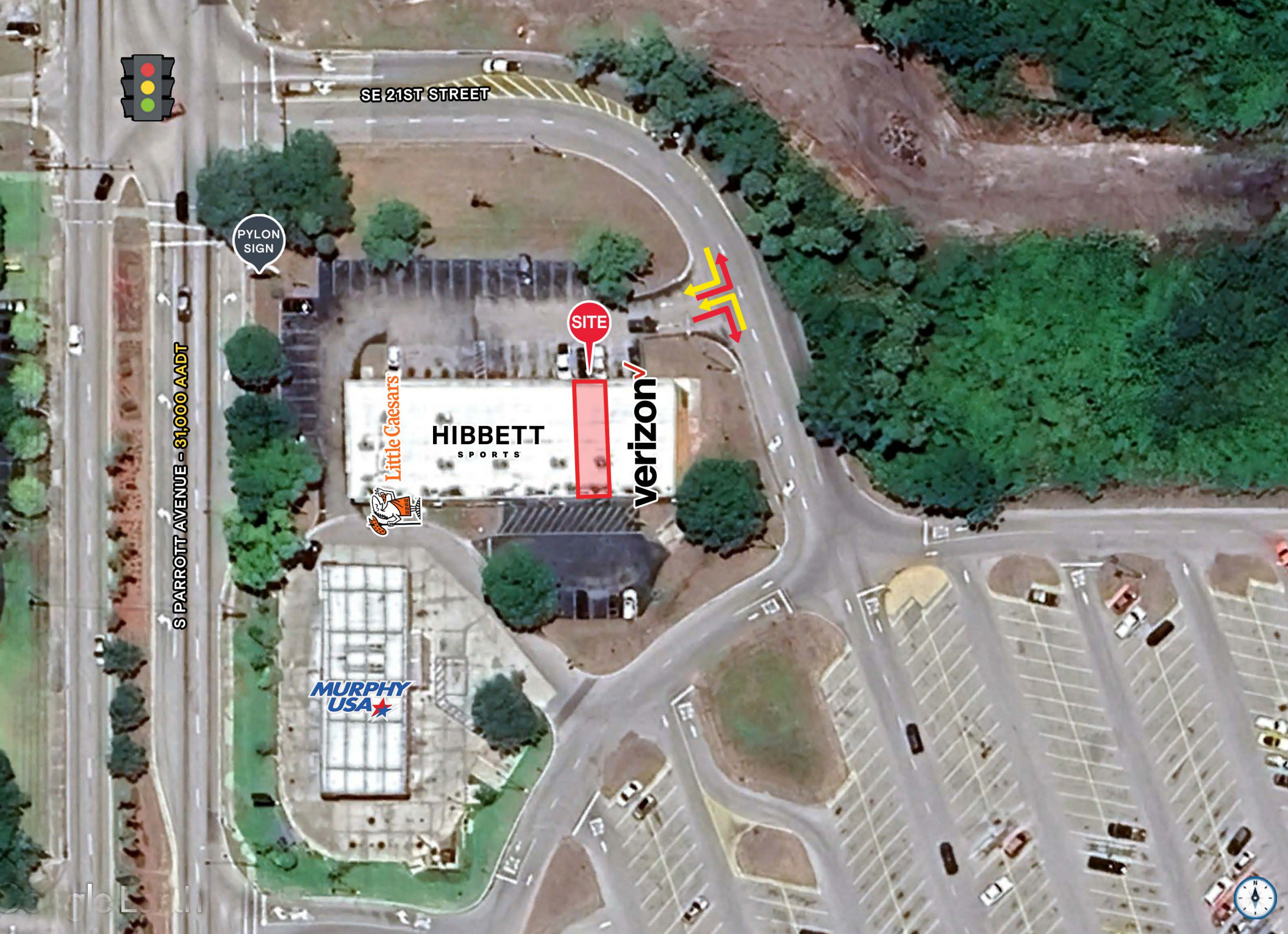
- ±1,400 SF available for lease
- Signalized outparcel to Walmart Supercenter
- Large pylon signage fronting the intersection
- Adjacent to Verizon, Hibbett Sports and Little Caesars
- Growing market of Okeechobee
- Join area retailers: **Walmart** **THE HOME DEPOT** **AspenDental** **DUNKIN'** **verizon** **HIBBETT SPORTS**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,344	18,139	27,089
HOUSEHOLDS	991	7,365	10,539
EMPLOYEES	1,898	14,866	21,969
AVERAGE HH INCOME	\$82,383	\$70,586	\$71,415
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	7,874	19,269	28,505
HOUSEHOLDS	3,360	7,757	11,143
EMPLOYEES	6,521	15,767	23,202
AVERAGE HH INCOME	\$75,528	\$72,714	\$71,223







S PARROTT AVENUE - 31,000 AADT

SE 21ST STREET

PYLON  
SIGN

SITE

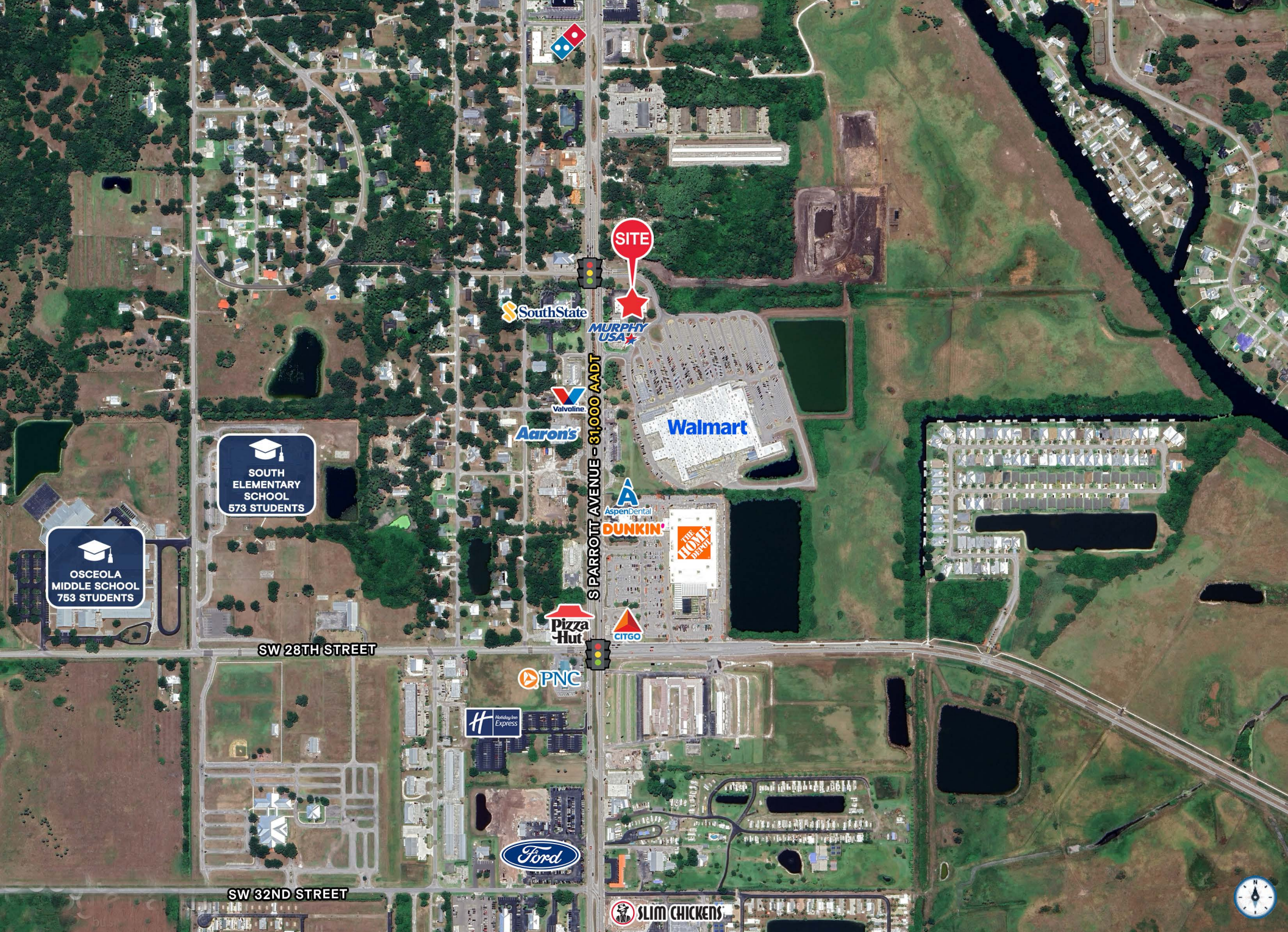
Little Caesars

HIBBETT  
SPORTS

verizon

MURPHY  
USA

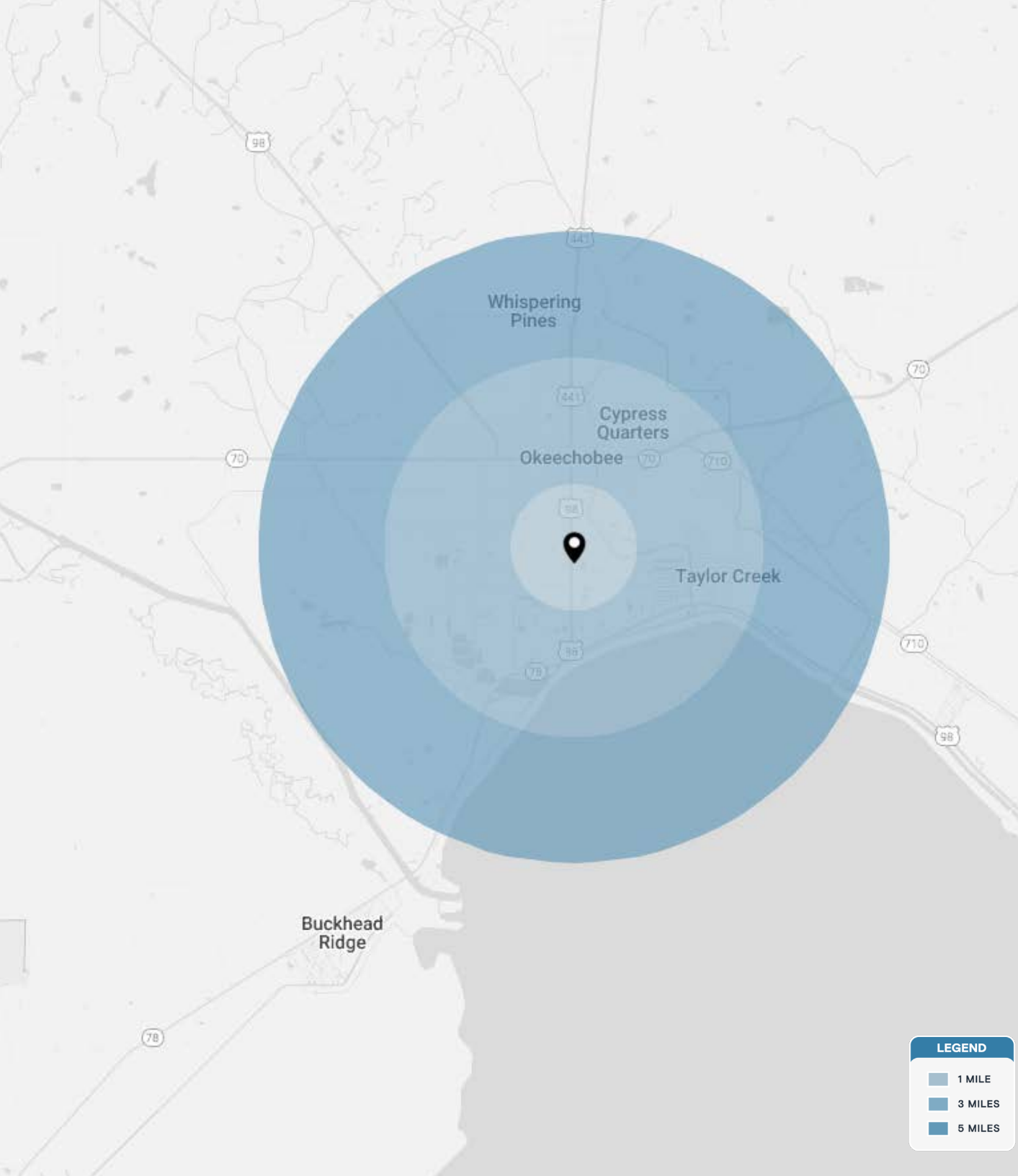












## Contact Brokers

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