

RETAIL SPACE FOR LEASE

# NORTLAKE VILLAGE

3351-3559 US Highway 441 South, Okeechobee, FL 34974

OKEECHOBEE'S PREMIER SHOPPING CENTER



TWO OUTPARCELS AVAILABLE!

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

- Okeechobee's premier shopping center
- Two outparcel opportunities
- Join:  **DOLLAR TREE**  **HARBOR FREIGHT**  **Marshalls**  **TSC TRACTOR SUPPLY CO**
- Nearby tenants:  
 **Winn-Dixie**  **Pet Supermarket**  **bealls**  **DOLLAR GENERAL**



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,463	12,107	22,789
HOUSEHOLDS	1,627	5,380	9,312
EMPLOYEES	2,952	10,119	18,685
AVERAGE HH INCOME	\$60,591	\$67,410	\$66,656

## TRAFFIC COUNTS

US HIGHWAY 441 SOUTH 12,000 AADT

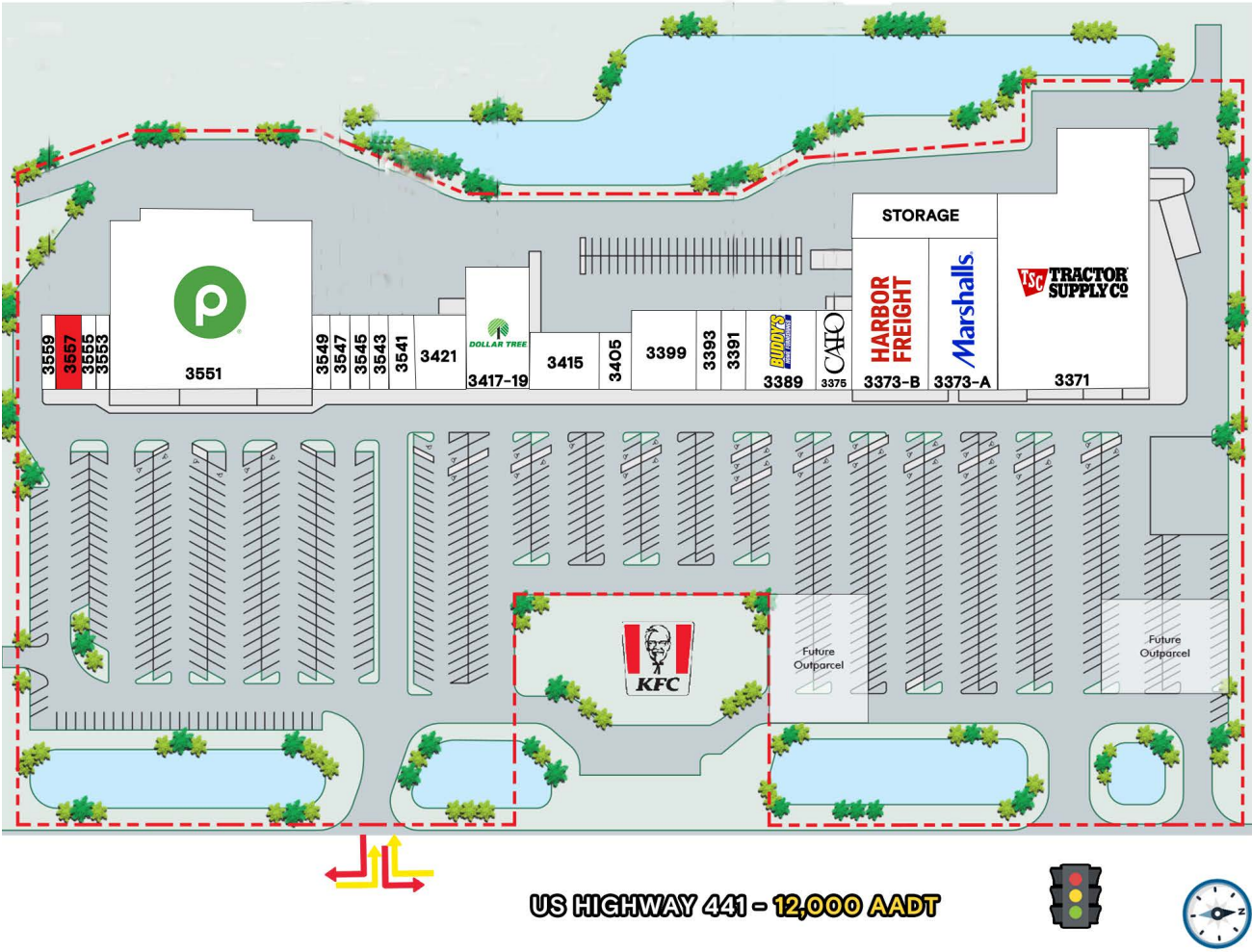








# Tenant Roster



US HIGHWAY 441 - 12,000 AADT

3559	Advance America	1,200 SF
<b>3557</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
3555	Ashes Tobacco	1,257 SF
3553	Protein Now Smoothie	1,200 SF
3551	Publix	42,112 SF
3549	Hair Cuttery	1,200 SF
3547	Nationwide Insurance	1,600 SF
3545	Audibel Hearing	1,200 SF
3543	Liberty Tax	1,232 SF
3541	The UPS Store	2,792 SF
3421	Rugged Earth Outfitters	4,720 SF
3417-19	Dollar Tree	8,450 SF
3415	Pueblo Viejo Mexican	5,000 SF
3405	A2Z Liquors	1,600 SF
3399	King House Chinese	3,960 SF
3393	Suave Nails	1,200 SF
3391	Sally Beauty Supply	1,600 SF
3389	Buddy's	7,000 SF
3375	Cato	4,800 SF
	Storage	8,530 SF
3373-B	Harbor Freight Tools	15,000 SF
3373-A	Marshalls	21,000 SF
3371	Tractor Supply	28,000 SF





**SITE**

**TSC TRACTOR SUPPLY CO**

**Marshalls**

**HARBOR FREIGHT**

**CATO**

**BUDDY'S HOME FURNISHINGS**

**SALLY BEAUTY**

**DOLLAR TREE**

**Publix**

**Advance America**

**KFC**

**Winn-Dixie**

**Pet Supermarket**

**H&R BLOCK**

**24 HOUR WORKOUT ANYTIME**  
Your Fitness. Your Schedule.

**bealls**

**US 441 - 12,000 AADT**

**CHEVROLET**

**DOLLAR GENERAL**



OSCEOLA MIDDLE SCHOOL  
722 STUDENTS

SOUTH ELEMENTARY SCHOOL  
616 STUDENTS

SW 28TH STREET

SW 32ND STREET

Holiday Inn Express

Ford

THE HOME DEPOT

MIDFLORIDA  
Florida's community credit union

SLIM CHICKENS

OKEECHOBEE PLAZA  
Winn/Dixie bealls  
Pet Super market T-Mobile  
H&R BLOCK

NORTHLAKE VILLAGE  
Publix Marshalls  
DOLLAR TREE HARBOR FREIGHT  
SALLY BEAUTY CATO  
TRACTOR SUPPLY CO

SITE

KFC

US 441 - 12,000 AADT

DOLLAR GENERAL

TIRE PLUS  
TOTAL CAR CARE

CHEVROLET

Best Western

Jeep RAM

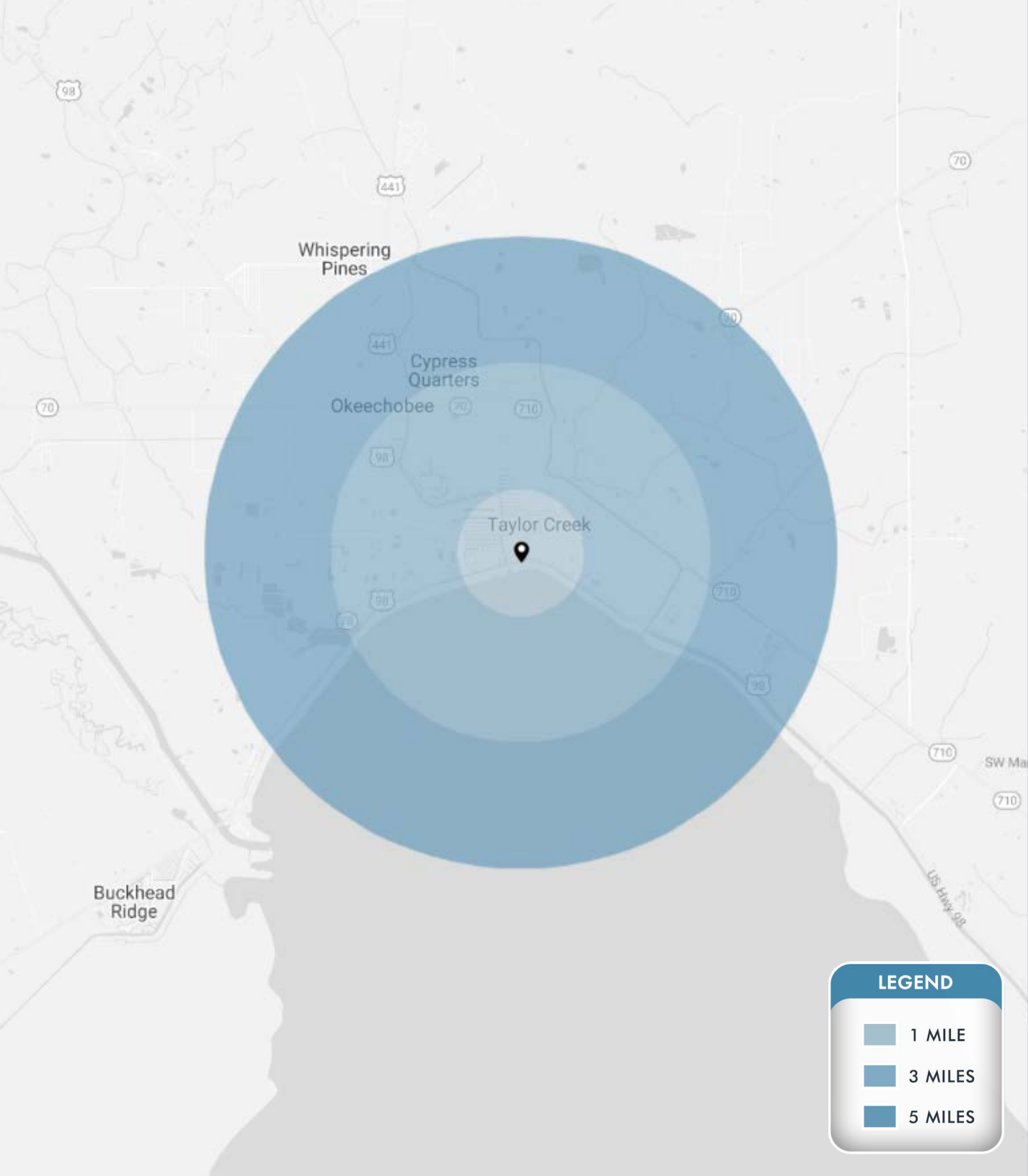
McDonald's











# Contact Brokers

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**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.03.24