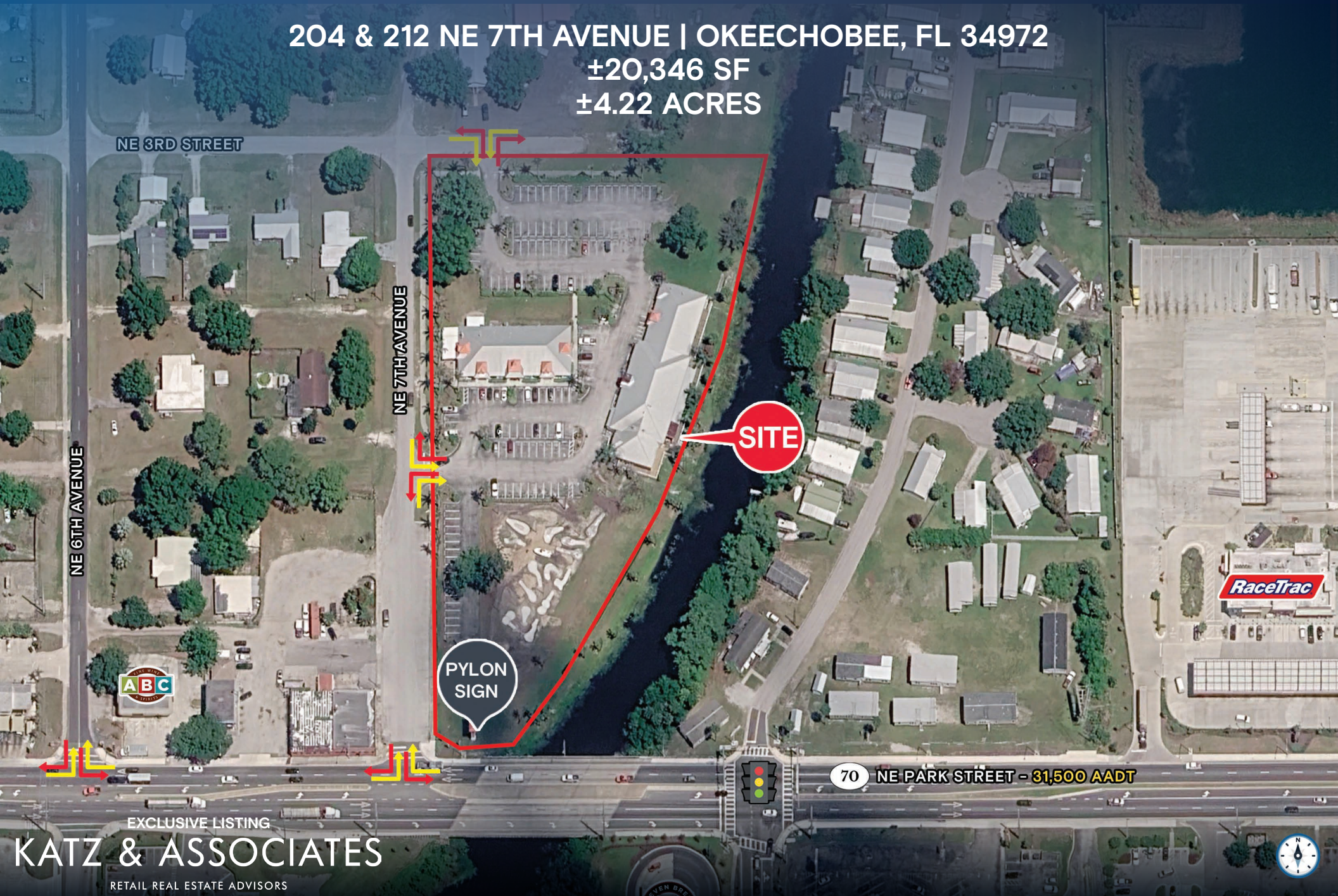
FOR SALE

SHOPPES ON THE BOARDWALK

204 & 212 NE 7TH AVENUE | OKEECHOBEE, FL 34972

±20,346 SF

±4.22 ACRES



EXCLUSIVE LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Property Overview

HIGHLIGHTS

- Shopping plaza FOR SALE
- ±4.22 acre commercial property with two buildings totaling ±20,346 SF
- Building 1: ±7,364 SF
- Building 2: ±12,982 SF (2nd Generation Restaurant available for lease)
- Ample front and rear parking with multpile points of access
- Large pylon signage
- Three Parcel ID's: 31537350010014800010 / 31537350010014700060 / 31537350010014700040

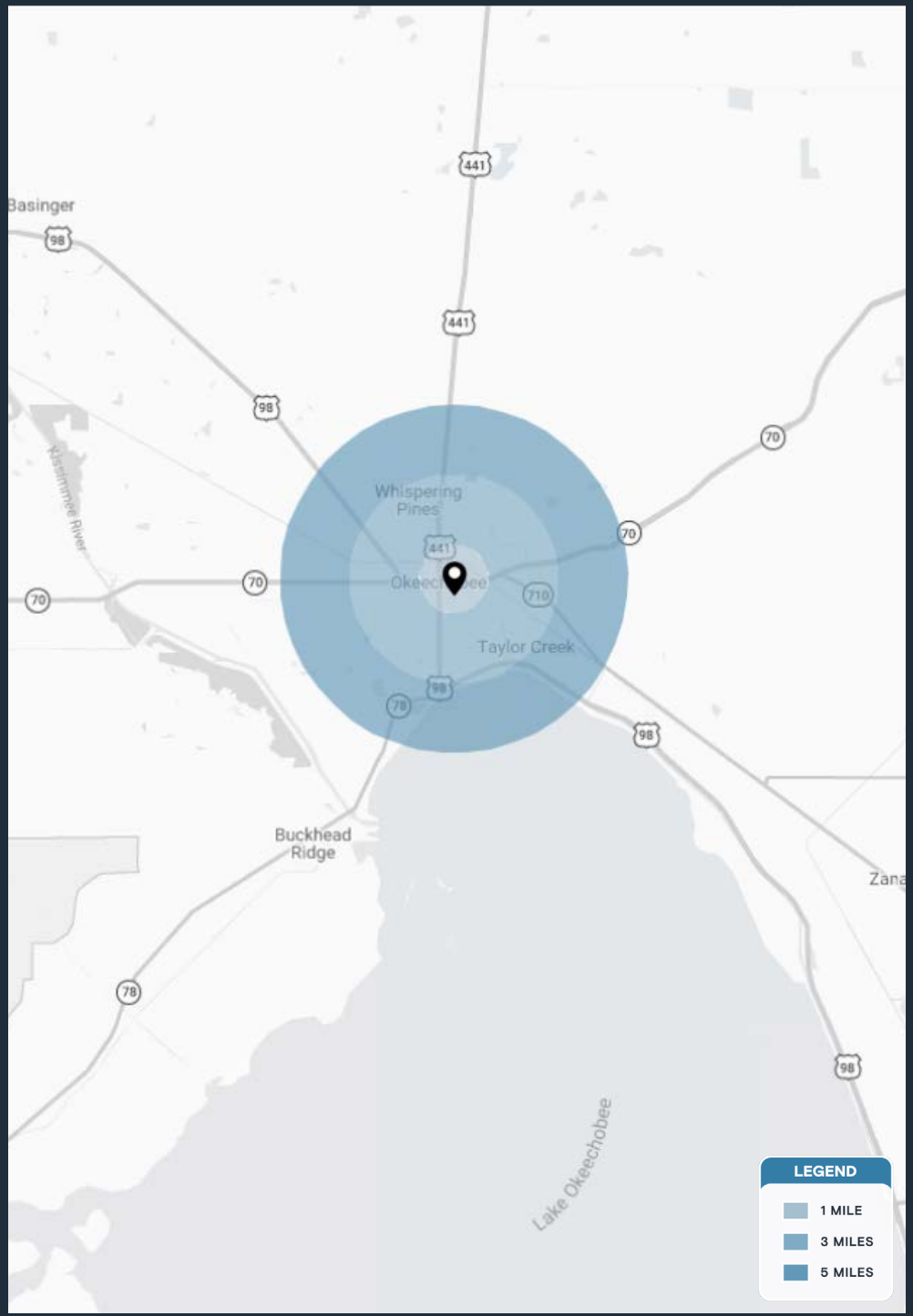
SUMMARY

An opportunity to own two adjoining commercial buildings at 204 & 212 NE 7th Avenue in downtown Okeechobee, Florida. The property offers over 20,346 SF of combined building space, including professional office space and second-generation restaurant space. Situated on 4.22 acres, the property also presents a redevelopment opportunity.

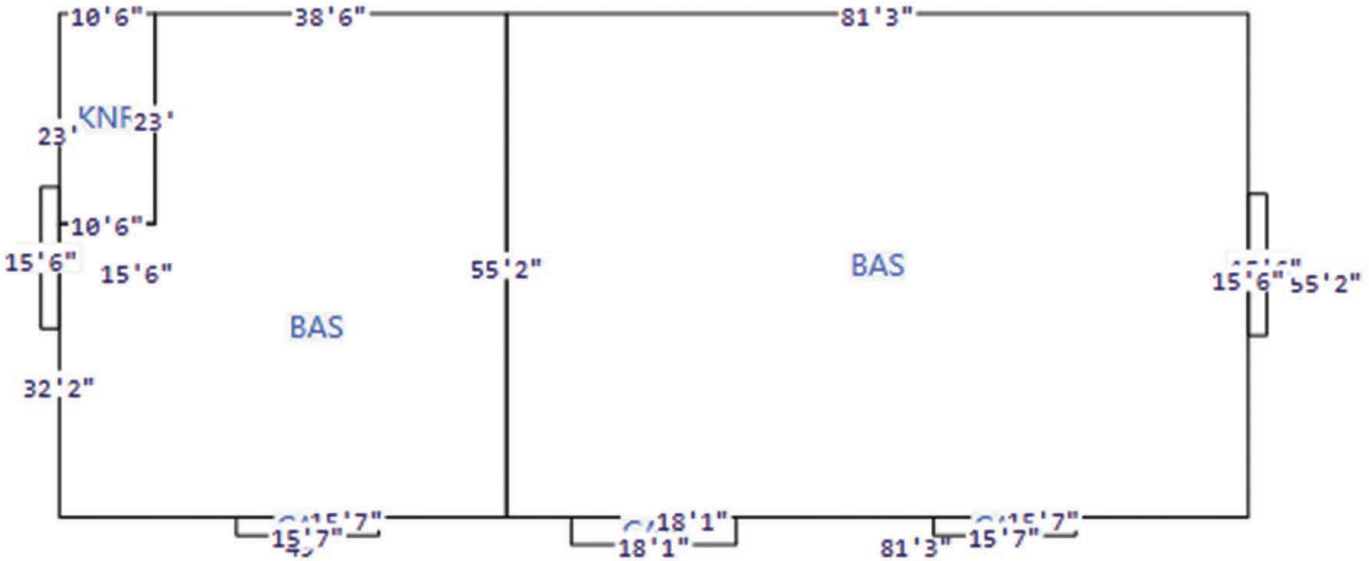
Located on the State Road 70 corridor, where national retailers include Starbucks, Chipotle, Culver's, 7-Eleven, 7 Brew and RaceTrac are expanding their presence. Okeechobee County has grown 7.5% since 2020, supporting continued demand and long-term commercial potential.

DEMOGRAPHICS

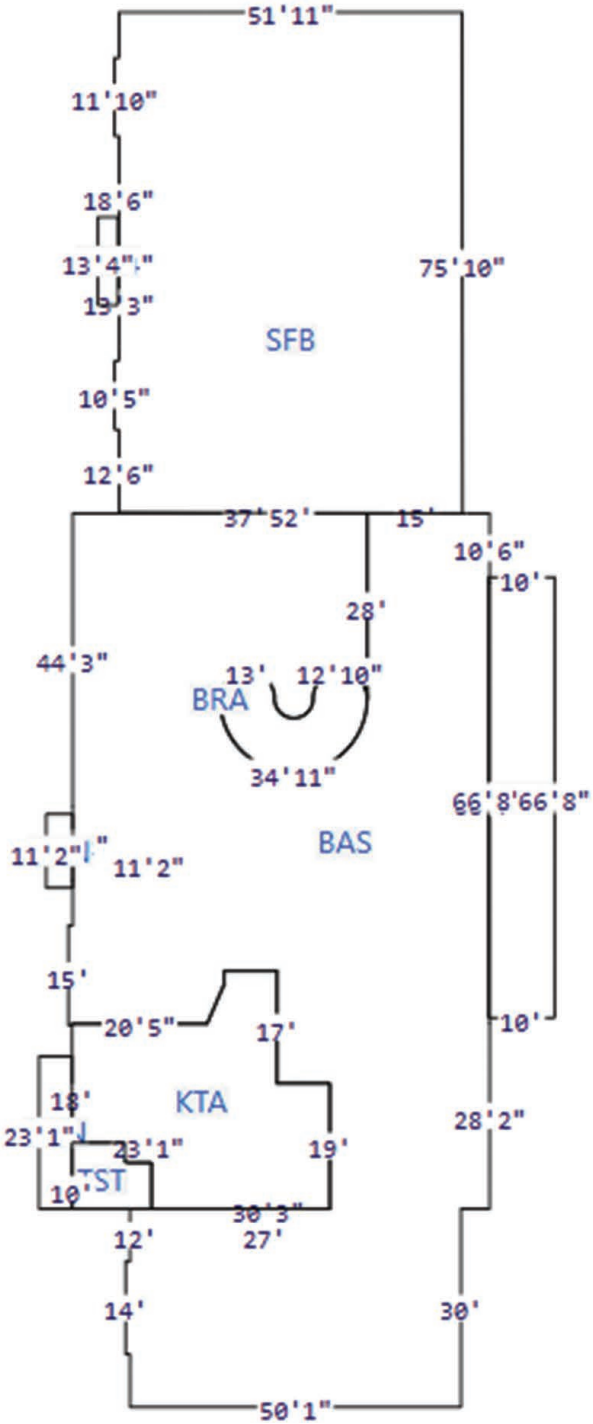
	1 MILE	3 MILES	5 MILES
POPULATION	3,911	19,758	27,363
HOUSEHOLDS	1,485	7,635	10,410
EMPLOYEES	3,074	8,209	9,008
AVERAGE HH INCOME	$76,721	$75,375	$76,804

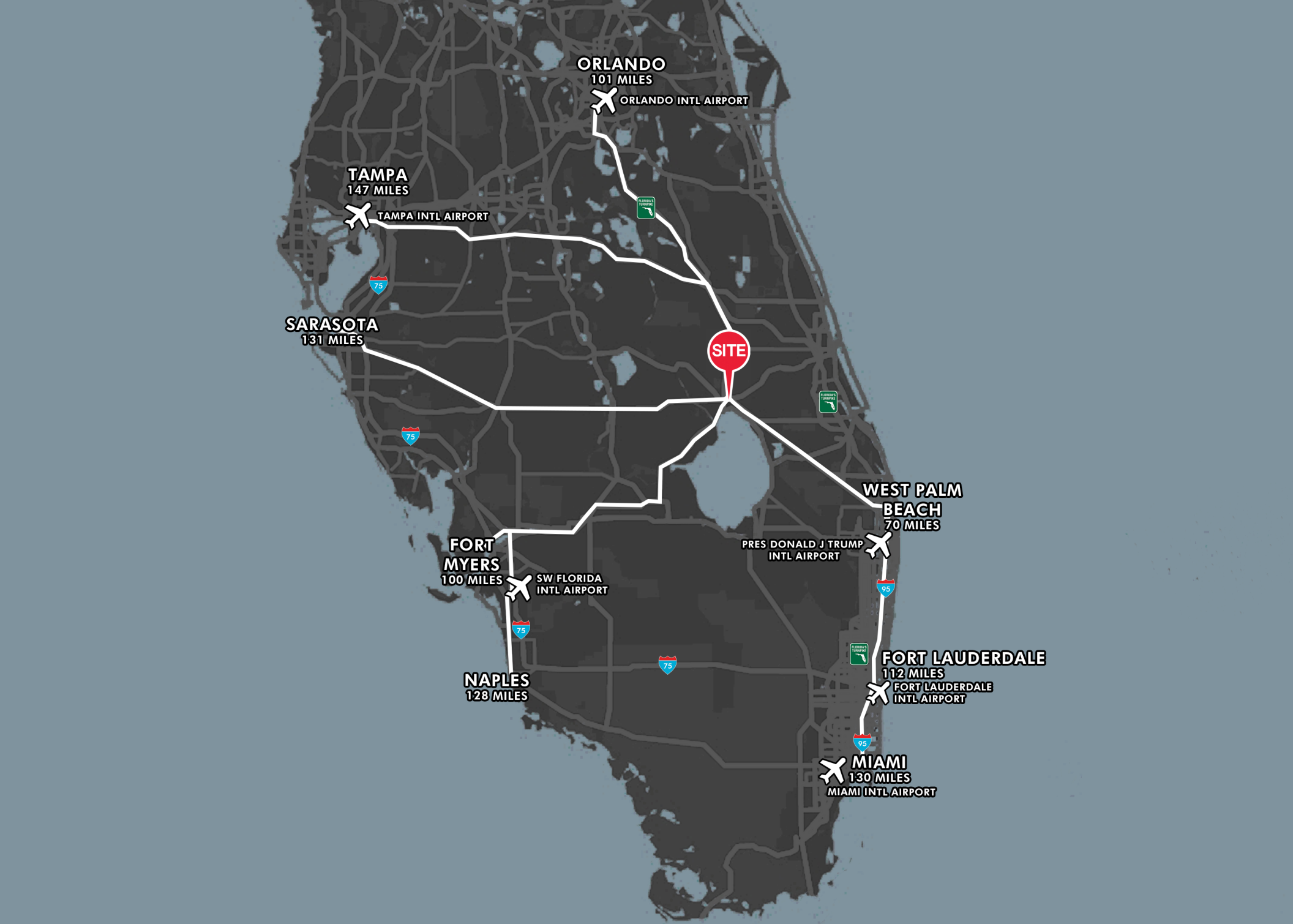


BUILDING 1: ±7,364 SF



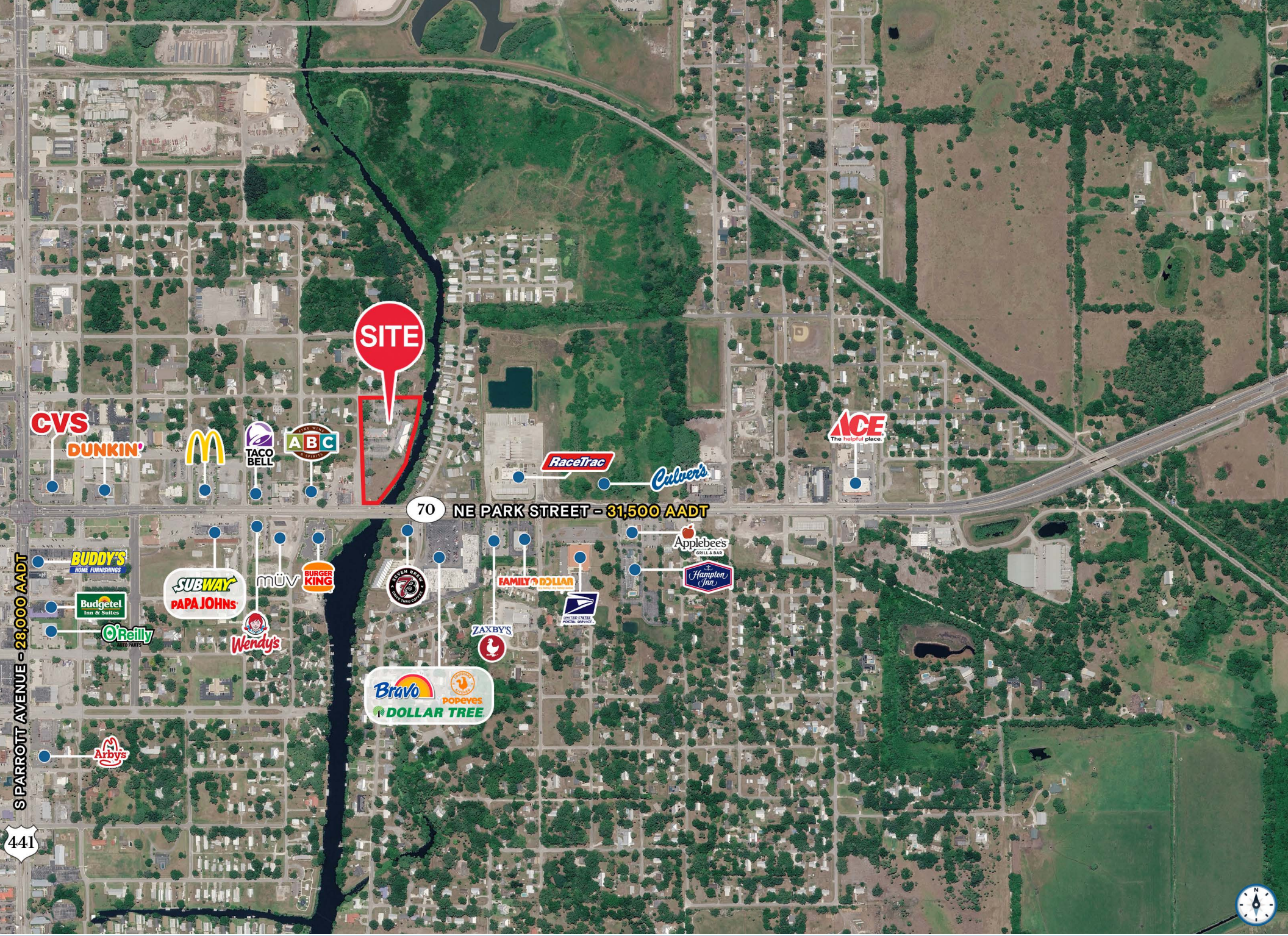
BUILDING 2: ±12,982 SF




ORLANDO
101 MILES
ORLANDO INTL AIRPORT
TAMPA
147 MILES
TAMPA INTL AIRPORT
SARASOTA
131 MILES
SITE
WEST PALM BEACH
70 MILES
PRES DONALD J TRUMP INTL AIRPORT
FORT MYERS
100 MILES
SW FLORIDA INTL AIRPORT
FORT LAUDERDALE
112 MILES
FORT LAUDERDALE INTL AIRPORT
NAPLES
128 MILES
MIAMI
130 MILES
MIAMI INTL AIRPORT
75
95


Evie's MORE THAN HAIR
OPEN




SITE
CVS
DUNKIN'
TACO BELL
ABC
RaceTrac
Culver's
ACE
The helpful place.
70
NE PARK STREET - 31,500 AADT
Applebee's
GRILL & BAR
Hampton Inn
BUDDY'S
HOME FURNISHINGS
SUBWAY
PAPA JOHNS
müv
BURGER KING
Budgetel
Inn & Suites
O'Reilly
AUTO PARTS
Wendy's
FAMILY DOLLAR
UNITED STATES POSTAL SERVICE
ZAXBY'S
Bravo
Popeyes
DOLLAR TREE
Arby's
S PARROTT AVENUE - 28,000 AADT
441


DOLLAR GENERAL
YEARLING MIDDLE SCHOOL 625 STUDENTS
INDIAN RIVER STATE COLLEGE 1,325 STUDENTS
HCA FLORIDA RAULERSON HOSPITAL 100 BEDS
SITE
CVS
DUNKIN'
Walgreens
Wawa
Advance Auto Parts
CIRCLE K
RaceTrac
ACE
The helpful place.
Culver's
ABC
70
NW PARK STREET – 31,500 AADT
MARATHON
SR 710 – 13,700 AADT
ALDI
Bravo
POPEYES
DOLLAR TREE
DOLLAR GENERAL
Advance Auto Parts
EVERGLADES ELEMENTARY SCHOOL 653 STUDENTS
CENTRAL ELEMENTARY SCHOOL 584 STUDENTS
Wendy's
TACO BELL
BURGER KING
PAPA JOHN'S
DQ
Auto Zone
Walmart
SOUTH ELEMENTARY SCHOOL 573 STUDENTS
AspenDental
DUNKIN'
OSCEOLA MIDDLE SCHOOL 753 STUDENTS
PNC
THE HOME DEPOT
Pizza Hut
S PARROTT AVENUE – 28,000 AADT
OKEECHOBEE PLAZA
Winn-Dixie
bealls
Pet Supermarket
T-Mobile
H&R BLOCK
SLIM CHICKENS
NORTHLAKE VILLAGE
Publix
Marshalls
DOLLAR TREE
HARBOR FREIGHT
SALLY BEAUTY
TSC TRACTOR SUPPLY CO
ULTA BEAUTY
DOLLAR GENERAL
441
FAMILY DOLLAR
98 – 7,000 AADT
DOLLAR GENERAL



Contact Brokers

Eric Spritz
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

Robert Nuchereno
DIRECTOR
robertnuchereno@katzretail.com
(716) 867-5222

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

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: 11.02.26

