



greenCAPITAL
Realty Advisors

Commercial Real Estate
and Construction Services

MALL PROMENADE

4150 Okeechobee Road
Fort Pierce, FL 34947

FOR SALE, LEASE OR BUILD TO SUIT

For more information
please contact:

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**Green Capital Realty
Advisors, LLC**

Licensed Real Estate Broker
Certified Building Contractor

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www.greencapitalrealty.com



Building/GLA

+/- 11,888 SF Office/Retail Center

Features

- Situated on 1.72 acres
- Heavily-trafficked business corridor in St. Lucie County
- Traffic Count: USDOT: 37,851 cars per day
- Outparcel to Orange Blossom Business Center

Co-Tenants

- CenterState Bank
- Proctor Construction
- Seminole Tribe of Florida
- Supervisor of Elections
- Atlantic Court Reporting
- PSI

Offered At

\$1,500,000

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Subject to errors, omissions, prior withdrawal, lease or sale without notice



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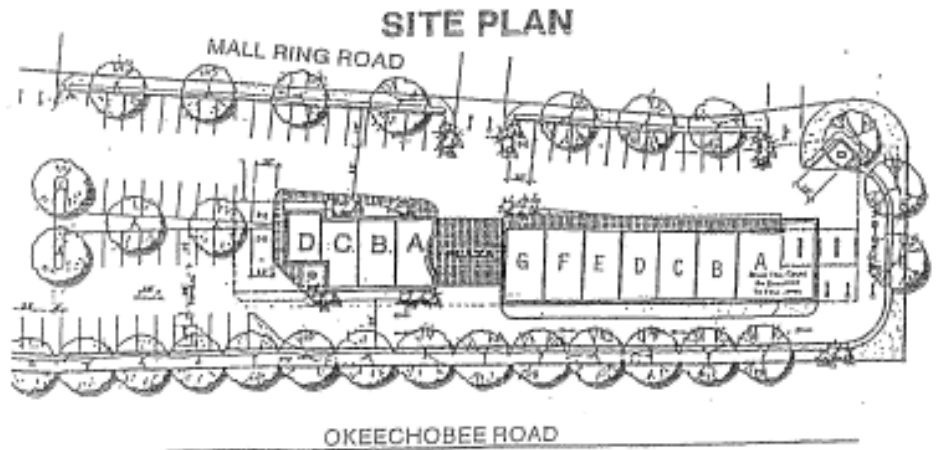
Aerial Map



Demographics

| 2015 | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Daytime Population | 3,974 | 39,121 | 66,175 |
| Average Age | 33 | 35 | 38 |
| Average Income | \$35,866 | \$33,946 | \$41,887 |

Site Plan



Contiguous Total – 4,133 SF
(Suites A, B, C & D)

Contiguous Total – 4,255 SF
(Suites D, E, F & G)

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