



EXCESS SPACE - SUBLEASE OPPORTUNITY

FLORIDA NEXUS PARK - 18,800 SF

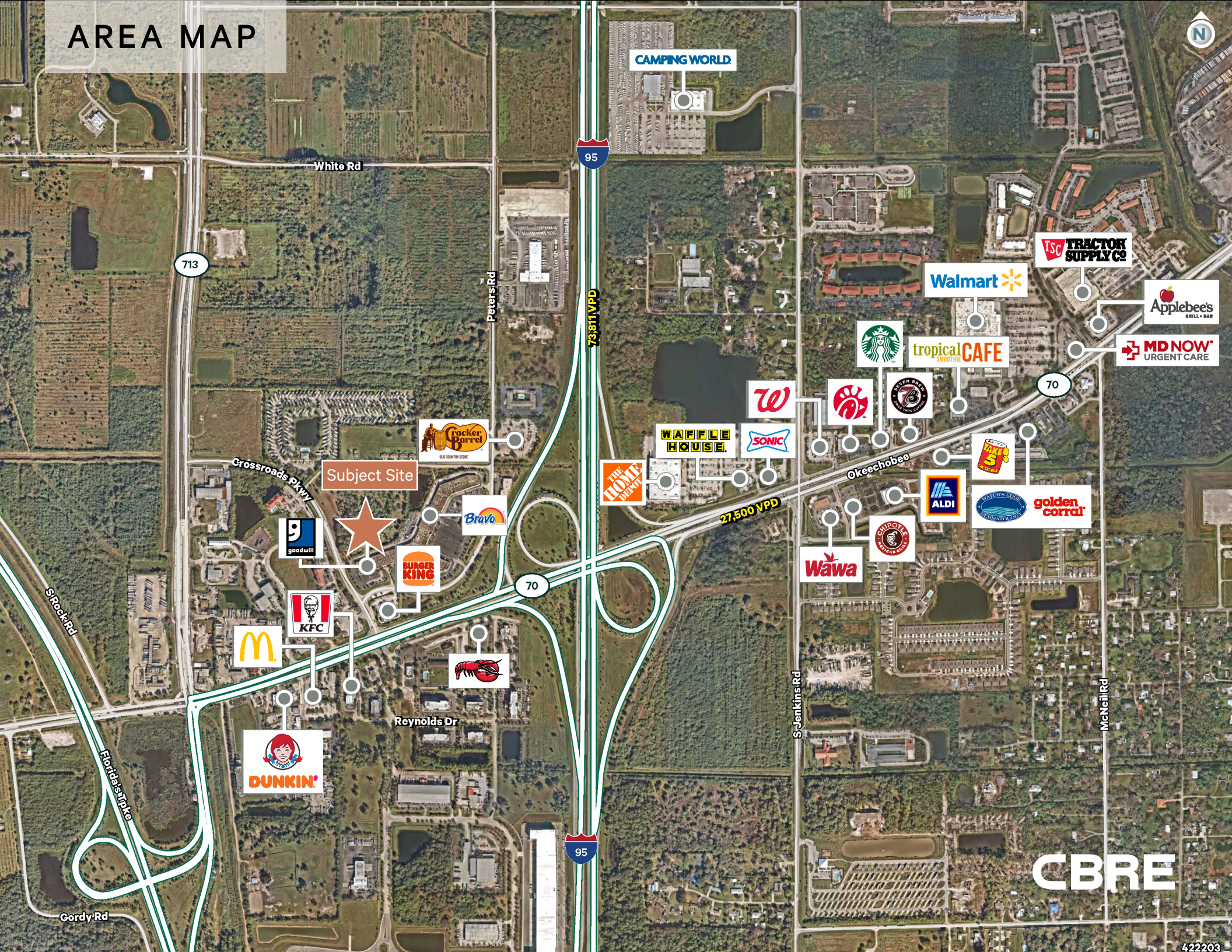


2809 PETERS ROAD | FORT PIERCE, FL 34945

CBRE



AREA MAP



CAMPING WORLD

White Rd



713

Peters Rd

73,811 VPD

Walmart

TRACTOR SUPPLY CO

Applebee's
GRILL + BAR

MD NOW
URGENT CARE

tropical CAFE
SMOOTHIE



70

W



Cracker Barrel
OLD COUNTRY STORE

Waffle House

SONIC

Grossroads Pkwy

Subject Site

NEW HOME DEPOT

Okeechobee

FAKE S
BURGER

goodwill

Bravo

27,500 VPD

ALDI

WATERS EDGE
WATERMATS OF FLA

golden corral

70

BURGER KING

Wawa



S Rock Rd



Reynolds Dr

DUNKIN'
DONUTS

S Jenkins Rd

McNeill Rd



CBRE

Gordy Rd

Florida's Turnpike



SUBLEASE OPPORTUNITY

2809 PETERS ROAD

- Prime opportunity of 18,800 SF in the Florida Nexus Park
- Property situated just off of I-95 & Florida's Turnpike
- Zoning allows for retail, office and industrial uses
- Signalized Intersection
- Ample Parking
- Traffic counts along Okeechobee Road total over 27,000 VPD

DEMOGRAPHICS

3 - MILE **5 - MILE** **7 - MILE**



POPULATION

16,895 79,738 122,620



AVERAGE HH INCOME

\$85,152 \$73,705 \$81,909

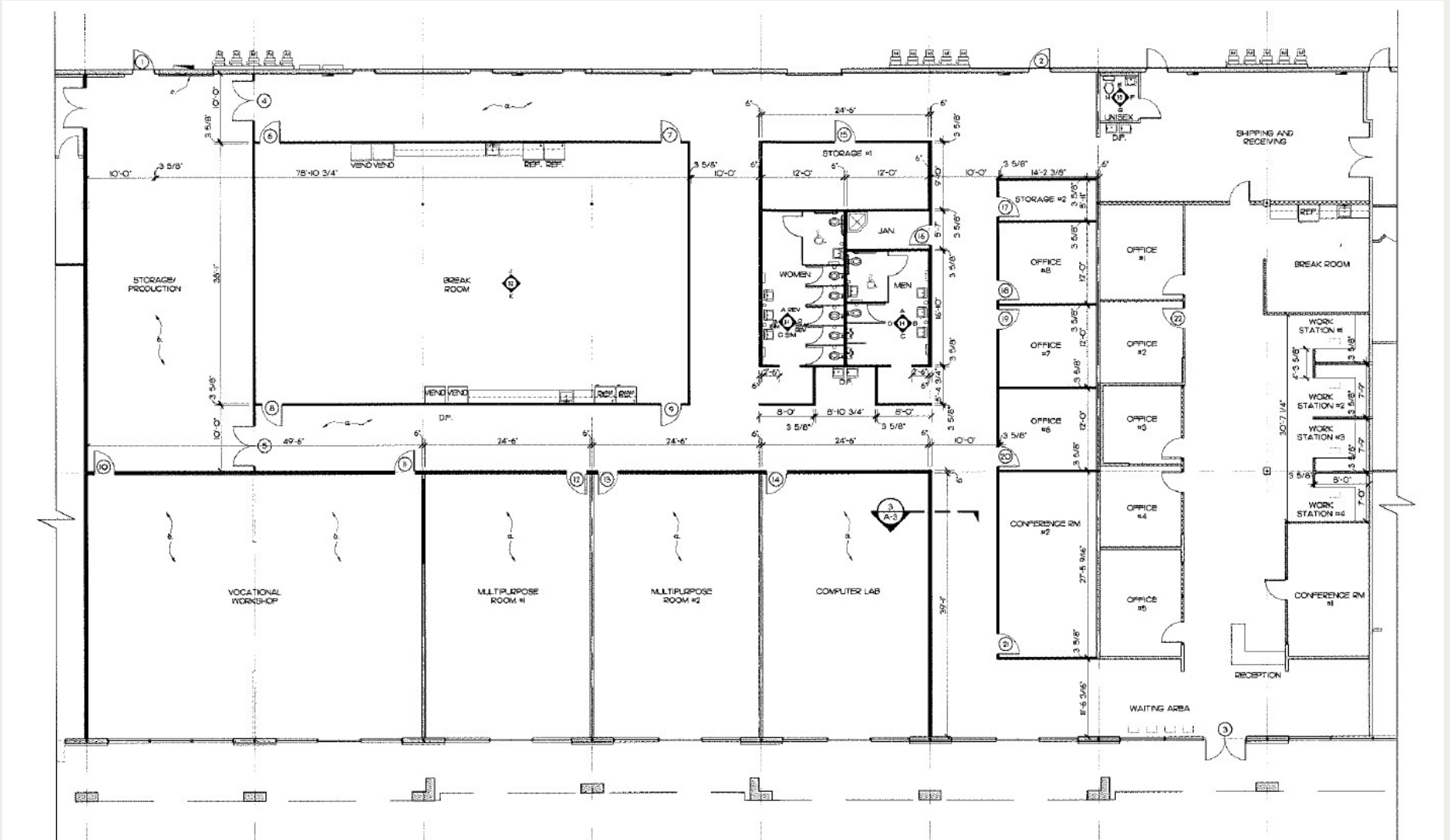


MEDIAN AGE

37 38 43

FLOOR PLAN

2809 PETERS RD FORT PIERCE, FL 34945



18,800 SF



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JACK SIRAGUSA
First Vice President

+1 561 371 9214
Jack.Siragusa@cbre.com

SARA WILLIAMS
Associate

+1 561 227 1806
Sara.Williams@cbre.com

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