

# Industrial Land Lease - 2.37 Acres

Commercial Circle, Fort Pierce, FL 34951

# NAI Southcoast



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FOR LEASE

# \$8,000/month NNN

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## Property Details

Location:	Commercial Circle, Fort Pierce, FL 34951
Parcel ID(s):	1335-801-0008-000-7 1335-801-0009-000-4 1335-801-0010-000-4
Site Size:	2.372 Acres
Frontage:	475 Feet along Commercial Circle
Zoning:	Light Industrial - St. Lucie County
Utilities:	City Water & Sewer (FPUA)
Price:	\$8,000/month NNN

## Property Overview

Perfect for a trucking company, a group that needs extra lay down area or has a fleet in need of parking.

Access to over 70% of Florida's population within a two hour drive of this property! Perfect for a trucking company, a group that needs extra lay down area or has a fleet in need of parking.

The site is 100% cleared and dry with a master-planned drainage system in-place.

This property provides easy access to St. Lucie County through major arterial roads such as Kings Highway and larger connectivity to South Florida through I-95 and the Florida Turnpike.

This property is located within a Foreign Trade Zone.

Don't miss this opportunity to secure a lease on a lot offering unbeatable highway connectivity and liberal industrial uses!



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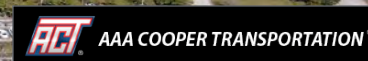
Looking East



# Industrial Land Lease - 2.37 Acres

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Looking North

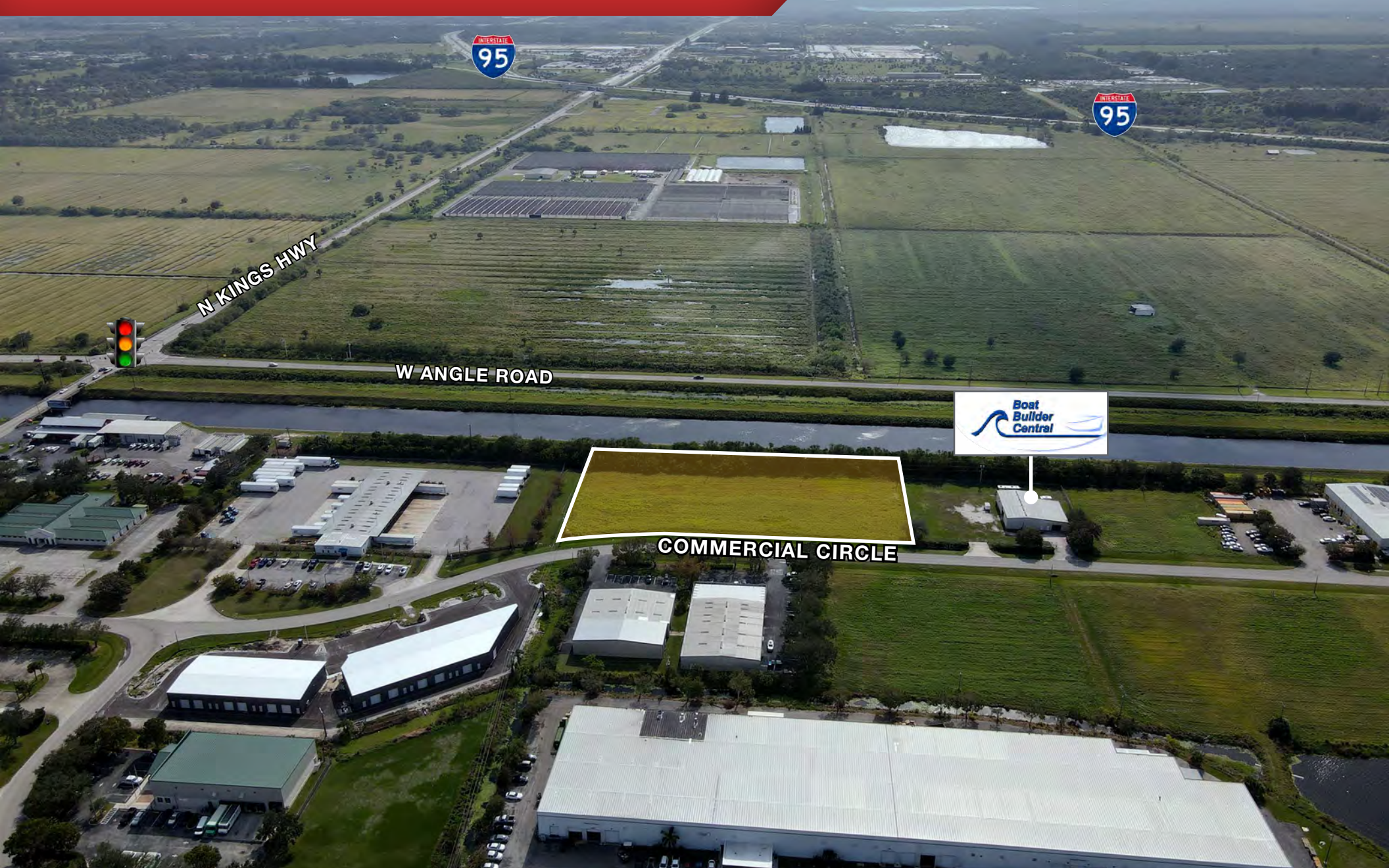


COMMERCIAL CIRCLE

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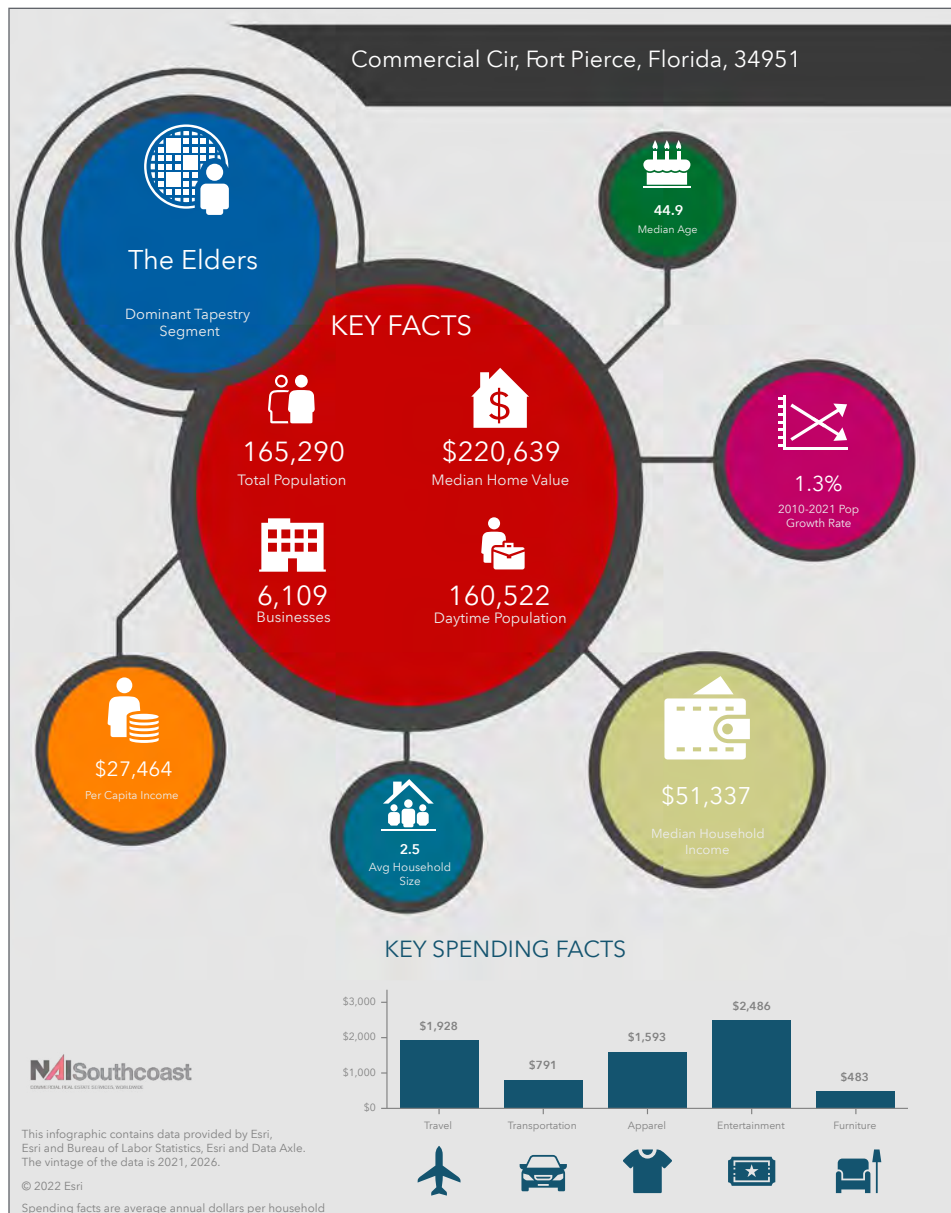
Looking South



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## 2022 Demographics



### Population

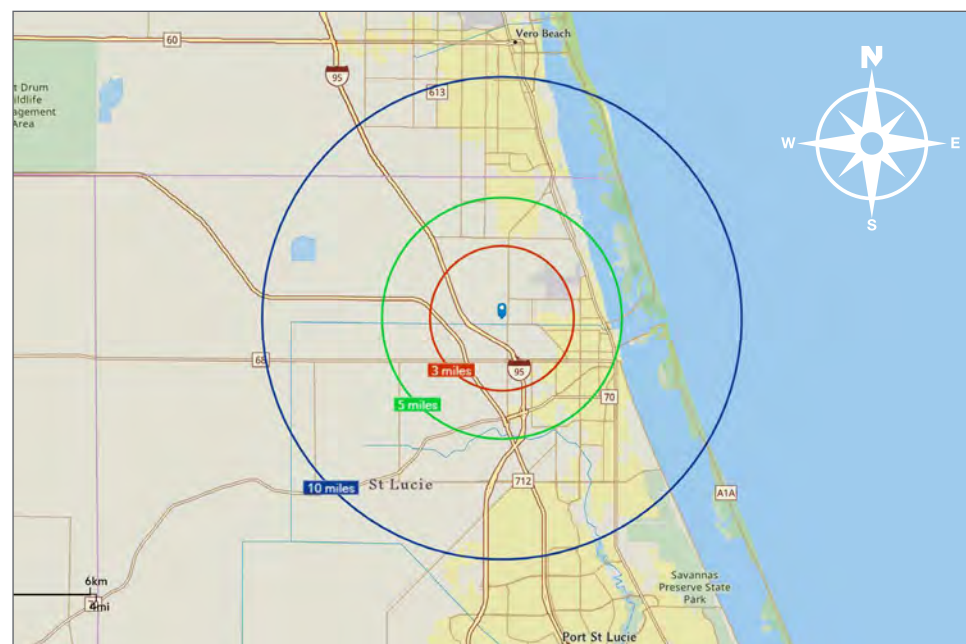
- 3 Mile: 10,533
- 5 Mile: 50,271
- 10 Mile: 165,290

### Average Household Income

- 3 Mile: \$62,734
- 5 Mile: \$53,328
- 10 Mile: \$69,823

### Median Age

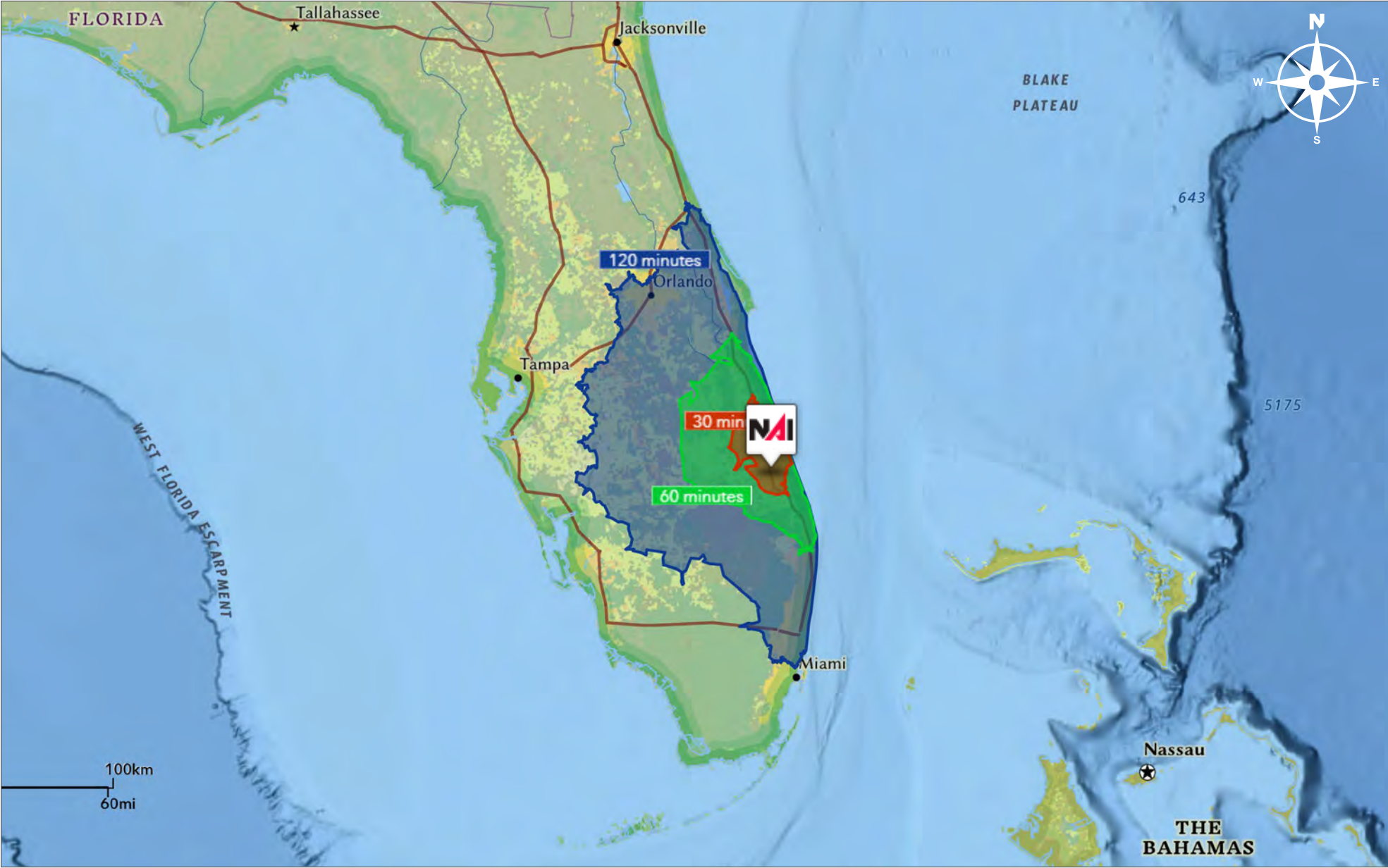
- 3 Mile: 38.1
- 5 Mile: 38.1
- 10 Mile: 44.9



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## Drive Time



# City Overview

City of Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.



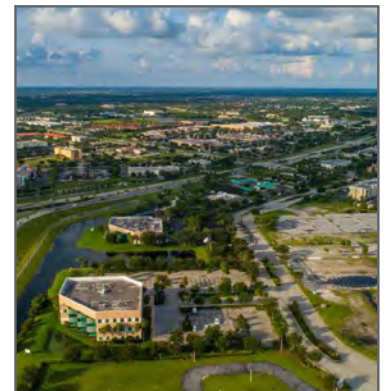
# County Overview

## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Fort Pierce, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



Presented By



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