

# US 1 INDUSTRIAL FORT PIERCE

1701 OLD DIXIE HWY  
FORT PIERCE, FL 34950

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Subject

N US HWY 1





# Property Summary



## PROPERTY DESCRIPTION

Situated in east Fort Pierce, one of only 14 deepwater ports in Florida, lies this 4.23± acre industrial site. Users can benefit from its versatile light industrial zoning which offers various conditional and permitted uses as well a general commercial future land use. This property's versatile use and strategic location cater perfectly to business owners, accommodating a wide range of options from commercial ventures to manufacturing facilities, storage warehouses, Marine trade, and distribution centers.

Fort Pierce is undergoing a vibrant transformation, fueled by city-wide initiatives for redevelopment, new residential and commercial development, and a growing population. This property falls within the Fisherman's Wharf District, destined to become a thriving marine trade area and intracoastal tourist destination. A future Brightline station, approved and green lit by the city, will add convenience and economic impact as well as bring tourism to the heart and surrounding areas of this historic port city.

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,250,000</b>
Lease Rate:	\$30,000 (NNN)
Lot Size:	4.23 Acres
Building Size:	3,166 SF
ZONING:	Light Industrial
Future Land use:	General Commercial

## LIGHT INDUSTRIAL LAND USES

### PERMITTED

Safety Service  
Park and Open Space  
Bus Shelter  
Dwelling rental  
Dwelling rental  
Farmers Market  
Educational service establishment  
Self service storage  
Auto rental & Sales  
Boat rentals & Sales  
Vehicle repair & storage  
Marine repair & storage  
Cabinet shop & carpentry  
Light industrial service  
Catering facility  
Contractors  
Research service  
Marine related industrial  
Warehouse  
Freight

### CONDITIONAL

Environmental Research and Education Facilities  
Airport/Heliport  
Rail/Bus Terminal  
Taxi terminal  
Social Service Institution  
Minor and Major utilities  
Brewery  
Pub/bar  
Coffee Shop, bistro, cafe  
Restaurant  
Bar  
Cafe  
Cigar Bar  
Wine room  
Stadium or Arena  
Admin office  
General Professional office  
Medical office  
Dwelling rental  
Recycling Center





Subject

TAYLOR CREEK MARINA

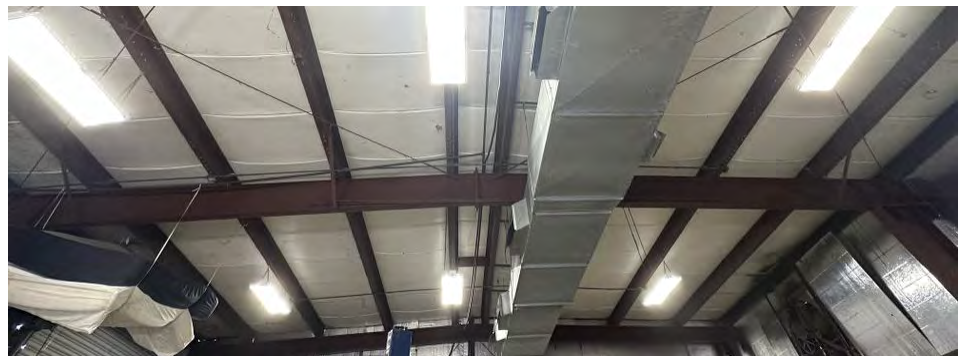


# Additional Photos





# Additional Photos









## MASTER PORT PLAN FORT PIERCE





# Brightline Fort Pierce Station



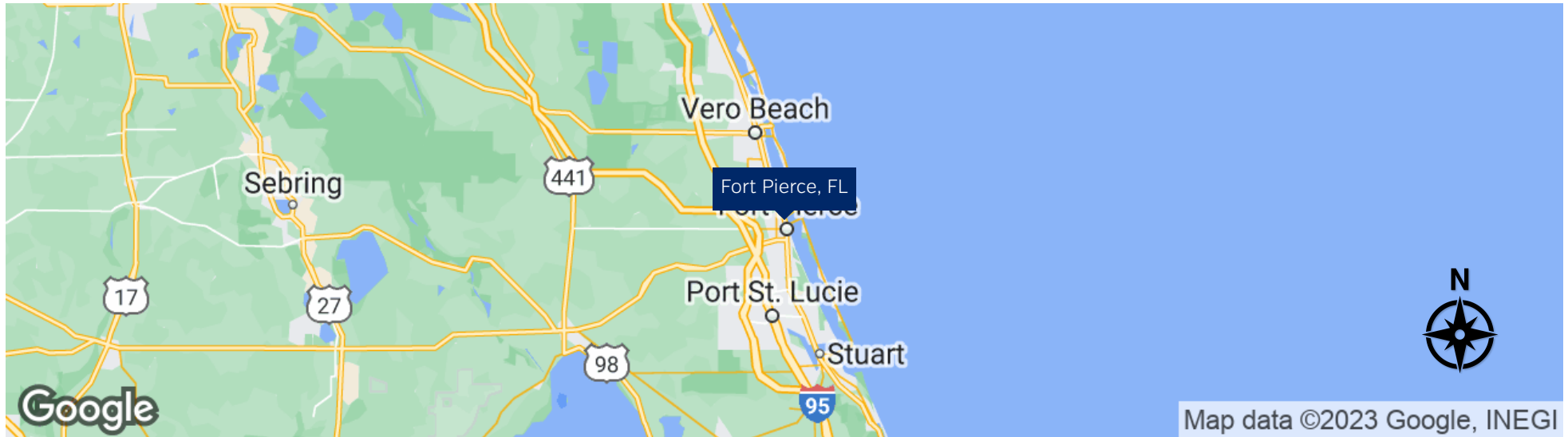


# Retailer Map





# Regional & Location Map





# Demographics Map & Report

## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,985	60,404	155,587
Average Age	35.2	40.9	45.1
Average Age (Male)	32.7	38.5	43.1
Average Age (Female)	36.8	44.4	47.4

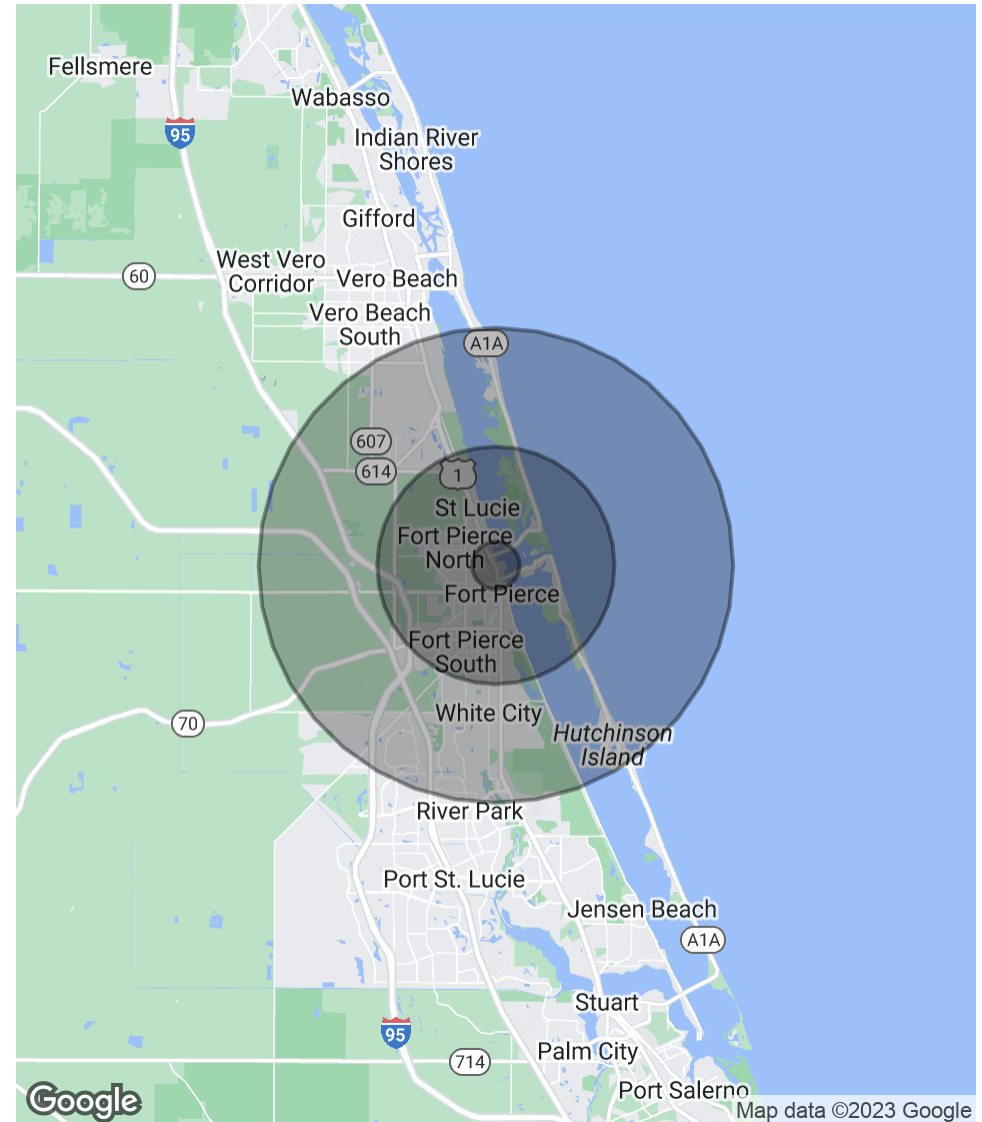
## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,649	29,216	70,854
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$29,075	\$41,314	\$54,785
Average House Value	\$132,133	\$155,704	\$212,402

## TRAFFIC COUNTS

US-1 & Old Dixie Hwy 30,500/day

*\* Demographic data derived from 2020 ACS - US Census*







## ST. LUCIE COUNTY FLORIDA

Founded	1905	Density	573.9 [2019]
County Seat	Fort Pierce	Population	328,297 [2019]
Area	572 sq mi	Website	stlucieco.gov

St. Lucie County is included in the Port St. Lucie, FL Metropolitan Statistical Area. It includes the City of Fort Pierce [county seat], City of Port St. Lucie and St. Lucie Village. The county has 21 miles of coastline and the North Fork of the St. Lucie River is located in the southern part of the county.

According to DataUSA, in 2018, St. Lucie County had a population of 321,000 people with a median age of 45.2 and a median household income of \$54,098. Between 2017 and 2018 the population grew from 313,506 to 321,128, a 2.43% increase and its median household income grew from \$50,062 to \$54,098, a 8.06% increase. The economy employs 135,000 people and the largest industries are Health Care & Social Assistance [22,502 people], Retail



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Business Leaders**  
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ALC, CCIM



**Largest Commercial  
Real Estate Brokers  
in Tampa Bay**



**Ranked 210 on Inc.  
5000 Regional List**



# Advisor Biography



**JOSH SHEPPARD**

Associate Advisor

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## PROFESSIONAL BACKGROUND

Josh Sheppard is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Before joining the brokerage, Josh served as a founding member of two high-growth startups. Drawing on experience in startups, he identifies opportunities in emerging industries and technologies for clients seeking to buy or sell development land.

Josh works in the South Florida market, one of the nation's fastest growing technology corridors. He also works with landowners and buyers of ranchland, recreational land, and agricultural land.

Josh holds a Bachelor of Science in Business Administration from the University of Central Florida. In his free time, Josh enjoys fishing, golf, and spending time with family.

Josh specializes in:

Development

Ranch & Recreational

Agricultural

Industrial





**BO JAHNA**

Advisor

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## PROFESSIONAL BACKGROUND

Bo Jahna is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Bo is a licensed real estate associate located in Jupiter, Florida. His main focus is transitioning raw land into residential development properties along the east coast of Florida. Bo also specializes in mining and agricultural properties.

He is a 4th generation Floridian and landowner who comes from a family with long-time ties to Polk County and the mining industry.

Bo received his bachelor's degree in Business Administration from the University of Central Florida and his MBA with a finance specialization from the Huizenga School of Business at Nova Southeastern University. He also holds a certification for pricing analytics from Columbia University.

Previously, Bo was the CFO of a manufacturing company in Miami. After the sale of the company, his love of Florida land drew him to agricultural real estate

Bo's personal interests include traveling with family, hiking with his dogs, fishing and reading.

Bo specializes in:

- Residential Development
- Mining Properties
- Agricultural Land
- Ranchland
- Recreational Land



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