

Class A Commercial Space - Former Bank

130 S Indian River Dr. #109, Fort Pierce, FL 34950

NAI Southcoast

Hutchinson Island South

Indian River Lagoon



Presented by:

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FOR LEASE:

\$22.00/SF NNN

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Summary:

Address: 130 S Indian River Dr. #109
Fort Pierce, FL 34982

Lease Rate: \$22.00/SF NNN

Available Space: 5,586 SF

Parking: 10 dedicated under-building garage parking spots

Drive-Thru: 3-lane drive-thru

Property Overview:

Fantastic opportunity to lease this prime corner location at the intersection of Orange Avenue and Indian River Drive, located right in the middle of historic downtown Fort Pierce. Formerly occupied by SunTrust bank, this retail condo unit offers 5,586 SF of class A office space. The owner may be willing to subdivide if a smaller footprint is desired and the unit can also be delivered furnished.

Equipped with a large and grand entrance, open foyer with plenty of natural light, private offices, employee breakroom, conference room, public and employee bathrooms, bank vault, and a drive thru. 10 dedicated parking spaces with additional spots available for lease at \$75 per month if more are needed.

Ideal for a variety of retail and office uses including but not limited to real estate brokerage, yacht dealer, financial services, law firm, medical office, art studio, restaurant, and other similar uses.

Unmatched location in the prestigious Renaissance building, right next to the Fort Pierce City Marina, downtown farmer's market, courthouse, Sunrise Theatre, and many local businesses and restaurants.



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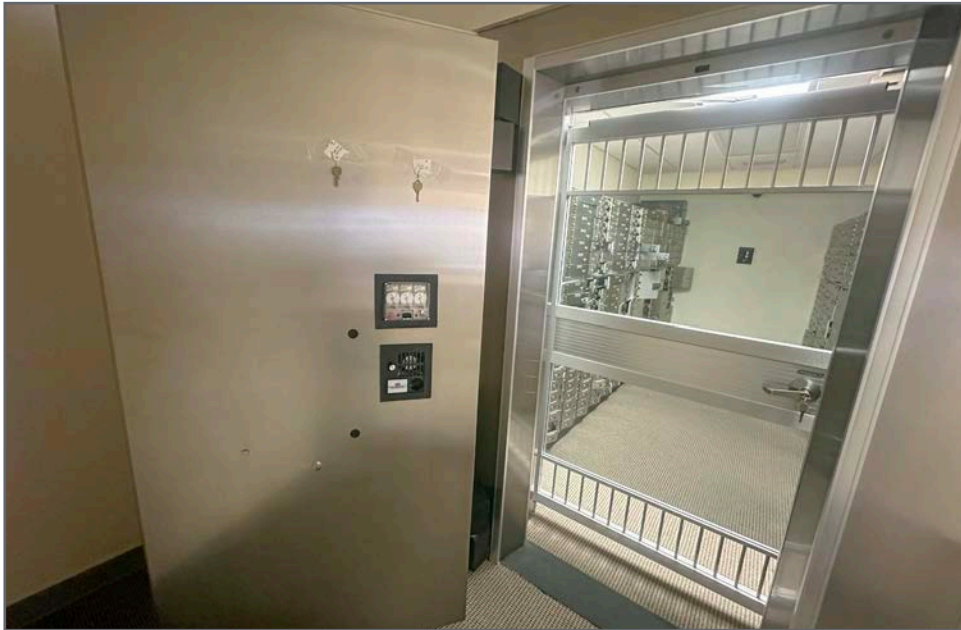
Interior Photos



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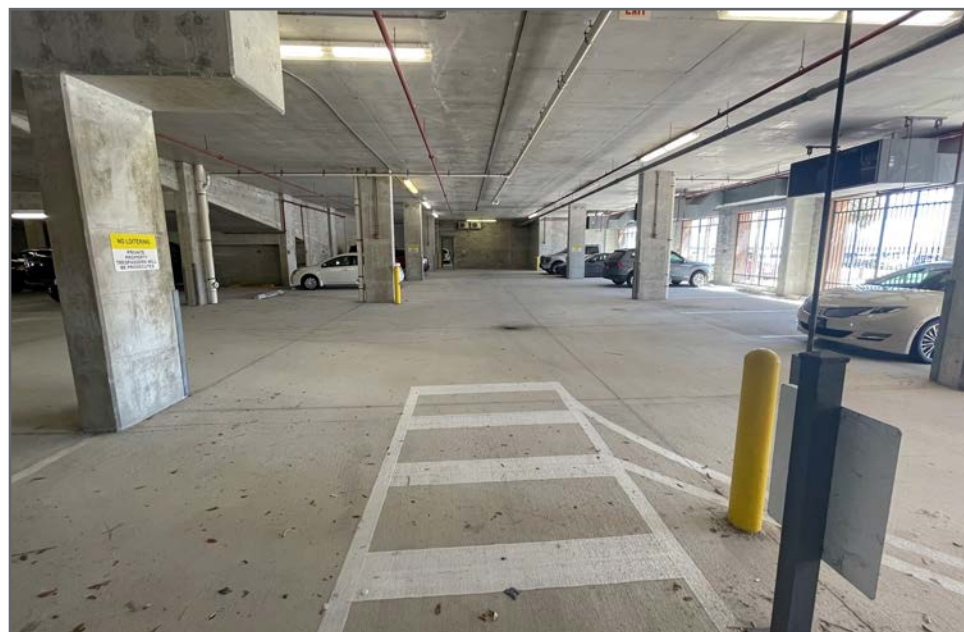
Interior Photos



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Existing Amenities



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Downtown Fort Pierce

Hutchinson Island South

Indian River Lagoon



S INDIAN RIVER DR



ORANGE AVE

S INDIAN RIVER DR

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Looking Southwest



S INDIAN RIVER DR

CITRUS AVE

1

S US HWY 1

SUNRISE THEATRE

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ST. LUCIE COUNTY, FLORIDA

ST. ANDREW'S
EPISCOPAL CHURCH | FORT PIERCE, FLORIDA



SouthState

St. Lucie CULTURAL ALLIANCE



GALLERIA OF PIERCE HARBOR

IMPORTICO'S
Bakery

LISA JILL ALLISON GALLERY



ORANGE AVE

Thirsty Turtle Sea Grill

S INDIAN RIVER DR

Rumitas Day Spa & Salon

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Looking West



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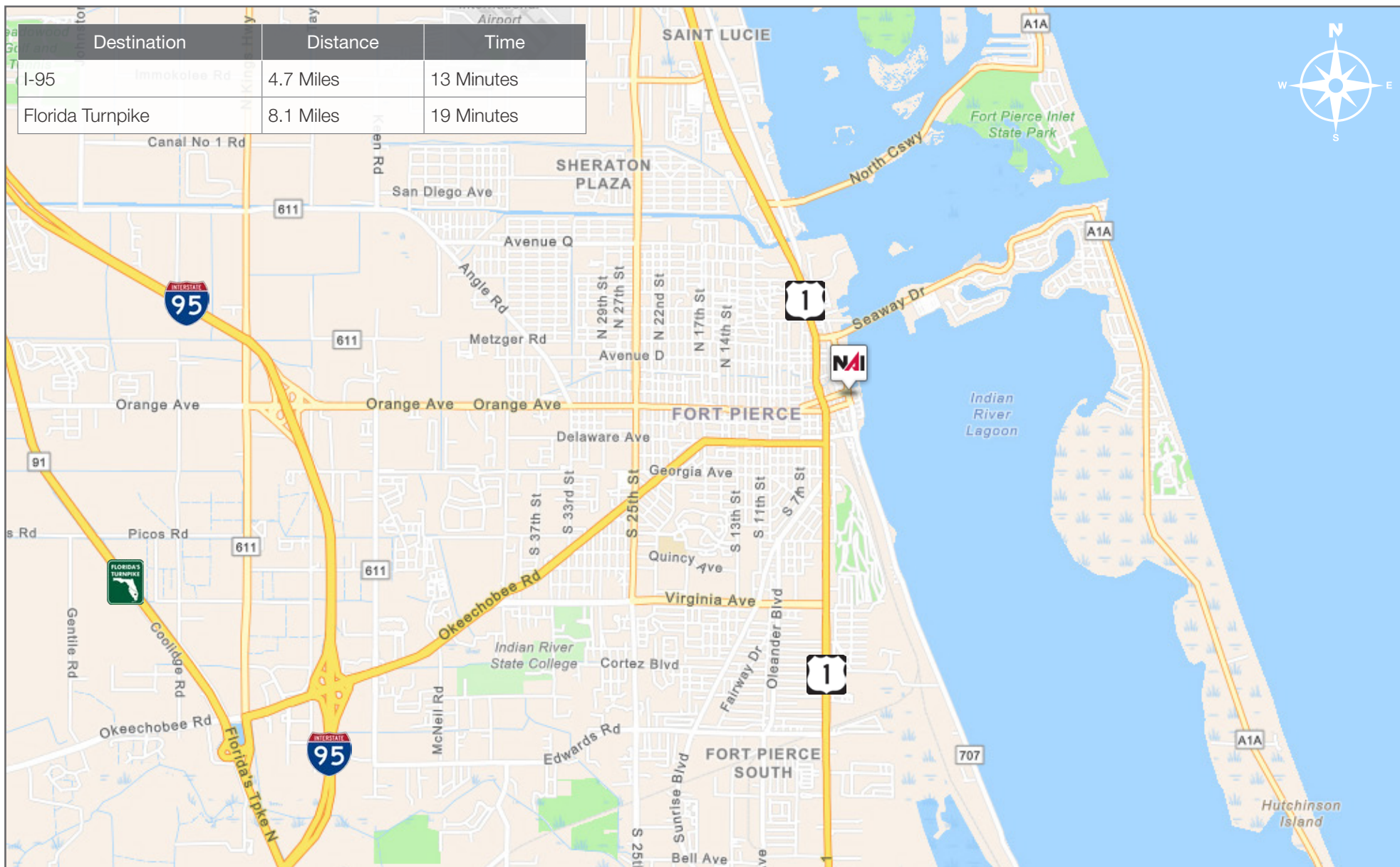
Looking North



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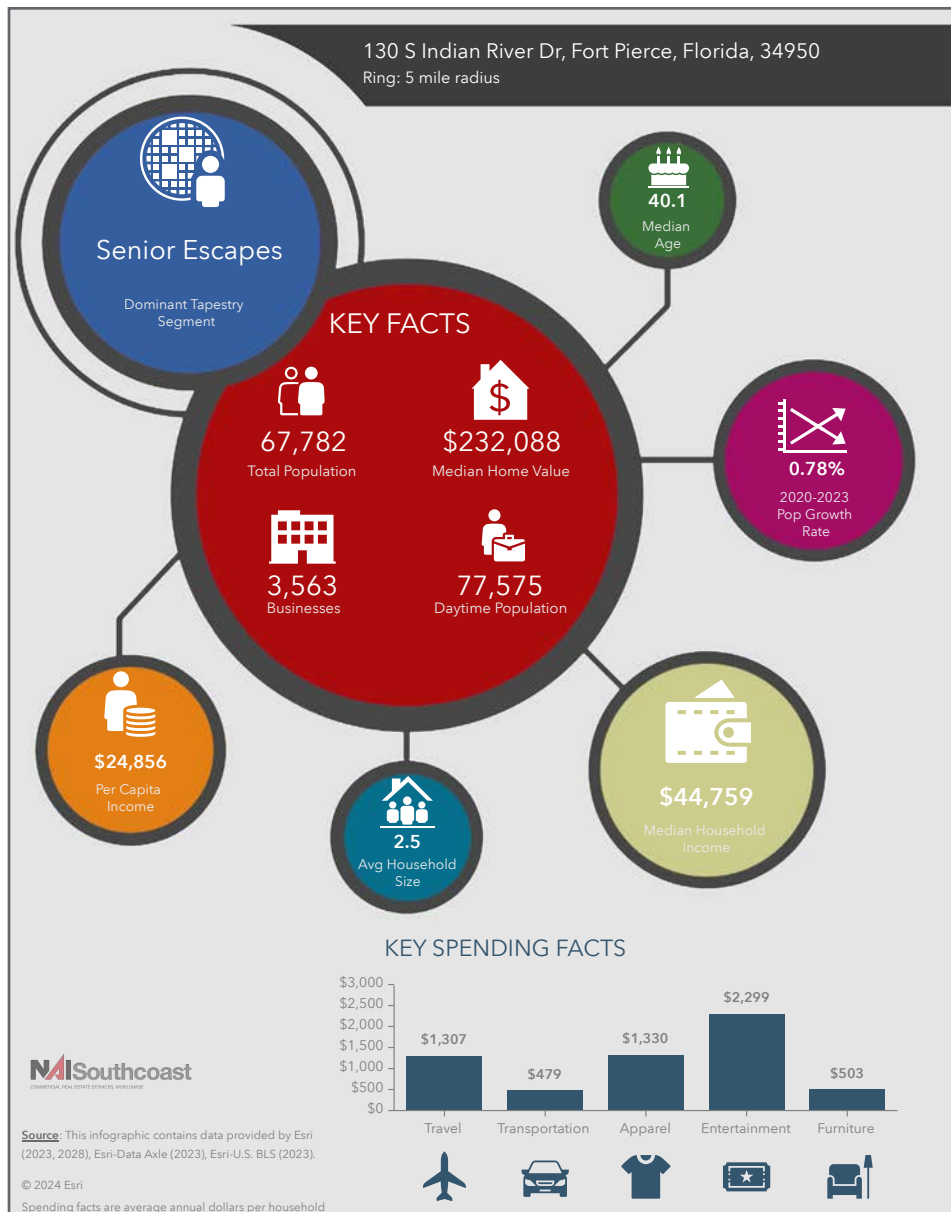
Drive Time



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2023 Demographics



Population

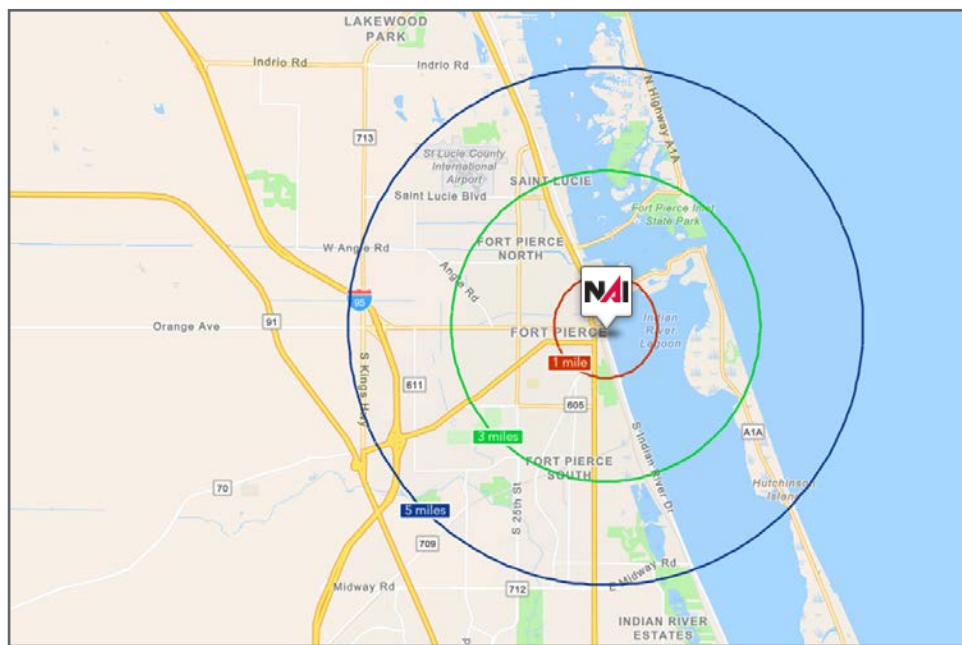
- 1 Mile: 4,474
- 3 Mile: 47,932
- 5 Mile: 67,782

Average Household Income

- 1 Mile: \$41,493
- 3 Mile: \$58,502
- 5 Mile: \$63,718

Median Age

- 1 Mile: 40.0
- 3 Mile: 38.5
- 5 Mile: 40.1



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.

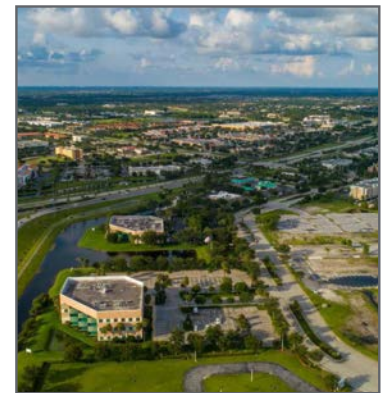
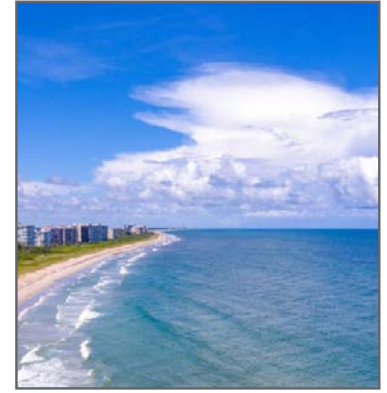
County Overview

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 Port St. Lucie, 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.



Offering Summary

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FOR LEASE:

\$22.00/SF NNN

- 5,586 SF Available
- Former Bank with vault rooms, lockboxes, and safes
- Employee break room, private offices, and open lobby
- 3-lane drive-thru, 8' clearance
- Covered under-building parking garage
- 10 dedicated parking spots

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