

#### Douglas Legler

Principal | Broker Associate +1 772 405 7778 douglas@naisouthcoast.com www.naisouthcoast.com

#### Casey Combs

Sales Associate +1 772 285 8769 ccombs@naisouthcoast.com www.naisouthcoast.com

# Offered at: \$3,500,000

# **Property Details:**

Address:	North of Midway Rd on Oleander Ave,	
	Ft. Pierce, Florida 34982	
Dringe	<b>t</b> a 500 000	
Price:	\$3,500,000	
Land Area:	±9.84 Acres	
Zoning:	IL	
Utilities:	Water & Sewer are available	

# **Property Overview:**

- Fully cleared and filled to grade
- Easy access to U.S. Hwy 1 and I-95.
- Centrally located in a high growth area.
- Great for a multifamily or assisted living facility.



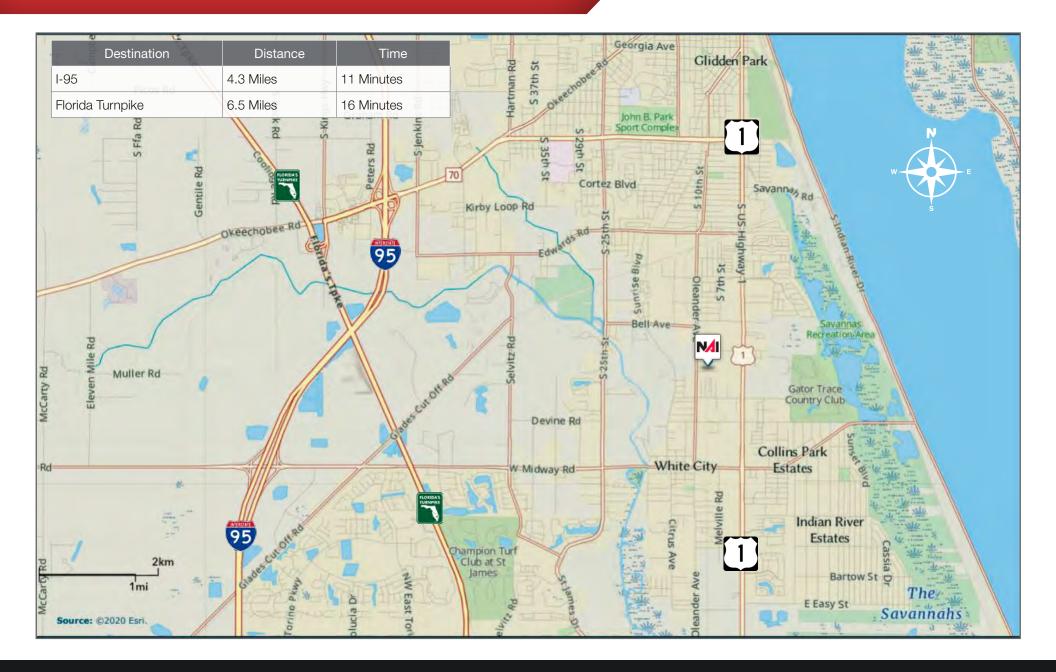


# **N**/ISouthcoast



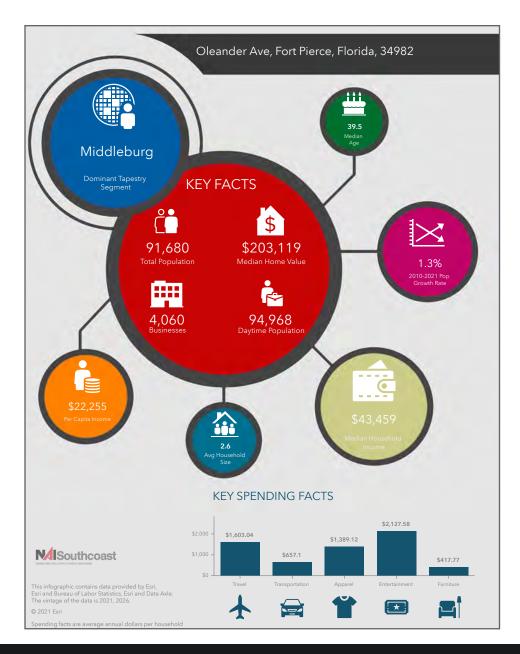
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# **2021** Demographics



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1 Mile	5,411
3 Mile:	38,384
5 Mile:	91,680

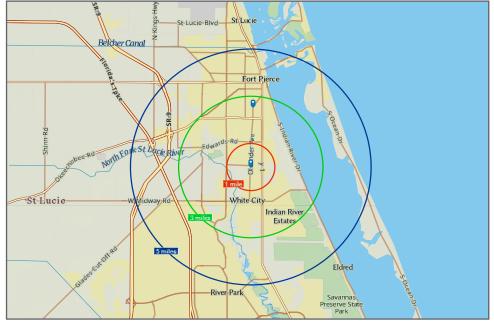
Average Household Income

•	1 Mile	\$46,887
•	3 Mile:	\$57,387

• 5 Mile: \$59,710

#### Median Age

- 1 Mile 38.5
- 3 Mile: 40.3
- 5 Mile: 39.5



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#### **Offering Summary**

#### **Presented By**



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## Casey Combs

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## ±9.84 Acres of Vacant Industrial Land Oleander Ave, Ft. Pierce, FL 34950



FOR SALE:

\$3,500,000

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