

Douglas Legler

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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 | t 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.



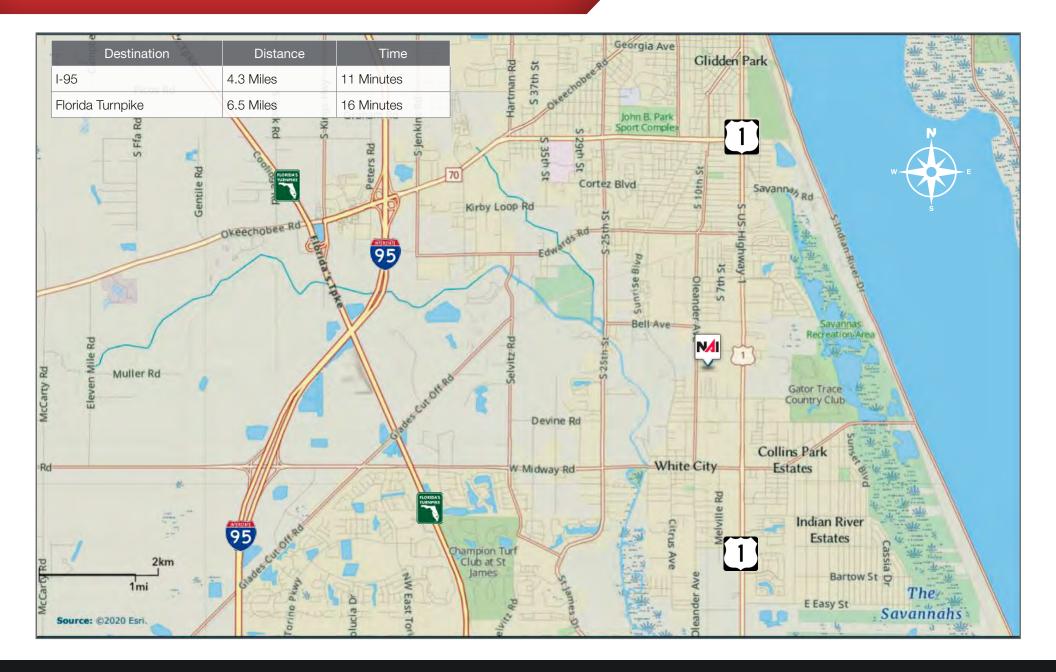


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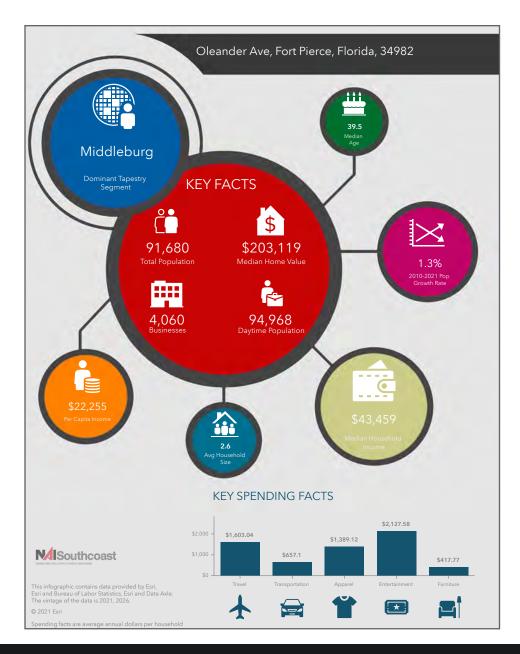
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2021 Demographics



| Po | nu | lati | on |
|----|----|------|----|
| FU | pu | au | |

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

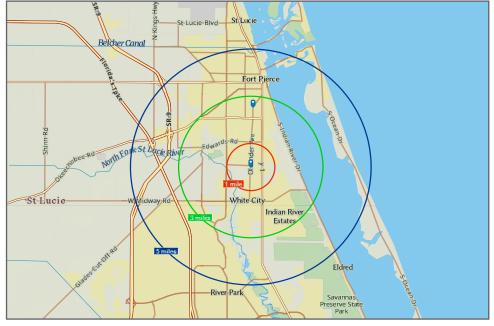
Average Household Income

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



FOR SALE:

\$3,500,000

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