



HIGH PROFILE RETAIL SPACE FOR SALE OR LEASE

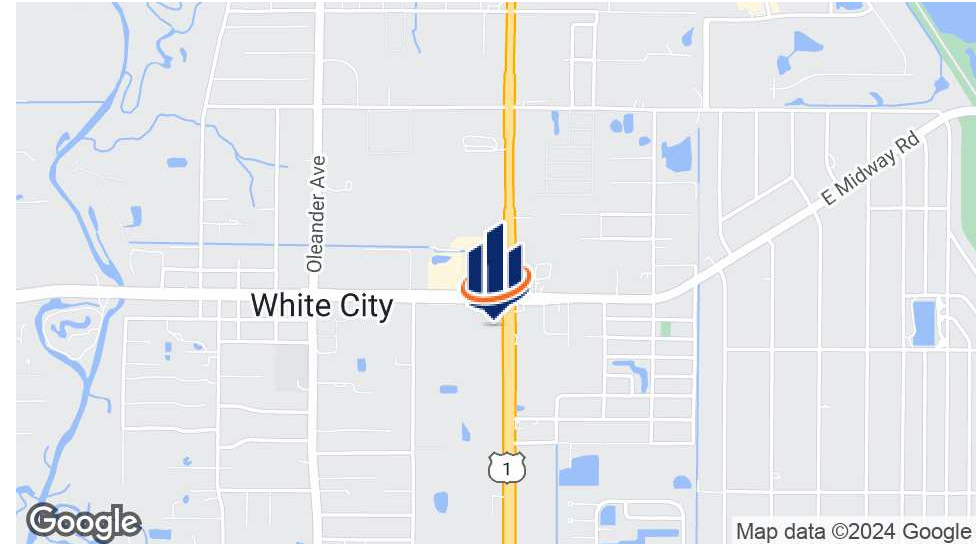
5045 U.S. 1
FORT PIERCE, FL 34982

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Property Summary



OFFERING SUMMARY

Lease Price:

Building Size:

Lot Size:

Year Built:

Renovated:

Traffic Count:

APN:

Contact Agents

20,036 SF

1.42 Acres

1988

2006

32,000 ± Cars/Day

3403-311-0004-000-9

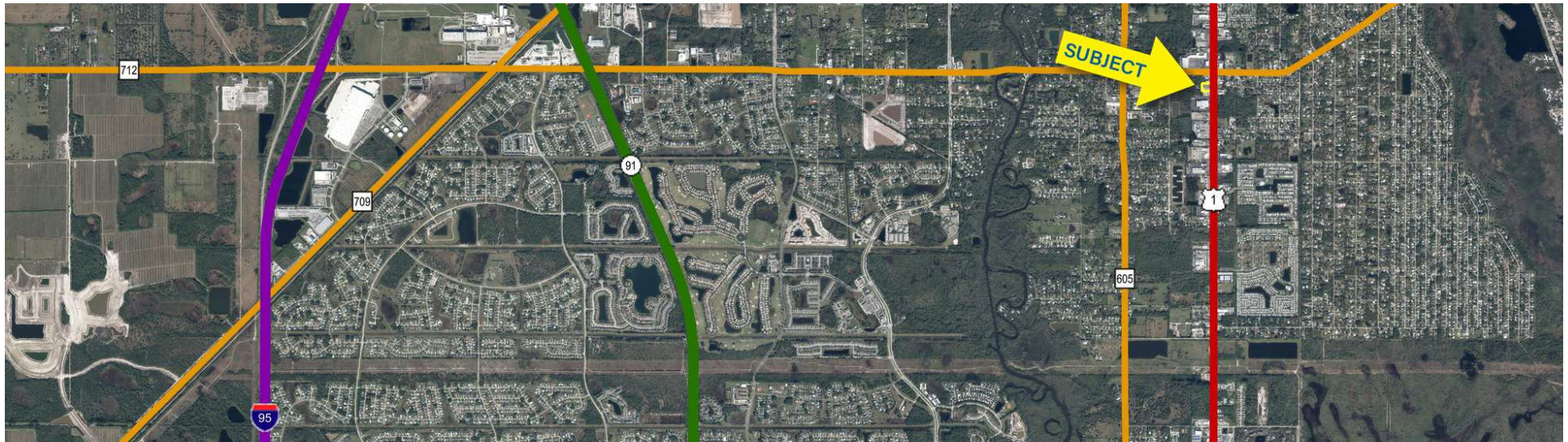
PROPERTY OVERVIEW

This property is a high-profile retail building located off of U.S. Hwy 1, in Fort Pierce, FL with a traffic count of 32,000± Cars/Day. It is a 20,036 SF sprinkled, free-standing building, offering versatility and ample space for retail or various business endeavors. With a prime location in the Fort Pierce area, this property presents an exceptional chance for retail investors seeking an advantageous high-traffic location.

PROPERTY HIGHLIGHTS

- Prime retail opportunity
- 32,000± Cars/Day
- Frontage on U.S Hwy 1

Location Description



LOCATION DESCRIPTION

This property is located right off of U.S Highway 1 in Fort Pierce, Florida. It enjoys the advantages of high visibility and accessibility for potential customers. Approximately 8 ± minutes to the west, you can find Florida's Turnpike. Just beyond that, I-95 sits just 11 ± minutes away, allowing for excellent transportation routes.

The surrounding area is rich with businesses such as Winn-Dixie, Walgreens, Advance Auto Parts, 7-Eleven, and many more. Various dealerships are also found in the area which include Sunrise Ford, Barber Buick GMC, Treasure Coast Lexus, and others.

Market Area Map



Neighborhood Map



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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

I-95

11 ± Minutes

GARBER
GMC

TREASURE COAST
LEXUS
LEXUS

32,000 ±
Cars/Day

SUBJECT

Winn/Dixie

7
ELEVEN

CVS
pharmacy

Walgreens

1





Florida's Turnpike
8 ± Minutes



TREASURE COAST
LEXUS
LEXUS



32,000 ±
Cars/Day

Auto
Zone



Walgreens

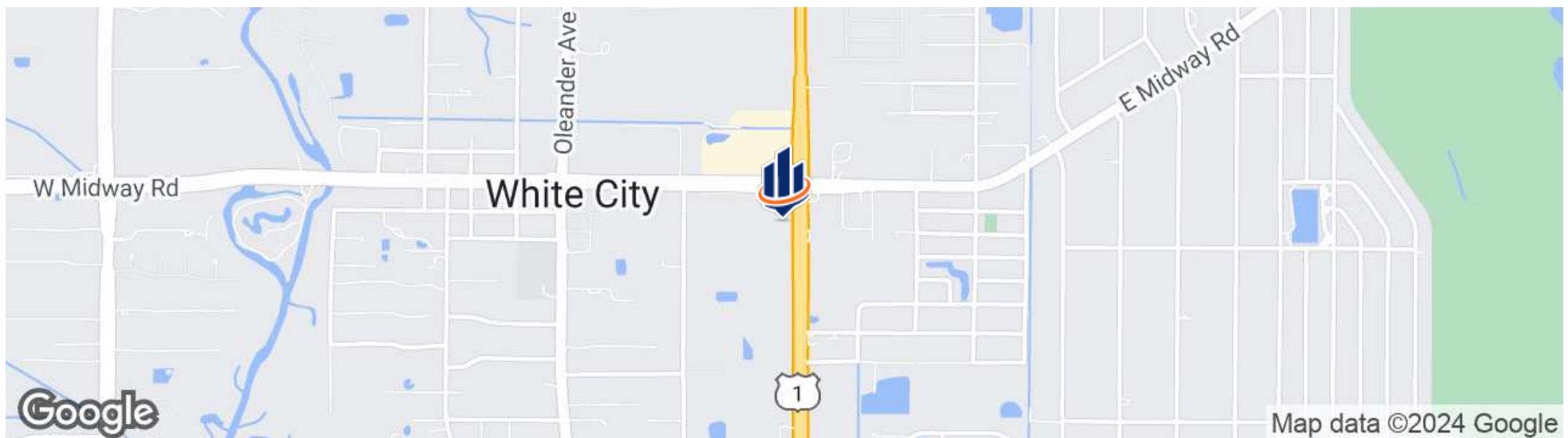
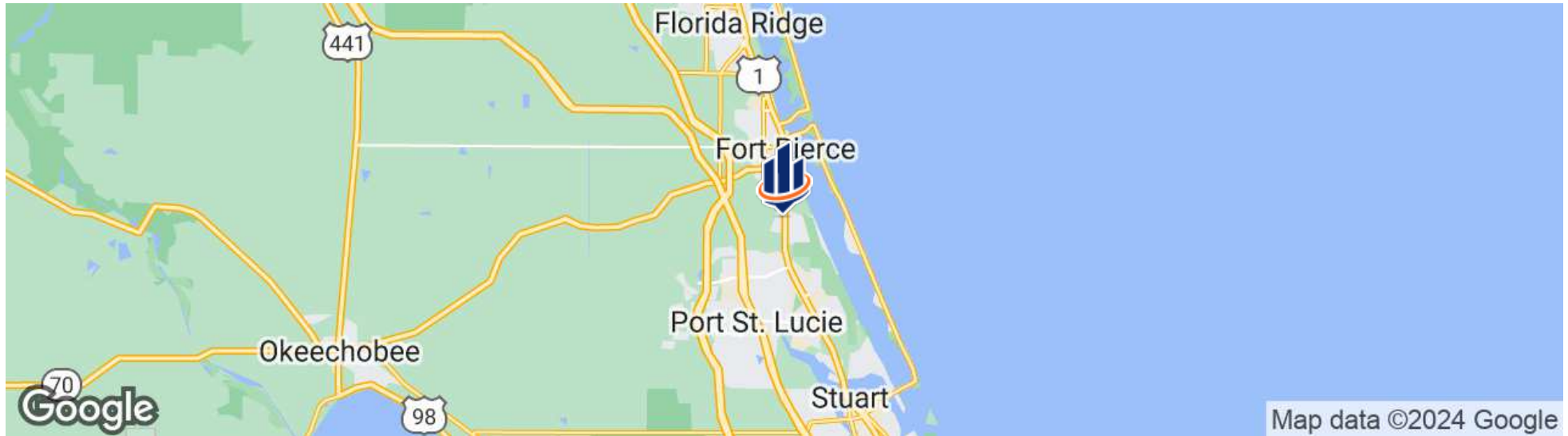


W Midway Road

CVS
pharmacy



Regional & Location Map



Benchmark Demographics



| | 1 Mile | 2 Miles | 3 Miles | 5 Mins | 10 Mins | 15 Mins | Zip Code | Fort Pierce | Fort Pierce Zips | St. Lucie County | Port St Lucie MSA | FL | US |
|---|----------|----------|----------|----------|----------|----------|----------|-------------|------------------|------------------|-------------------|------------|-------------|
| Population | 5,269 | 14,580 | 33,640 | 9,764 | 46,354 | 141,511 | 27,274 | 49,492 | 102,992 | 369,421 | 532,807 | 22,779,514 | 338,440,954 |
| Households | 2,250 | 6,112 | 14,145 | 4,302 | 19,258 | 54,524 | 10,943 | 19,537 | 41,210 | 143,977 | 215,302 | 9,084,882 | 130,716,571 |
| Families | 1,342 | 3,746 | 8,755 | 2,500 | 11,577 | 35,199 | 6,794 | 11,595 | 25,334 | 97,452 | 141,113 | 5,826,884 | 83,629,781 |
| Average Household Size | 2.31 | 2.37 | 2.36 | 2.24 | 2.39 | 2.57 | 2.48 | 2.51 | 2.46 | 2.55 | 2.44 | 2.45 | 2.53 |
| Owner Occupied Housing Units | 1,704 | 4,707 | 9,856 | 2,992 | 13,600 | 38,157 | 7,608 | 9,900 | 27,083 | 110,778 | 166,741 | 6,029,935 | 84,133,084 |
| Renter Occupied Housing Units | 546 | 1,405 | 4,289 | 1,310 | 5,658 | 16,367 | 3,335 | 9,637 | 14,127 | 33,199 | 48,561 | 3,054,947 | 46,583,487 |
| Median Age | 53.4 | 49.1 | 46.9 | 51.3 | 46.6 | 43.4 | 44.5 | 40.0 | 44.8 | 46.5 | 48.9 | 43.5 | 39.3 |
| Income | | | | | | | | | | | | | |
| Median Household Income | \$57,639 | \$55,358 | \$54,730 | \$59,144 | \$50,129 | \$56,917 | \$51,259 | \$41,060 | \$49,130 | \$68,999 | \$75,039 | \$74,715 | \$79,068 |
| Average Household Income | \$75,978 | \$74,381 | \$77,055 | \$79,613 | \$71,803 | \$76,482 | \$69,737 | \$61,379 | \$71,378 | \$89,338 | \$101,855 | \$105,305 | \$113,185 |
| Per Capita Income | \$33,095 | \$31,297 | \$32,186 | \$34,992 | \$29,885 | \$29,512 | \$27,987 | \$24,245 | \$28,594 | \$34,833 | \$41,185 | \$42,078 | \$43,829 |
| Trends: 2024 - 2029 Annual Growth Rate | | | | | | | | | | | | | |
| Population | 0.12% | 0.64% | 1.29% | 0.28% | 0.70% | 1.14% | 0.29% | 0.40% | 0.70% | 1.93% | 1.46% | 0.93% | 0.38% |
| Households | 0.04% | 0.49% | 1.16% | 0.19% | 0.59% | 0.98% | 0.25% | 0.36% | 0.61% | 1.83% | 1.41% | 1.15% | 0.64% |
| Families | -0.18% | 0.39% | 1.13% | -0.01% | 0.48% | 0.90% | 0.05% | 0.10% | 0.43% | 1.79% | 1.39% | 1.12% | 0.56% |
| Owner HHs | 0.74% | 0.82% | 1.31% | 1.10% | 1.07% | 1.72% | 1.05% | 1.70% | 1.52% | 2.47% | 1.88% | 1.66% | 0.97% |
| Median Household Income | 7.60% | 6.99% | 6.10% | 6.67% | 4.12% | 4.28% | 4.29% | 3.33% | 3.74% | 3.59% | 3.07% | 3.25% | 2.95% |

Over 141,000 people with a median age of 43.4 within a 15-minute drive from the property.

Median household income of over \$59,000 within a 5-minute drive from the property.

Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Zip Code Fort Pierce Fort Pierce St. Lucie Port St. FL US
Zips County Lucie MSA

Households by Income

| | 1 Mile | 2 Miles | 3 Miles | 5 Mins | 10 Mins | 15 Mins | Zip Code | Fort Pierce | Fort Pierce Zips | St. Lucie County | Port St. Lucie MSA | FL | US |
|-----------------------|--------|---------|---------|--------|---------|---------|----------|-------------|------------------|------------------|--------------------|--------|--------|
| <\$15,000 | 11.70% | 12.80% | 7.50% | 12.50% | 13.30% | 12.10% | 13.70% | 19.40% | 16.10% | 9.80% | 8.60% | 8.40% | 8.60% |
| \$15,000 - \$24,999 | 7.80% | 9.30% | 13.40% | 7.40% | 9.20% | 7.80% | 8.40% | 9.50% | 9.20% | 6.80% | 6.20% | 6.60% | 6.30% |
| \$25,000 - \$34,999 | 14.90% | 12.50% | 13.80% | 13.70% | 13.80% | 12.10% | 12.50% | 14.60% | 12.20% | 9.50% | 8.10% | 7.40% | 6.70% |
| \$35,000 - \$49,999 | 12.20% | 12.80% | 11.20% | 11.70% | 13.60% | 12.20% | 14.40% | 13.40% | 13.00% | 11.00% | 10.40% | 11.00% | 10.10% |
| \$50,000 - \$74,999 | 9.00% | 9.20% | 10.90% | 10.50% | 14.20% | 16.30% | 13.60% | 15.50% | 14.70% | 15.90% | 16.80% | 16.90% | 15.70% |
| \$75,000 - \$99,999 | 8.10% | 8.80% | 19.50% | 8.50% | 9.70% | 12.70% | 10.40% | 10.30% | 10.40% | 14.50% | 14.00% | 13.60% | 12.80% |
| \$100,000 - \$149,999 | 27.30% | 26.50% | 8.20% | 23.70% | 16.50% | 16.80% | 19.10% | 10.40% | 14.60% | 19.00% | 18.70% | 17.20% | 17.60% |
| \$150,000 - \$199,999 | 7.20% | 6.10% | 3.00% | 9.00% | 7.00% | 6.70% | 6.20% | 4.90% | 6.70% | 8.10% | 8.60% | 8.60% | 9.50% |
| \$200,000+ | 1.80% | 1.90% | 0.00% | 2.80% | 2.70% | 3.40% | 1.60% | 2.00% | 3.10% | 5.50% | 8.70% | 10.40% | 12.60% |

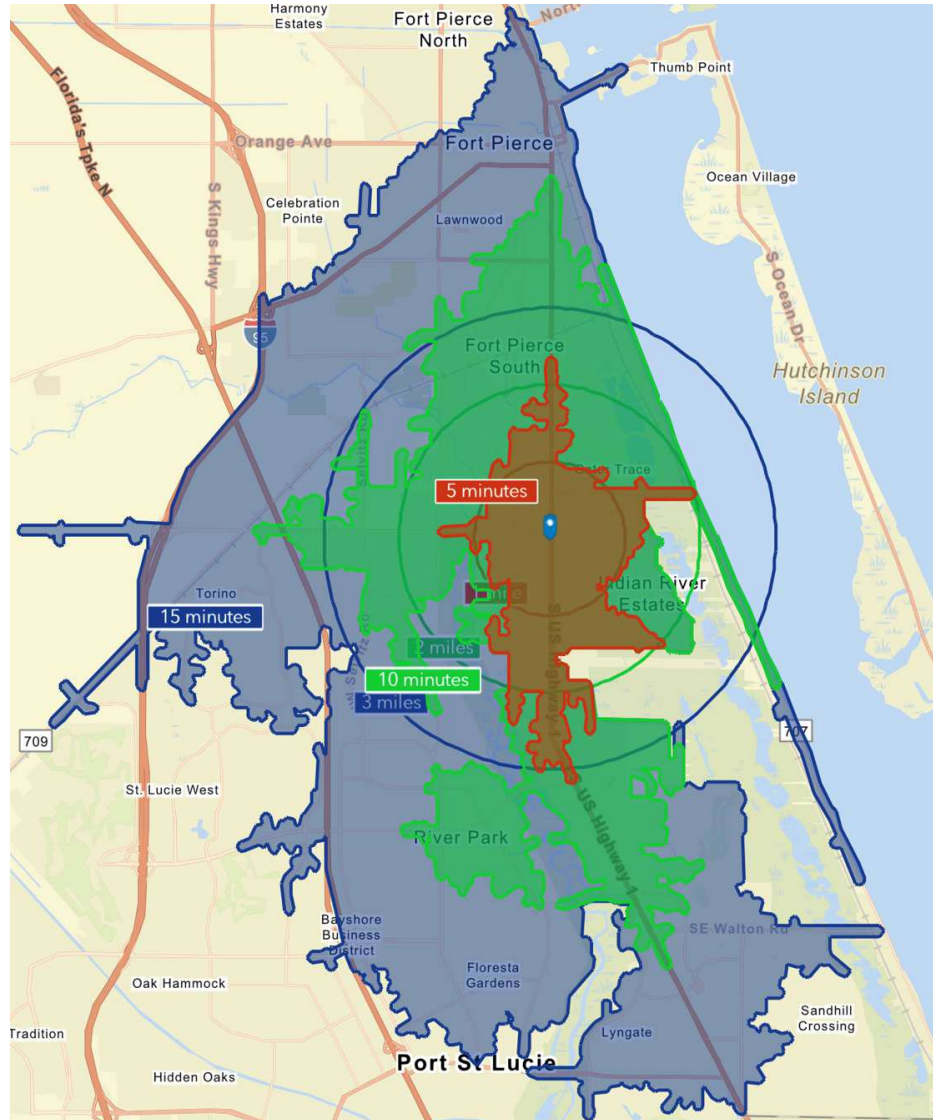
Population by Age

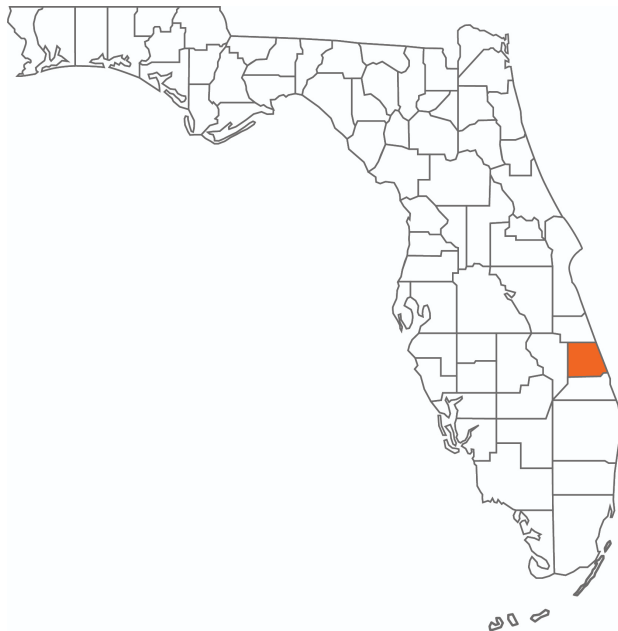
| | 1 Mile | 2 Miles | 3 Miles | 5 Mins | 10 Mins | 15 Mins | Zip Code | Fort Pierce | Fort Pierce Zips | St. Lucie County | Port St. Lucie MSA | FL | US |
|---------|--------|---------|---------|--------|---------|---------|----------|-------------|------------------|------------------|--------------------|--------|--------|
| 0 - 4 | 4.00% | 4.50% | 4.80% | 4.20% | 4.80% | 5.20% | 5.00% | 6.30% | 5.30% | 4.70% | 4.40% | 4.70% | 5.50% |
| 5 - 9 | 3.90% | 4.60% | 5.00% | 4.10% | 4.90% | 5.40% | 5.10% | 6.20% | 5.30% | 5.10% | 4.80% | 5.10% | 5.80% |
| 10 - 14 | 4.50% | 5.20% | 5.30% | 4.60% | 5.30% | 5.80% | 5.80% | 6.40% | 5.70% | 5.50% | 5.30% | 5.40% | 6.00% |
| 15 - 19 | 4.70% | 5.20% | 5.40% | 4.60% | 5.40% | 5.90% | 6.00% | 6.40% | 5.70% | 5.60% | 5.40% | 5.80% | 6.40% |
| 20 - 24 | 4.80% | 5.00% | 5.10% | 4.70% | 5.30% | 5.70% | 5.70% | 6.30% | 5.60% | 5.30% | 5.10% | 6.10% | 6.80% |
| 25 - 34 | 10.40% | 11.00% | 11.40% | 11.70% | 11.50% | 11.90% | 11.70% | 12.50% | 11.50% | 10.80% | 10.10% | 12.30% | 13.50% |
| 35 - 44 | 9.40% | 10.50% | 11.00% | 10.10% | 11.10% | 11.90% | 11.30% | 11.70% | 11.00% | 11.40% | 10.90% | 12.50% | 13.30% |
| 45 - 54 | 10.00% | 10.80% | 11.10% | 10.00% | 10.80% | 11.60% | 11.30% | 10.90% | 10.70% | 11.40% | 11.20% | 12.10% | 12.10% |
| 55 - 64 | 14.20% | 14.30% | 14.20% | 14.20% | 14.00% | 13.50% | 13.50% | 13.20% | 13.80% | 14.00% | 14.30% | 13.30% | 12.30% |
| 65 - 74 | 18.00% | 15.50% | 14.40% | 16.80% | 14.70% | 12.60% | 13.50% | 11.70% | 13.80% | 14.30% | 15.10% | 12.30% | 10.40% |
| 75 - 84 | 12.30% | 10.40% | 9.40% | 11.30% | 9.20% | 7.80% | 8.50% | 6.30% | 8.70% | 9.10% | 10.10% | 7.70% | 5.70% |
| 85+ | 3.80% | 3.10% | 2.80% | 3.60% | 2.90% | 2.60% | 2.60% | 2.10% | 2.80% | 2.80% | 3.30% | 2.70% | 2.00% |

Race and Ethnicity

| | 1 Mile | 2 Miles | 3 Miles | 5 Mins | 10 Mins | 15 Mins | Zip Code | Fort Pierce | Fort Pierce Zips | St. Lucie County | Port St. Lucie MSA | FL | US |
|----------------------------|--------|---------|---------|--------|---------|---------|----------|-------------|------------------|------------------|--------------------|--------|--------|
| White Alone | 72.10% | 71.30% | 61.90% | 69.90% | 59.10% | 52.40% | 58.70% | 37.20% | 51.40% | 55.60% | 62.30% | 56.50% | 60.30% |
| Black Alone | 9.10% | 9.10% | 14.70% | 10.50% | 15.40% | 21.50% | 14.00% | 38.20% | 28.10% | 21.20% | 16.10% | 15.00% | 12.50% |
| American Indian Alone | 0.40% | 0.50% | 0.50% | 0.40% | 0.60% | 0.50% | 0.80% | 0.70% | 0.60% | 0.50% | 0.50% | 0.50% | 1.10% |
| Asian Alone | 0.90% | 1.00% | 1.50% | 1.10% | 1.30% | 1.70% | 1.10% | 1.10% | 1.10% | 1.90% | 1.80% | 3.20% | 6.40% |
| Pacific Islander Alone | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.10% | 0.00% | 0.00% | 0.10% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 6.00% | 6.40% | 8.10% | 6.20% | 9.30% | 9.10% | 11.10% | 10.80% | 8.00% | 7.30% | 6.90% | 7.60% | 8.80% |
| Two or More Races | 11.40% | 11.70% | 13.30% | 11.80% | 14.30% | 14.70% | 14.30% | 12.00% | 10.80% | 13.60% | 12.20% | 17.20% | 10.70% |
| Hispanic Origin (Any Race) | 17.30% | 17.80% | 22.00% | 17.50% | 25.20% | 25.60% | 27.90% | 26.00% | 20.60% | 22.20% | 20.60% | 27.60% | 19.60% |

Drive Time Map





ST. LUCIE COUNTY

FLORIDA

| | | | |
|-------------|-------------|------------|----------------|
| Founded | 1905 | Density | 573.9 [2019] |
| County Seat | Fort Pierce | Population | 357,381 [2023] |
| Area | 572 sq mi | Website | stlucieco.gov |

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

In 2020, St. Lucie County had a population near 321,000, a median age of 45.5, and a median household income of \$55,237, according to DataUSA. Between 2019 and 2020, the county's population grew 2.55% from 312,947 to 320,914, while its median household income grew 5.57% from \$52,322 to \$55,237. The economy employs 138,000 people, and some of the largest industries include Health Care & Social Assistance [21,152 people], Retail Trade [20,391 people], and Construction [12,689 people]. Some of the highest-paying industries include Agriculture, Forestry, Fishing & Hunting, & Mining [\$33,750], Manufacturing [\$52,801], and Public Administration [\$62,540].



GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow [<http://hoytgroup.org/hoyt-fellows/>] in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.



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PROFESSIONAL BACKGROUND

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

With a dual focus on Florida's sod industry and commercial real estate, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began his journey in land management and technology, which has now expanded to encompass the complexities of commercial real estate.

At the age of 17, David enlisted in the Army, an experience that has shaped his work ethic and leadership style. The military gave him a strong sense of discipline and adaptability, traits he later applied to his professional pursuits.

David studied at Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

David focuses on the intersection of technology and agriculture, leveraging his background in software engineering to drive technological advancements in the sod industry. His expertise in this area has allowed him to streamline operations and enhance efficiency in sod management practices.

In addition to his work in the sod industry, David is also making significant strides in the commercial real estate sector. His comprehensive understanding of land use and market dynamics, combined with his innovative approach, positions him as a valuable resource for clients navigating Florida's competitive real estate market.

As an advisor at SVN, David is committed to delivering exceptional value across both the sod and commercial real estate industries, helping clients achieve their goals with insight, precision, and a forward-thinking mindset.



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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