

FOR LEASE
\$6,700/Month

±2.14 Acre Industrial Lot | 601 S Market Avenue, Fort Pierce, FL 34982



Presented By:

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Property Highlights

- Address: 601 S Market Avenue, Fort Pierce, FL 34982
- Parcel ID: 2434-601-0058-000-5
- Land Size: ±2.14 Acres
- Lease Rate: \$6,700/Month
- Zoning: I-1; Light Industrial
- Security: Fully Fenced, Lighted Lot

Property Overview

Located in a well-established industrial corridor, this ±2.14-acre parcel at 601 S Market Avenue in Fort Pierce offers a flexible opportunity for light industrial use. The site sits just off the main roadway behind a multitenant industrial building, providing a secure and private setting for a range of operations. Its I-1 Light Industrial zoning makes it ideal for fleet or truck parking, outdoor storage, equipment staging, or contractor use.

S Market Avenue serves as one of the primary industrial thoroughfares in the Fort Pierce area, connecting directly to major transportation routes. The property benefits from close proximity to US Highway 1, with an AADT of over 31,500 vehicles, as well as quick access to I-95, the Florida Turnpike, the Port of Fort Pierce, and the Treasure Coast International Airport. This combination of accessibility and functionality makes the site a strategic option for users seeking a well-located base of operations along Florida's Treasure Coast.





OLEANDER AVE

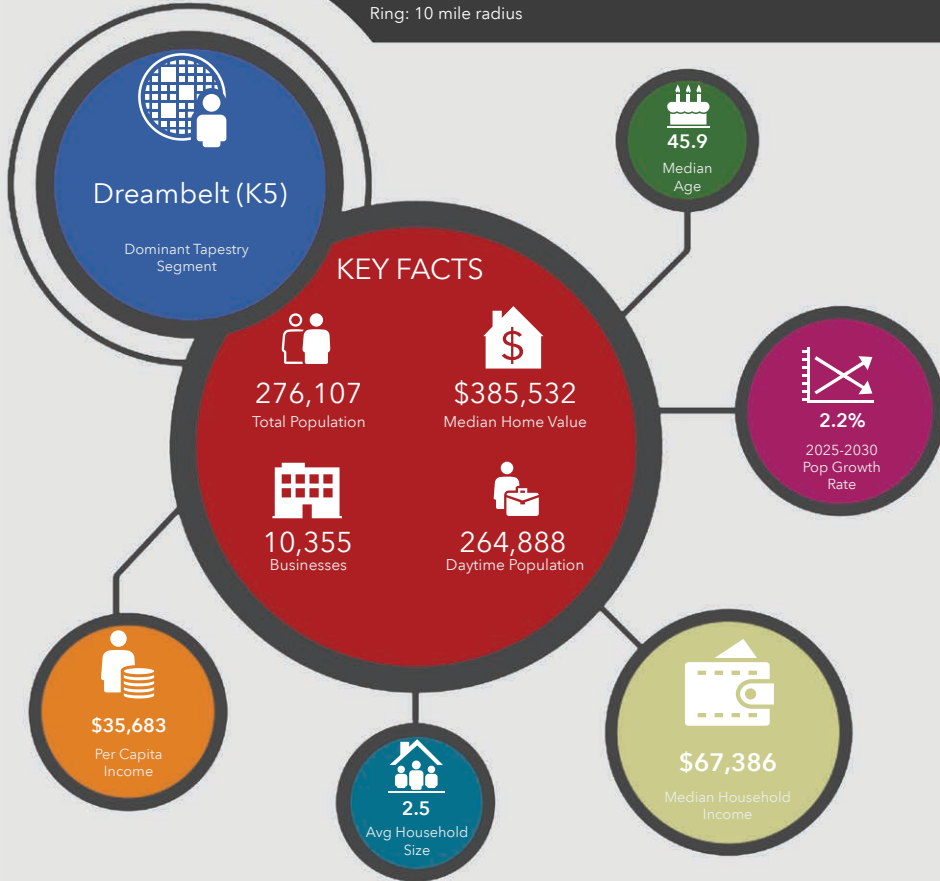


S MARKET AVE

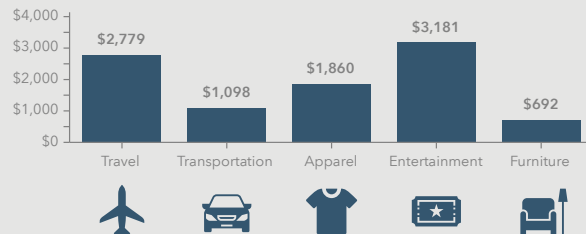


601 S Market Ave, Fort Pierce, Florida, 34982

Ring: 10 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SOLUTIONS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

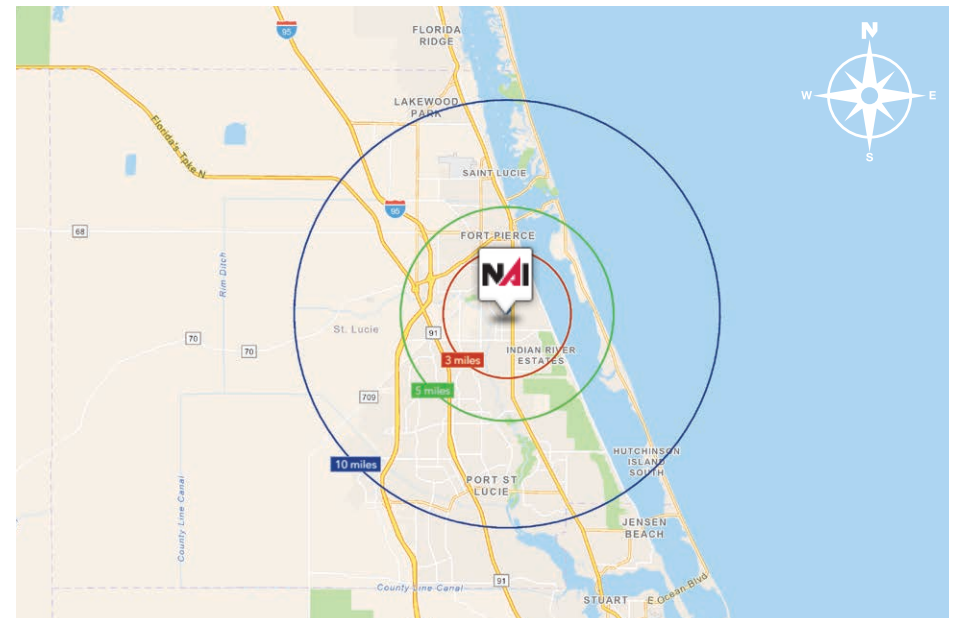
3 Miles:	35,691
5 Miles:	94,843
10 Miles:	276,107

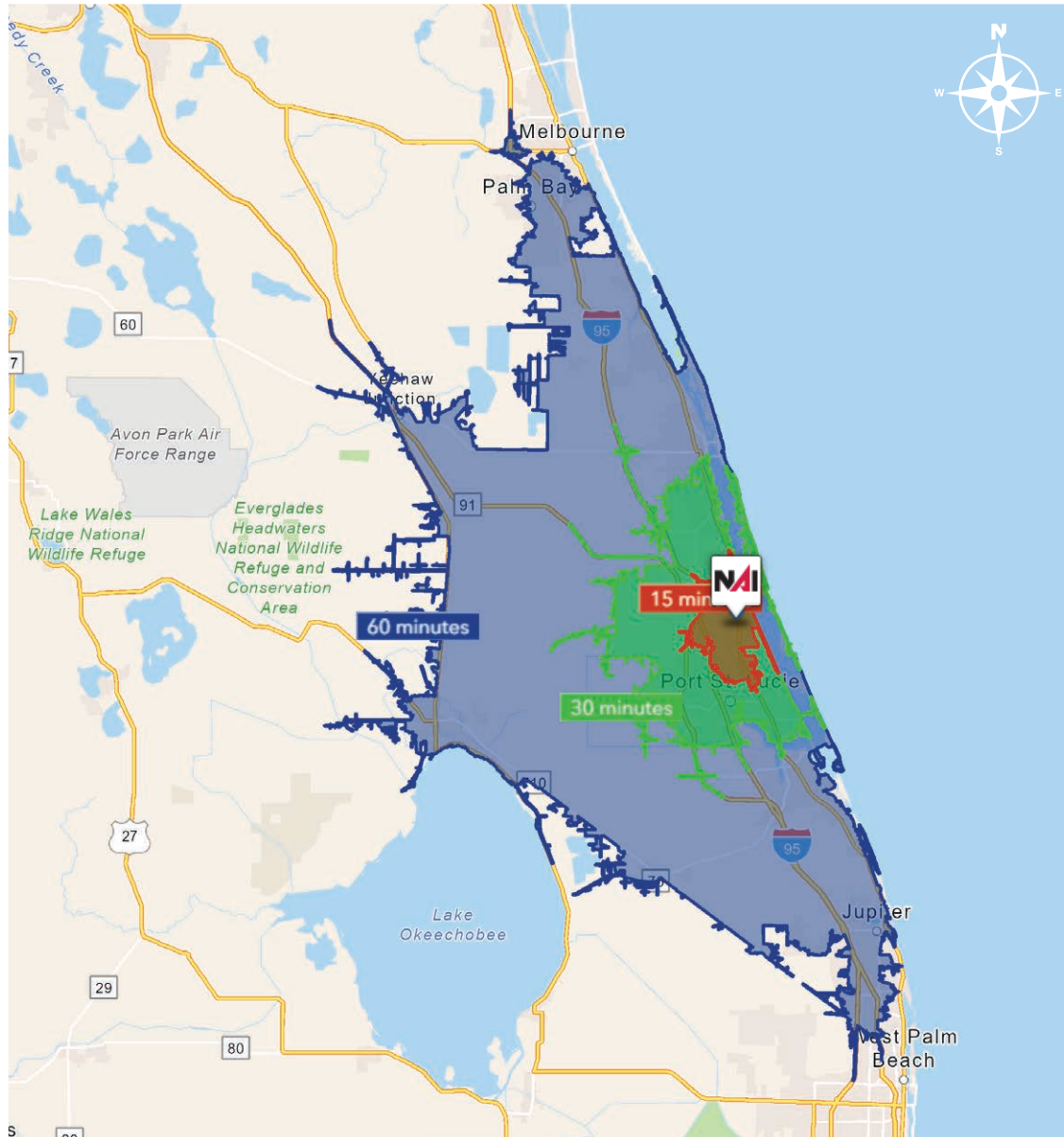
Average Household Income

3 Miles:	\$75,151
5 Miles:	\$78,558
10 Miles:	\$89,176

Median Age

3 Miles:	42.4
5 Miles:	41.5
10 Miles:	45.9





15 Minutes	30 Minutes	60 Minutes
89,750 2010 Population	314,710 2010 Population	831,080 2010 Population
107,839 2025 Population	417,967 2025 Population	1,033,345 2025 Population
1.84% 2025-2030 (Annual) Est. Population Growth	2.31% 2025-2030 (Annual) Est. Population Growth	1.48% 2025-2030 (Annual) Est. Population Growth
42.3 2025 Median Age	46.5 2025 Median Age	49.2 2025 Median Age
\$75,773 Average Household Income	\$95,562 Average Household Income	\$114,506 Average Household Income
34.4% Percentage with Associates Degree or Better	40.4% Percentage with Associates Degree or Better	46.3% Percentage with Associates Degree or Better
55.0% Percentage in White Collar Profession	57.1% Percentage in White Collar Profession	61.3% Percentage in White Collar Profession

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.

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 375,226 and has experienced growth of over 35% 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 52 schools with a total of 45,661 students and 8,800 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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