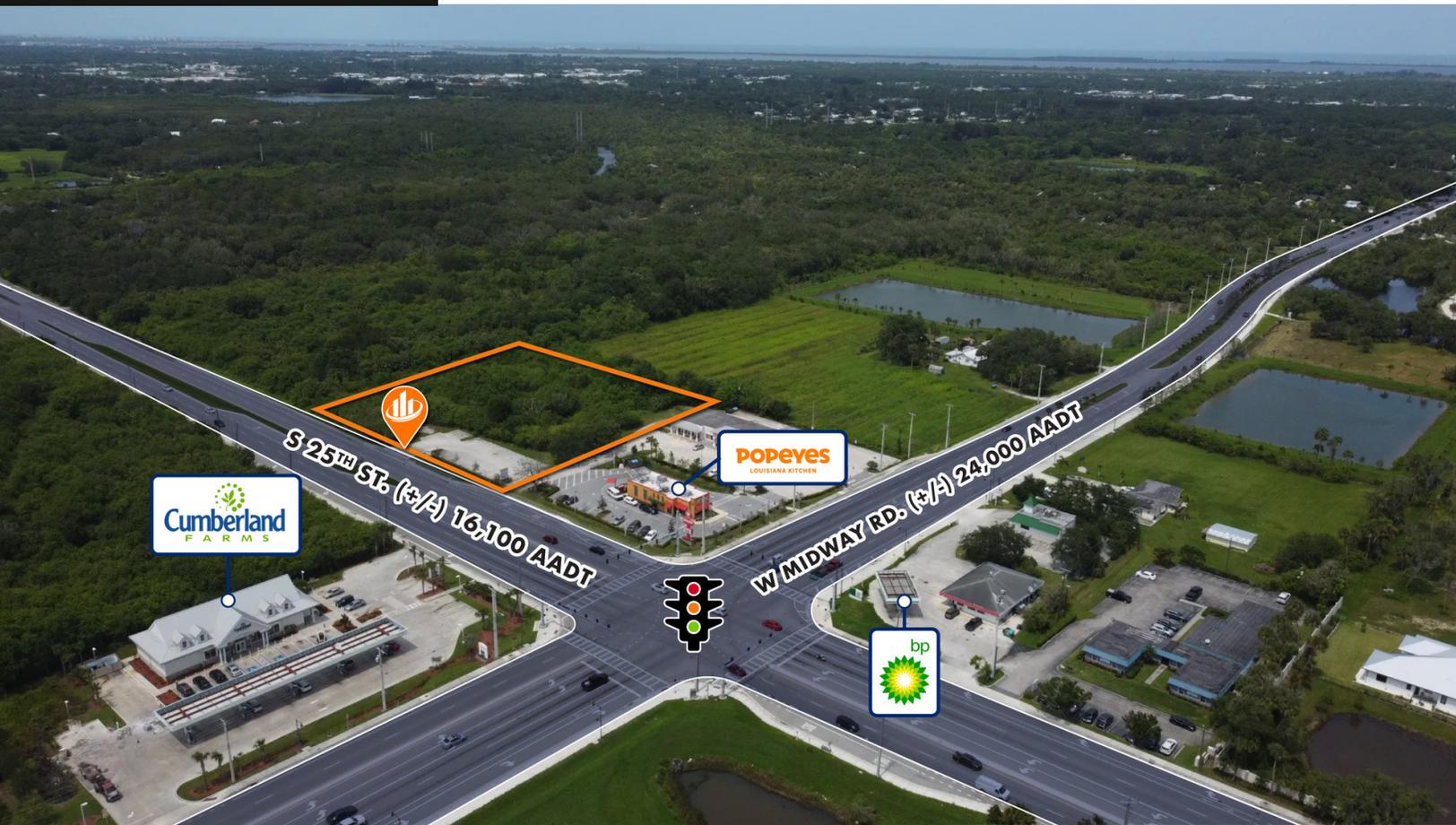




For Sale



South 25th Street

FORT PIERCE, FL 34981

PRESENTED BY:

SAM ZUKER
Senior Advisor
O: 772.202.5522
sam.zuker@svn.com



OFFERING SUMMARY

SALE PRICE:	\$2,520,000
LOT SIZE:	2.8 Acres
PRICE / ACRE:	\$900,000
ZONING:	CG - Commercial General
TRAFFIC COUNT:	18,600
APN:	3404-603-0002-000-4

PROPERTY OVERVIEW

Excellent Opportunity to purchase 2.8+/- Acres of Commercial General Land in the rapidly growing Midway Road Corridor of Fort Pierce, FL! Ideally located at the border of Port Saint Lucie and Fort Pierce in the heart of White City surrounded by new residential, grocery, medical office, and retail set to come to the immediate area soon. Perfect location for medical offices, shopping center, car wash, gas stations, quick serve restaurant and more!

LOCATION OVERVIEW

Property is located approximately 250ft north of West Midway Road (19,300 AADT) on the east side of South 25th Street (18,600 AADT); less than 3.5 miles east of the West Midway Road Interstate 95 Interchange (Exit 126) and less than 1.5 miles west of US Highway-1.



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For Sale

South 25th Street

Fort Pierce, FL 34981

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Office
APN	3404-603-0002-000-4
LOT SIZE	2.8 Acres
SEWER	St. Lucie County Utilities
WATER	St. Lucie County Utilities
ELECTRICITY	Florida Power and Light



- Commercial General Zoning
- Easy Highway Access
- Access Easement to Intersection at S 25th St and Midway Rd



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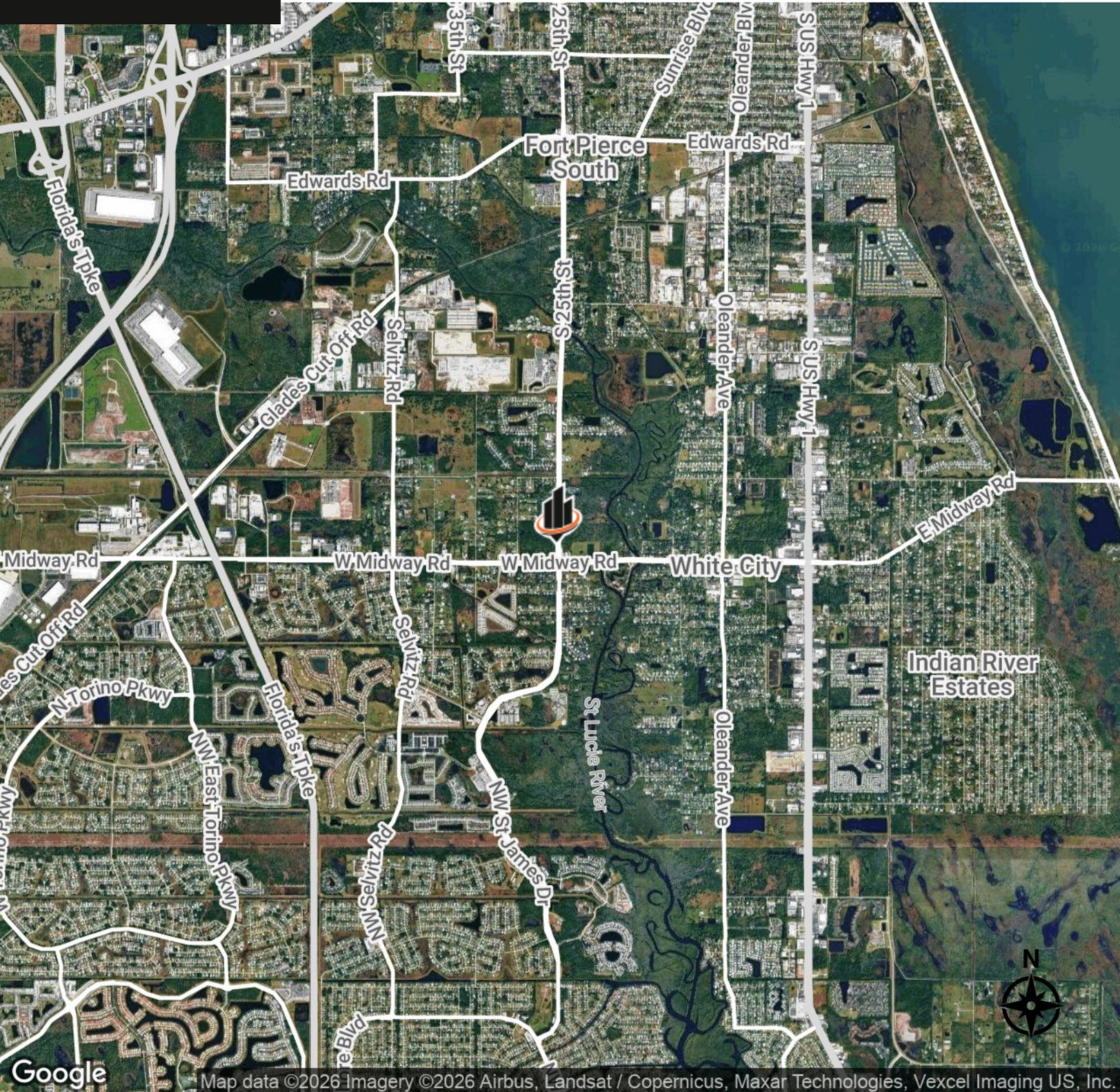
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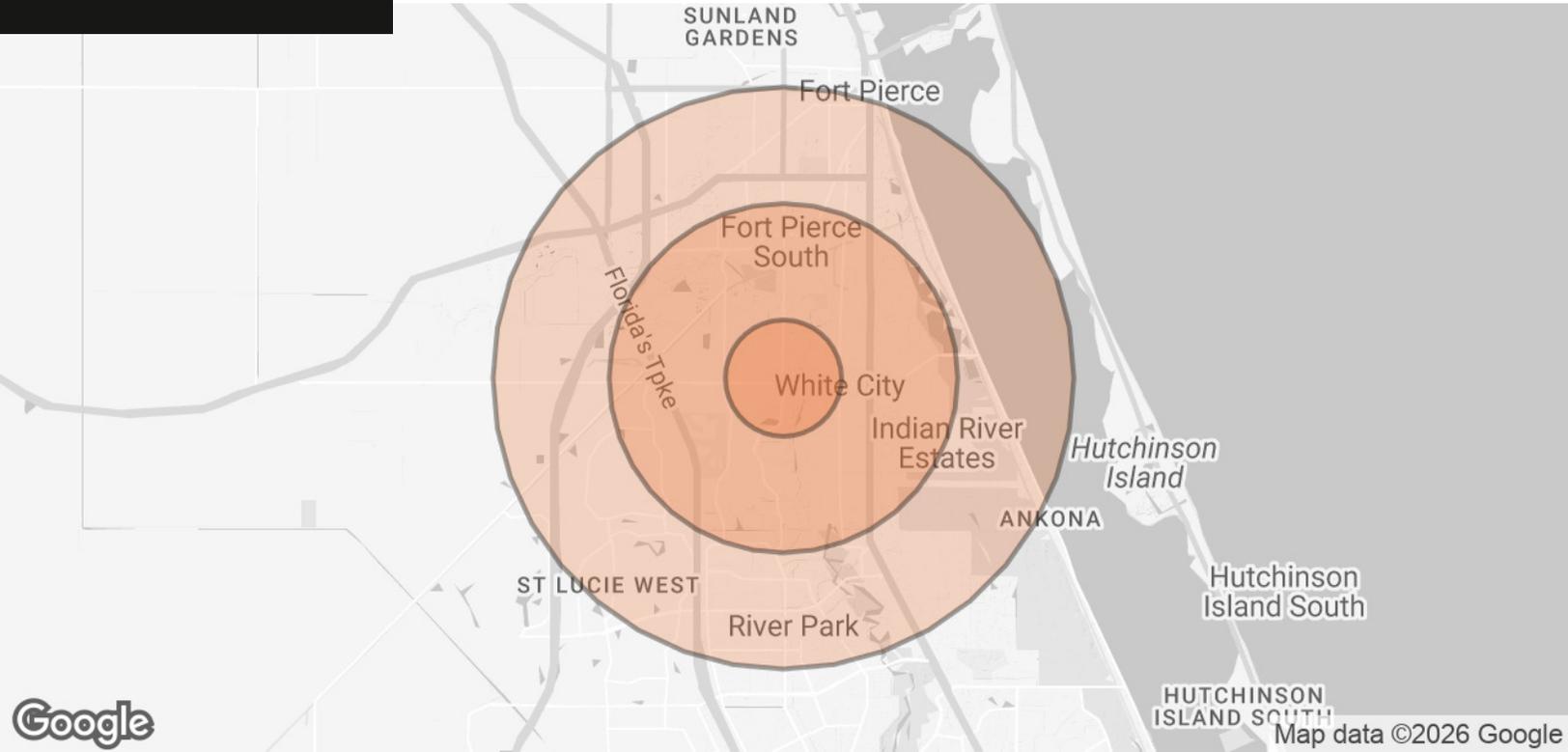
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,536	44,217	98,687
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	927	16,933	37,055
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$84,700	\$69,374	\$71,462
AVERAGE HOUSE VALUE	\$406,471	\$296,960	\$299,948

Demographics data derived from AlphaMap



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