



OFFERING SUMMARY

LEASE RATE:	\$4,000.00 per month (NNN)
AVAILABLE SF:	2.06 Acres
LOT SIZE:	2.06 Acres
YEAR BUILT:	1948
ZONING:	IL
TRAFFIC COUNT:	9,400
APN:	240460801690004

PROPERTY OVERVIEW

±2 acres of industrial land available for lease in the rapidly expanding Angle Road industrial corridor of Fort Pierce. This versatile site is ideal for contractors and industrial users seeking yard space with on-site improvements, including equipment storage and repair, staging and material storage, trailer parking, and other outdoor industrial uses. The property includes a 1,448 SF structure that can be converted for office use, offering a practical solution for tenants needing both yard and administrative space.

The recently remodeled and freshly painted building features a new roof (2023), updated appliances, three rooms, a kitchen, bathroom with shower, and laundry room—well suited for office, dispatch, or operational support. The property is zoned IL - Industrial Light by St. Lucie County, allowing for a wide range of industrial and service-related uses, including contractor yards, light industrial operations, equipment and vehicle storage, warehousing, and accessory office uses (subject to county approvals).

LOCATION OVERVIEW

Located on the west side of Angle Road less than 1 mile north of Orange Avenue in Fort Pierce, Florida.



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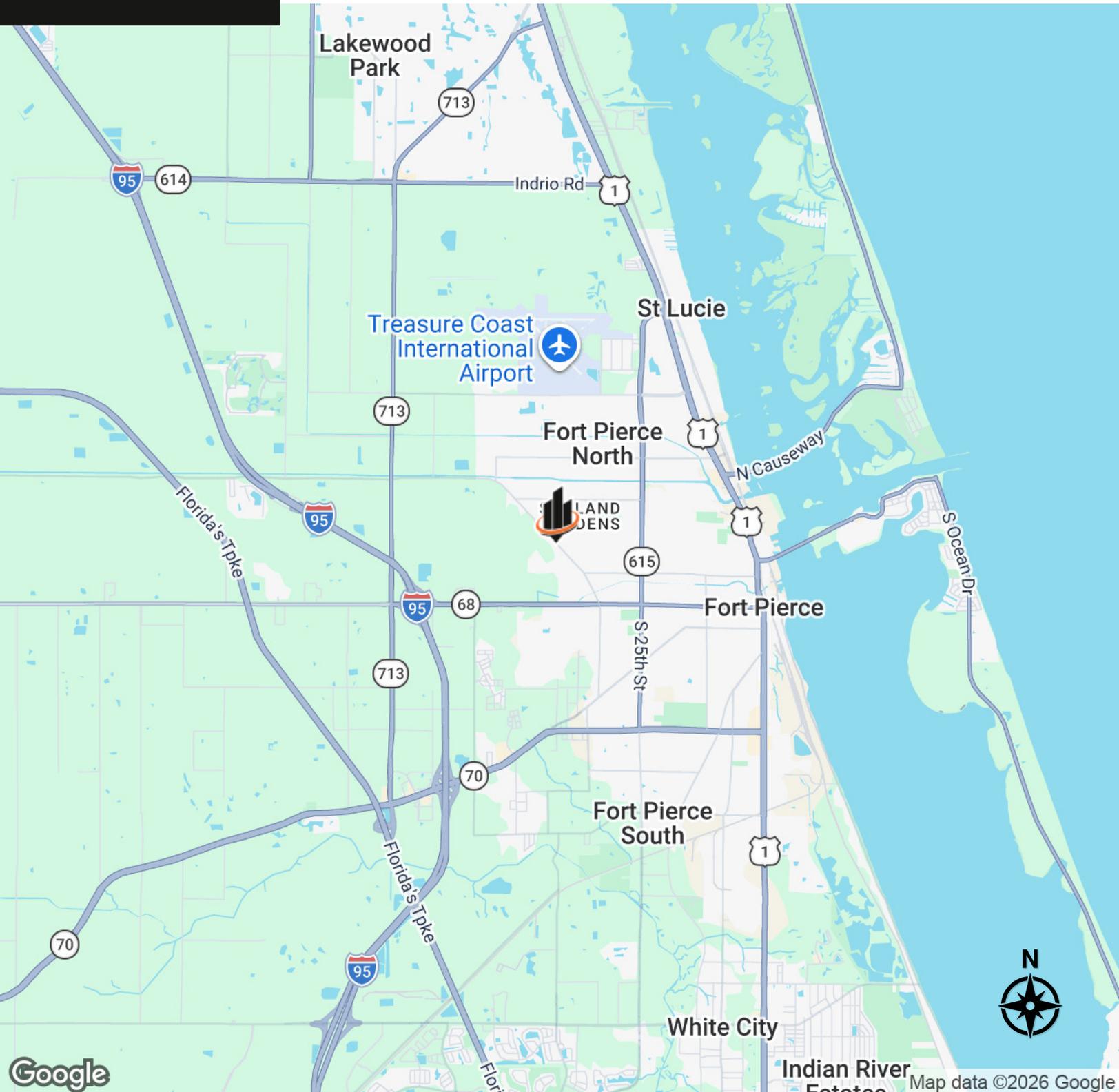
For Lease

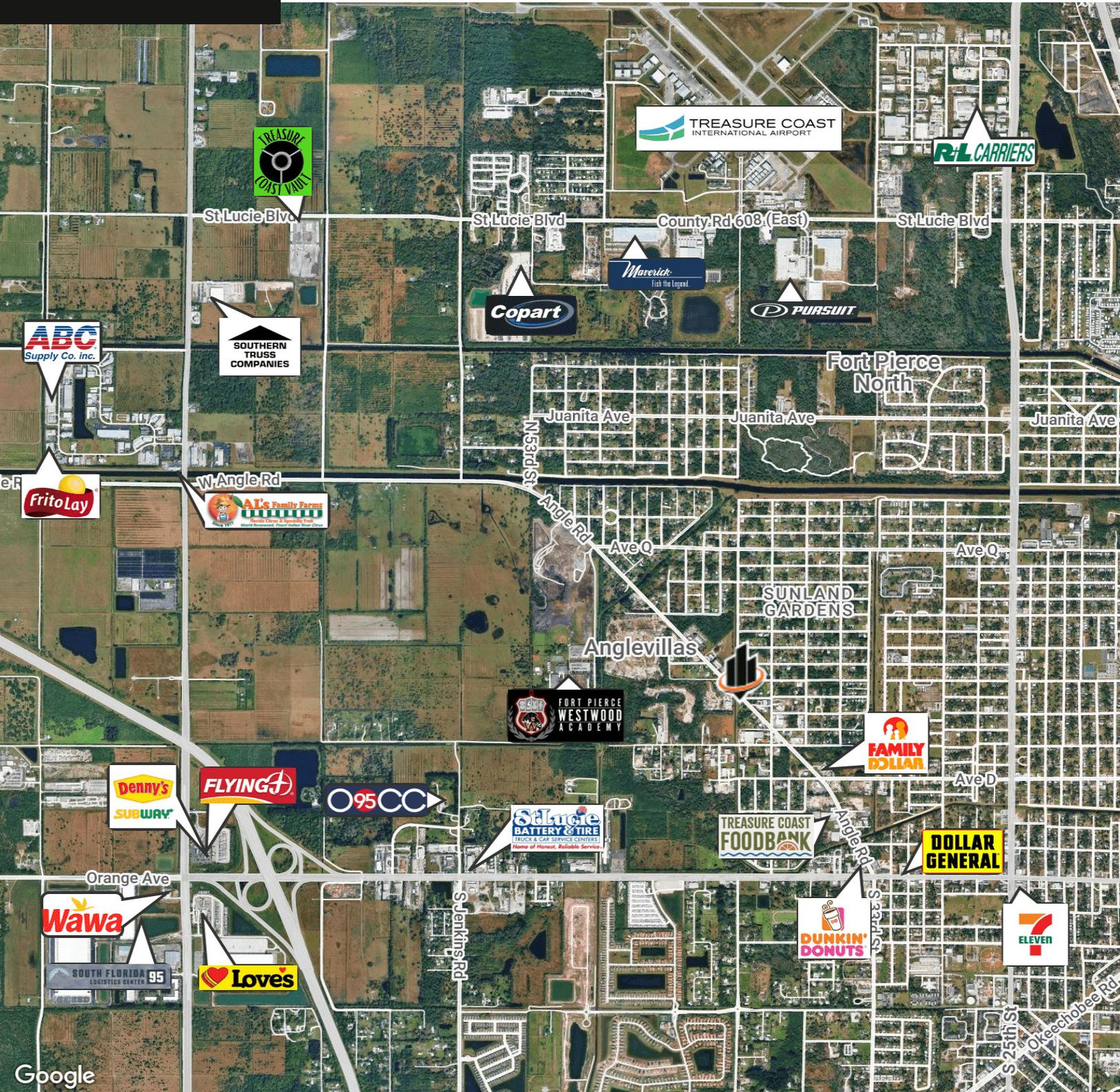
713 Angle Rd
Fort Pierce, FL 34947



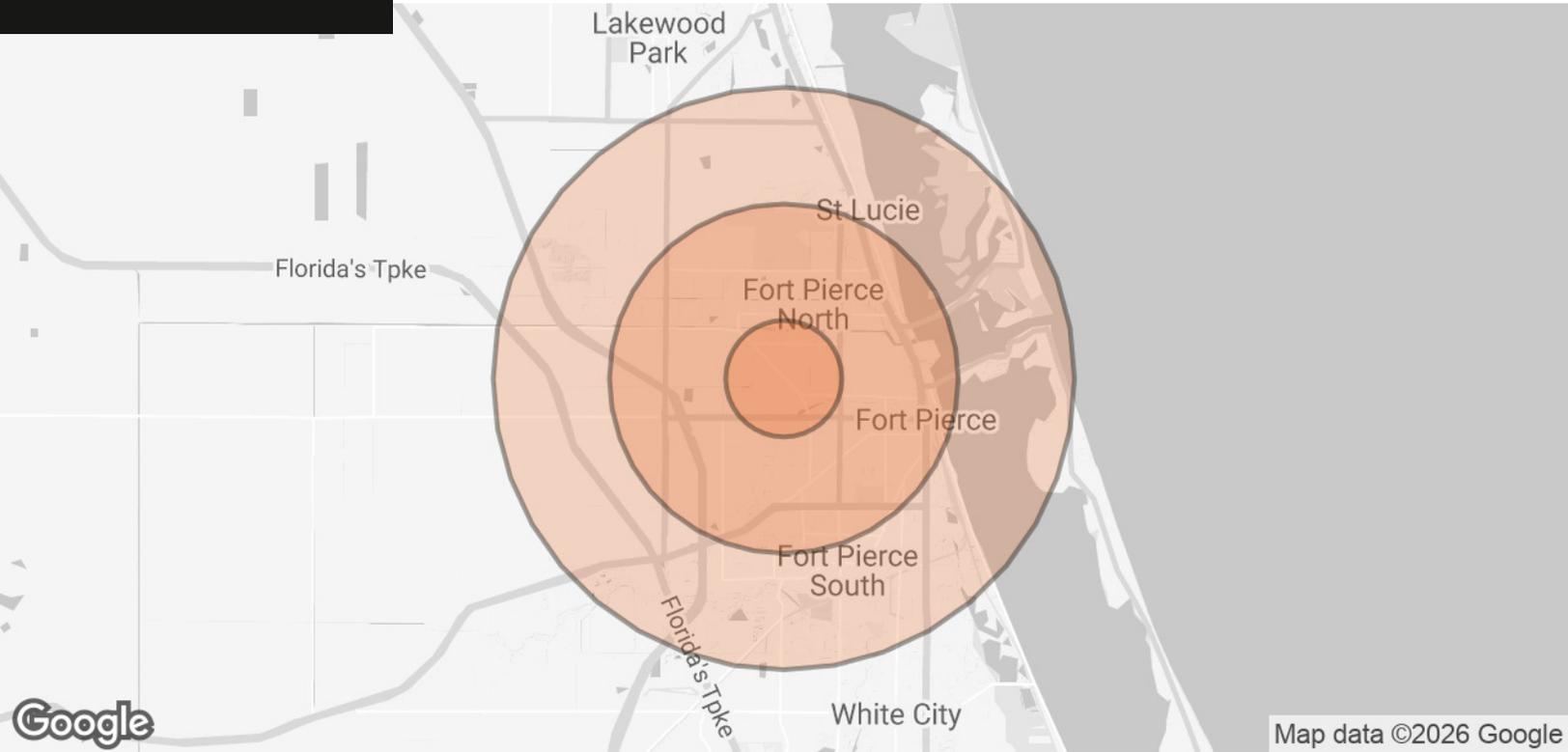
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,191	43,447	73,320
AVERAGE AGE	36	38	41
AVERAGE AGE (MALE)	34	37	40
AVERAGE AGE (FEMALE)	37	39	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,423	15,681	27,976
# OF PERSONS PER HH	3	2.8	2.6
AVERAGE HH INCOME	\$51,797	\$55,046	\$62,704
AVERAGE HOUSE VALUE	\$182,628	\$232,141	\$267,464

Demographics data derived from AlphaMap



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