



# For Sale



## 1531 Delaware Ave

FORT PIERCE, FL 34950

**PRESENTED BY:**

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# Property Summary

1531 Delaware Ave

Fort Pierce, FL 34950



## OFFERING SUMMARY

**SALE PRICE:** \$699,999

**BUILDING SIZE:** 4,760 SF

**PRICE / SF:** \$147.06

**ZONING:** C-3 Commercial General by the City of Fort Pierce

**TRAFFIC COUNT:** 13,700

**APN:** 2409-432-0003-000-9

## PROPERTY OVERVIEW

1531 Delaware Ave, Fort Pierce, FL offers an exceptional 4,760 SF commercial facility on a 0.71-acre lot, strategically located less than a 5-minute drive from both Downtown Fort Pierce and the I-95/Turnpike interchanges on Okeechobee Rd. Under flexible C-3 Commercial General zoning, the property features high-visibility frontage on Delaware Ave with a dedicated left-in, left-out turn entrance, plus seamless secondary rear access via an easement on S 15th Ct. It is perfectly configured for an owner-user in trades—such as a plumber, electrician, or general contractor—who can immediately leverage the building and approximately 0.38 acres of valuable surplus land for fleet parking and staging. Complete utility hookups (water, sewer, gas, and electric) are already in place through the Fort Pierce Utilities Authority (FPUA).

For developers, this site provides incredible versatile upside with unmatched regional connectivity. The flexible zoning, dual-street accessibility, and convenient turn access make it a prime candidate for high-demand commercial uses like a car wash, quick-service restaurant (QSR), self-storage, or retail. Additionally, the property can be redeveloped into high-density multifamily housing by leveraging Florida Senate Bill 102 (Live Local Act). Whether you are looking to expand your business footprint or pioneer a new development, this strategic asset delivers logistical advantages and massive potential in a high-growth corridor.



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# Property Details & Highlights

1531 Delaware Ave

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|                     |                                        |
|---------------------|----------------------------------------|
| PROPERTY TYPE       | Retail                                 |
| PROPERTY SUBTYPE    | Free Standing Building                 |
| APN                 | 2409-432-0003-000-9                    |
| BUILDING SIZE       | 4,760 SF                               |
| CONSTRUCTION STATUS | Existing                               |
| NUMBER OF BUILDINGS | 2                                      |
| WATER               | Fort Pierce Utilities Authority (FPUA) |
| SEWER               | Fort Pierce Utilities Authority (FPUA) |
| GAS                 | Fort Pierce Utilities Authority (FPUA) |
| ELECTRIC            | Fort Pierce Utilities Authority (FPUA) |



Located on the South side of Delaware Avenue (Okeechobee Road) approximately 300 feet East of South 17th Street and approximately 375 feet West of South 15th Street. With rear access on South 15th Court.

- **Strategic Logistics & Location:** Unbeatable regional connectivity, situated less than a 5-minute drive from both Downtown Fort Pierce and the major I-95 / Florida's Turnpike interchanges on Okeechobee Rd.
- **High Exposure & Easy Access:** Features high-visibility frontage on Delaware Ave, capturing 13,700 daily drivers (AADT) with convenient left-in/left-out access for seamless traffic entry and exit.
- **Highly Flexible Zoning:** Zoned C-3 Commercial General (City of Fort Pierce), allowing for a wide array of intensive commercial, retail, and service uses.
- **Turnkey for Trades (Owner/User):** The 4,760 SF building paired with ~0.38 acres of surplus land (on a 0.71-acre total lot) makes it the perfect headquarters for plumbers, electricians, or general contractors needing heavy fleet parking and material staging.
- **Dual-Street Access:** Maximizes logistics with primary Delaware Ave frontage plus secondary rear ingress/egress via a dedicated easement at S 15th Ct.
- **Live Local Act Eligible (FL SB-102):** Unlocks massive residential upside; developers can leverage state law to build a high-density, multifamily housing development on this commercial footprint.
- **Prime Commercial Redevelopment Play:** An excellent location and footprint for high-impact concepts such as a car wash, quick-service restaurant (QSR) with drive-thru, self-storage, or retail center.
- **Complete Utility Infrastructure:** Fully serviced with water, sewer, gas, and electric directly on-site via the Fort Pierce Utilities Authority (FPUA), significantly reducing development lead times and costs.



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# Additional Photos

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# AI Generated Conceptual Designs

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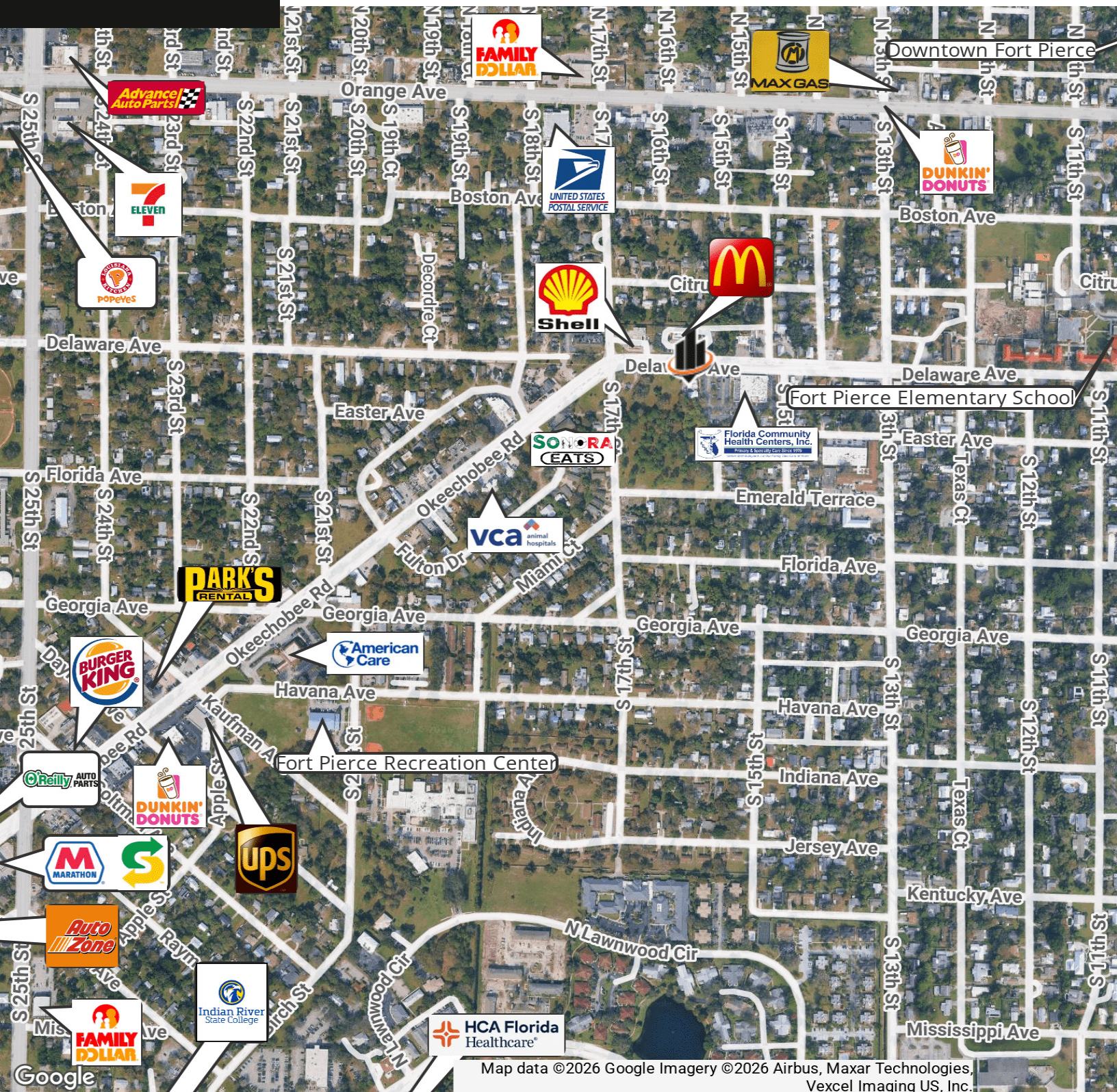




# Retailer Map

1531 Delaware Ave

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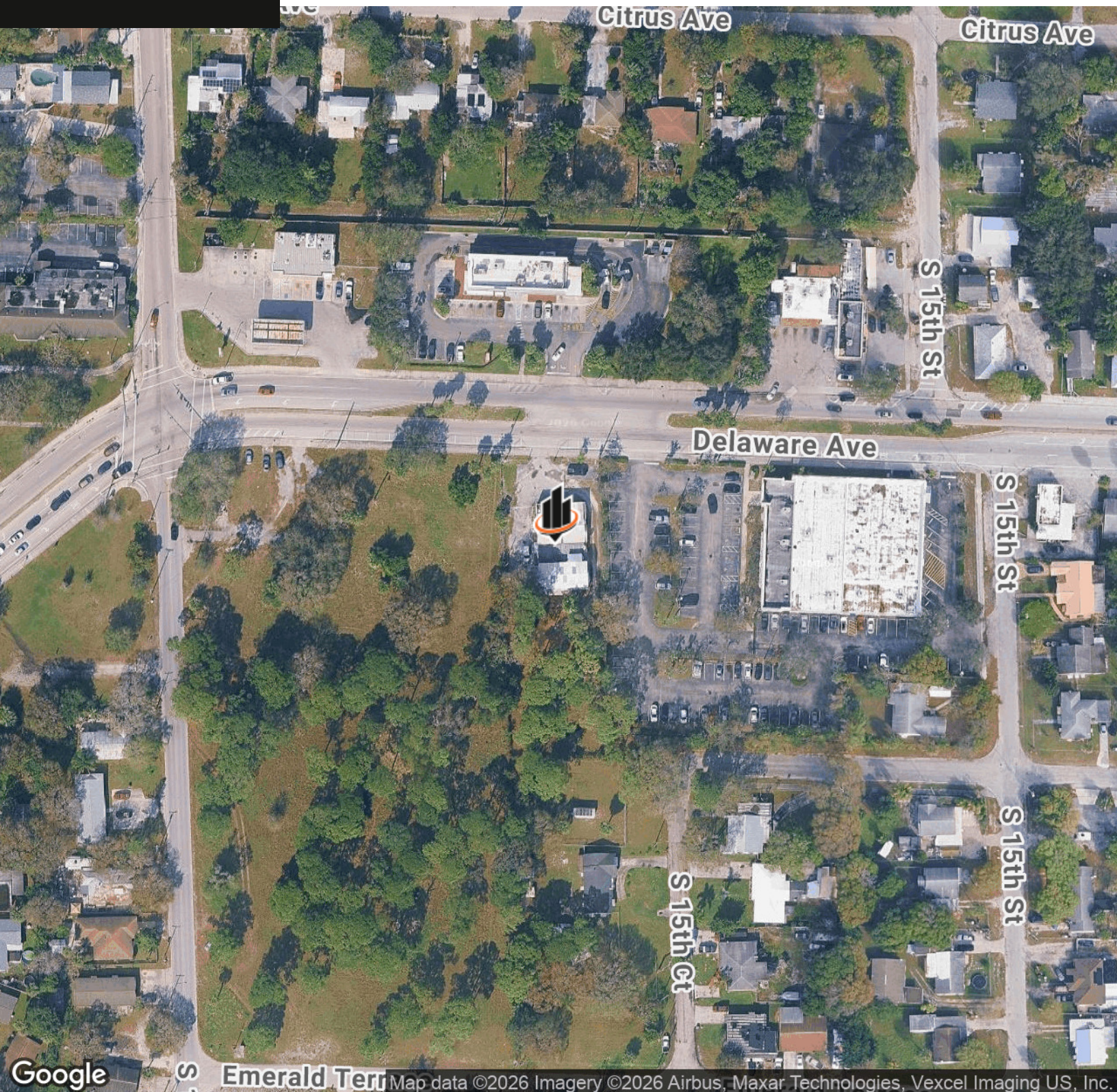




# Aerial Map

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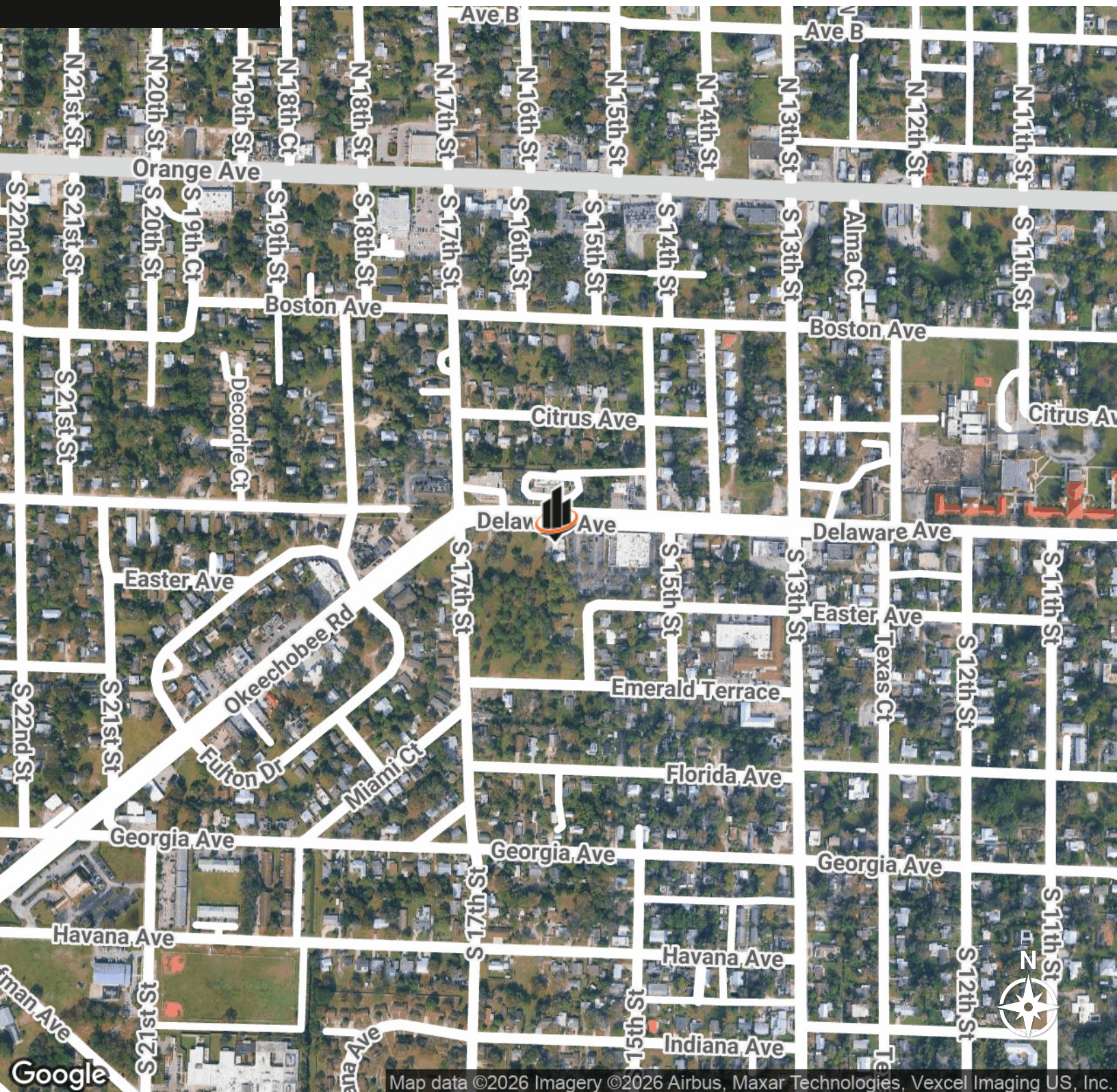




# Location Map

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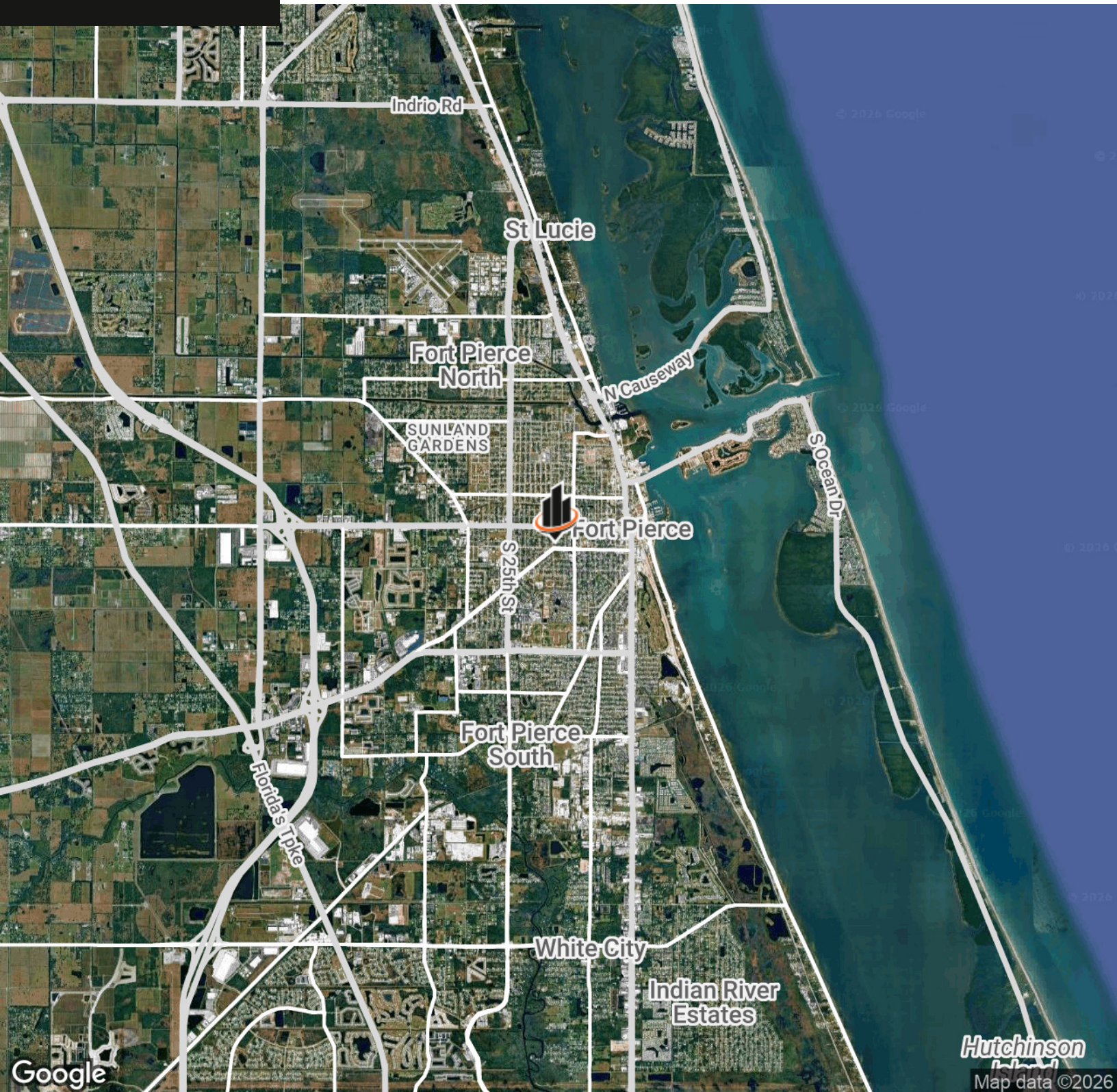




# Regional Map

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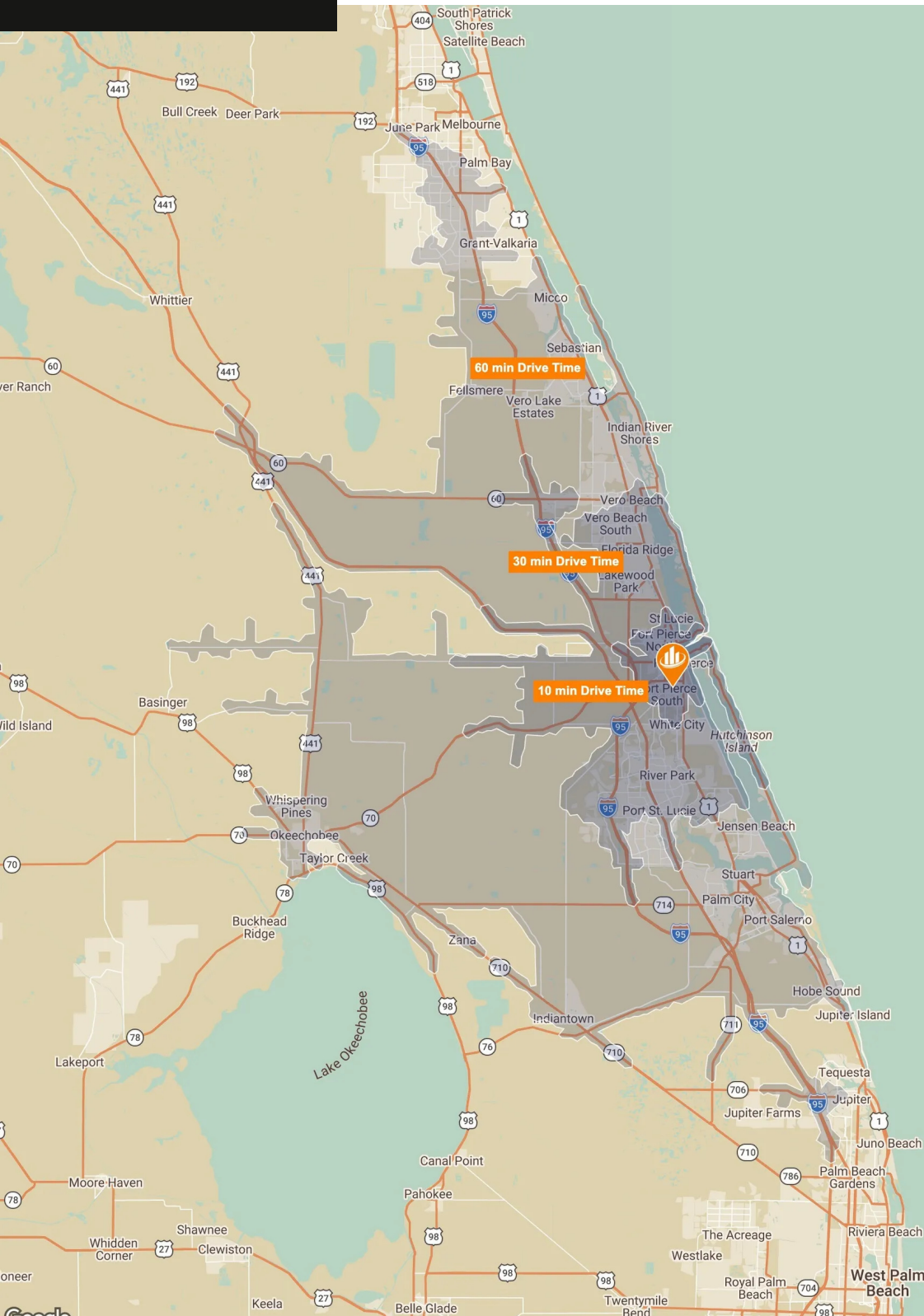




# Drive-Time Map

1531 Delaware Ave

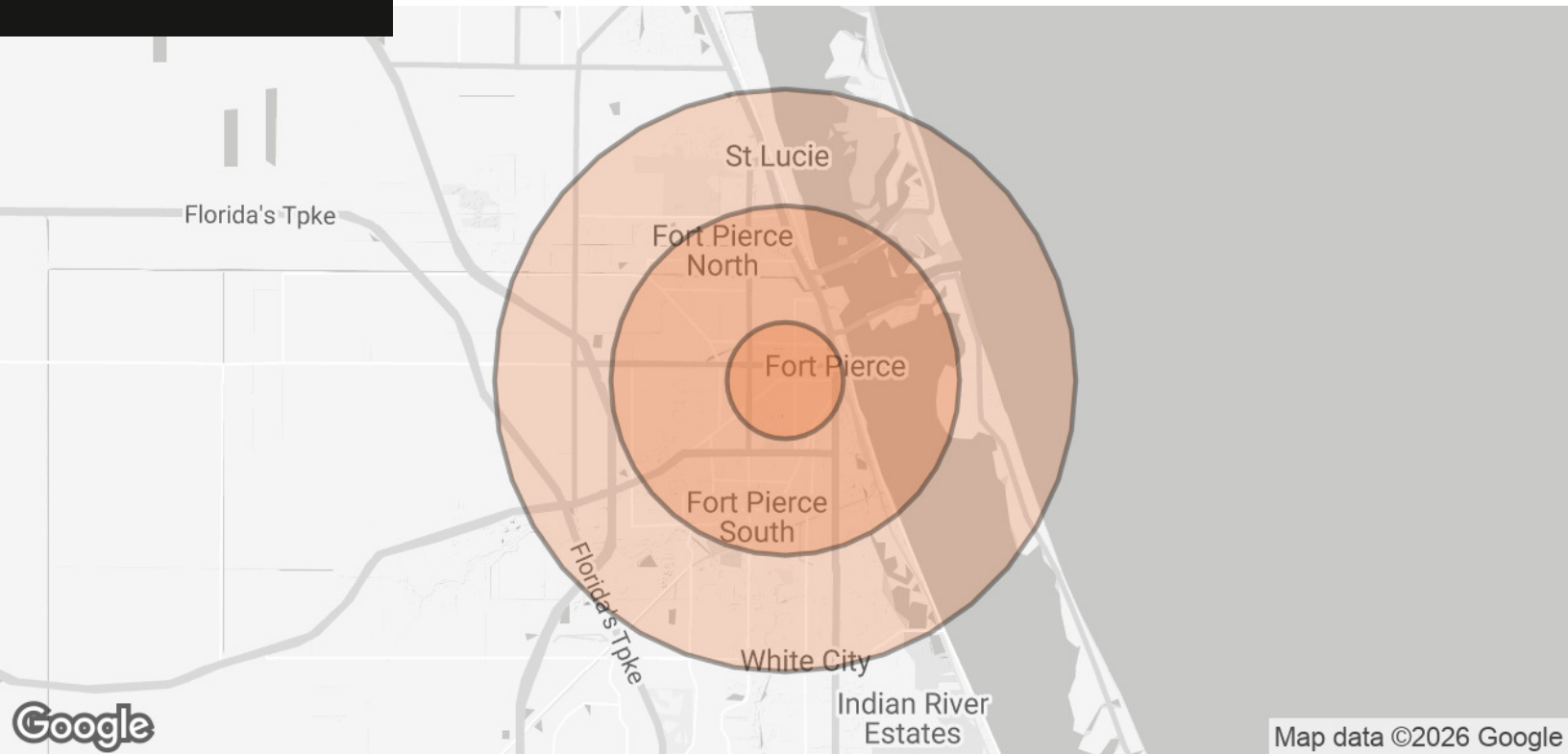
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 12,455 | 50,294  | 68,345  |
| AVERAGE AGE          | 37.9   | 37.2    | 40.2    |
| AVERAGE AGE (MALE)   | 38.2   | 38.3    | 40.4    |
| AVERAGE AGE (FEMALE) | 40.2   | 40.5    | 43.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,506     | 19,177    | 26,519    |
| # OF PERSONS PER HH | 2.8       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$42,516  | \$55,620  | \$64,930  |
| AVERAGE HOUSE VALUE | \$178,717 | \$209,398 | \$267,754 |

2023 American Community Survey (ACS)



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