

**FOR LEASE**  
\$22.00/SF NNN

High Visibility Office & Flex Spaces

500 S US Highway 1, Fort Pierce, FL 34950 &  
503 S 3rd Street, Fort Pierce, FL 34950



Presented By:

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## Property Details

Address:	500 S US Highway 1 & 503 S 3rd Street Fort Pierce, FL 34950
Space Sizes:	±2,292 SF First Floor Office ±980 SF Flex Space
Rental Rate:	\$22.00/SF NNN
Traffic Count:	31,500 Vehicles

## Property Summary

Positioned along the bustling corridor of South Federal Highway (US-1), this commercial property offers unmatched visibility and accessibility in the heart of historic downtown Fort Pierce. This leasing opportunity presents two options in office space and flex warehouse space.

**500 S US Highway 1:** This first-floor office space features a reception area, 8 private offices, a kitchenette, and a large conference room.

**503 S 3rd Street:** Set back from US-1 through a connecting parking lot, this flex unit building has one space available at the northernmost end cap unit. The unit features a large 12x14' roll-up door, a bathroom, warehouse space at the rear with soaring 20' ceilings, and a front-facing office or retail space.







**SUBJECT**

±2,292 SF FIRST  
FLOOR OFFICE







Your Sign Here

**SUBJECT**

±980 SF FLEX SPACE  
ENDCAP





503 S 3RD ST





Indian River



**SUBJECT**

±980 SF FLEX  
SPACE ENDCAP

**SUBJECT**

±2,292 SF FIRST  
FLOOR OFFICE

Fort Pierce  
Police Dept.

FORT PIERCE  
VISION CARE

PARKVIEW FORT PIERCE

DOLLAR TREE

Advance  
Auto Parts

Chevron

AUTOSPORT  
MOTORS



Atlantic Ocean

Indian River

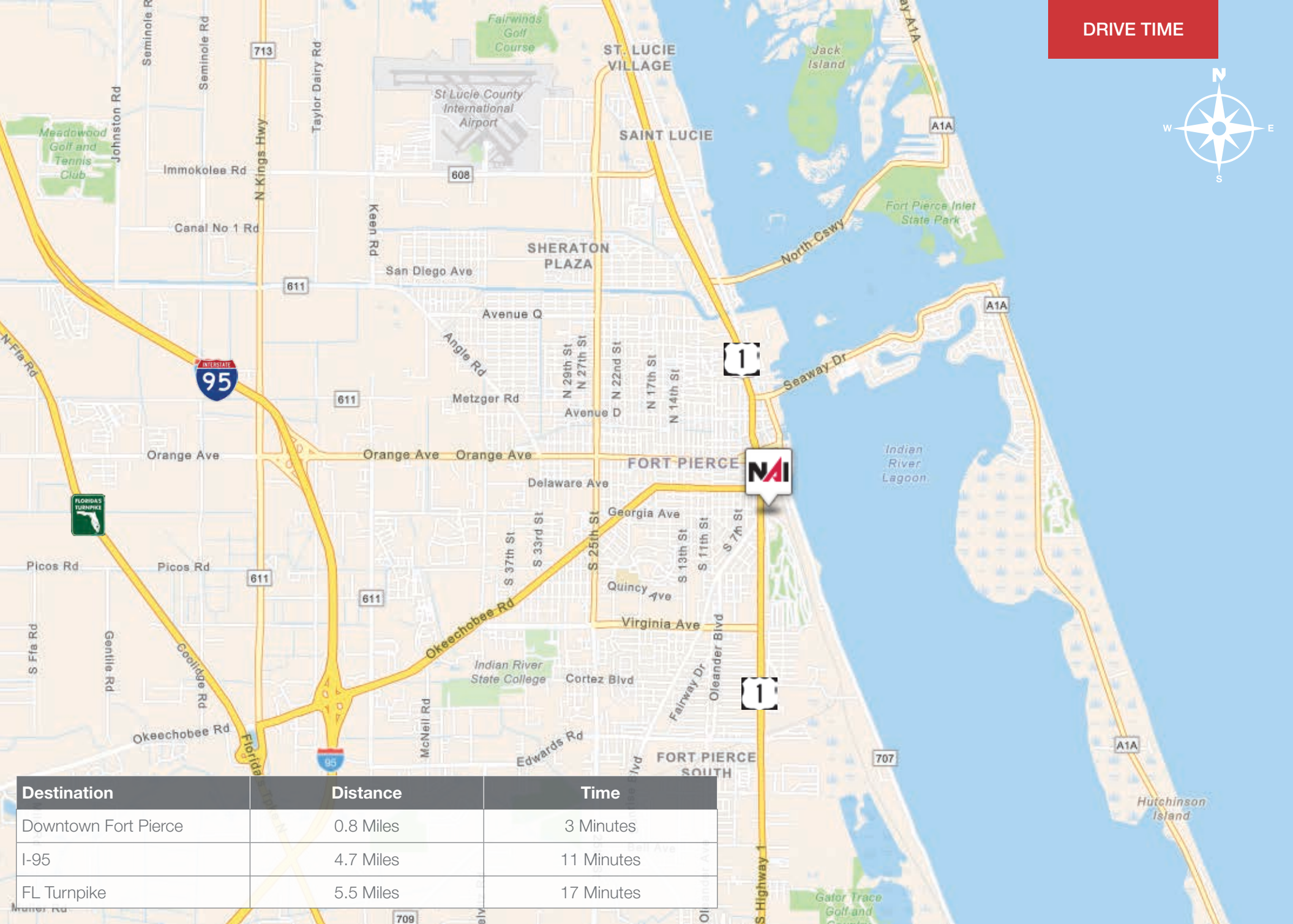
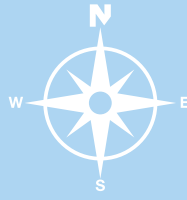


**SUBJECT**  
±980 SF FLEX  
SPACE ENDCAP

**SUBJECT**  
±2,292 SF FIRST  
FLOOR OFFICE

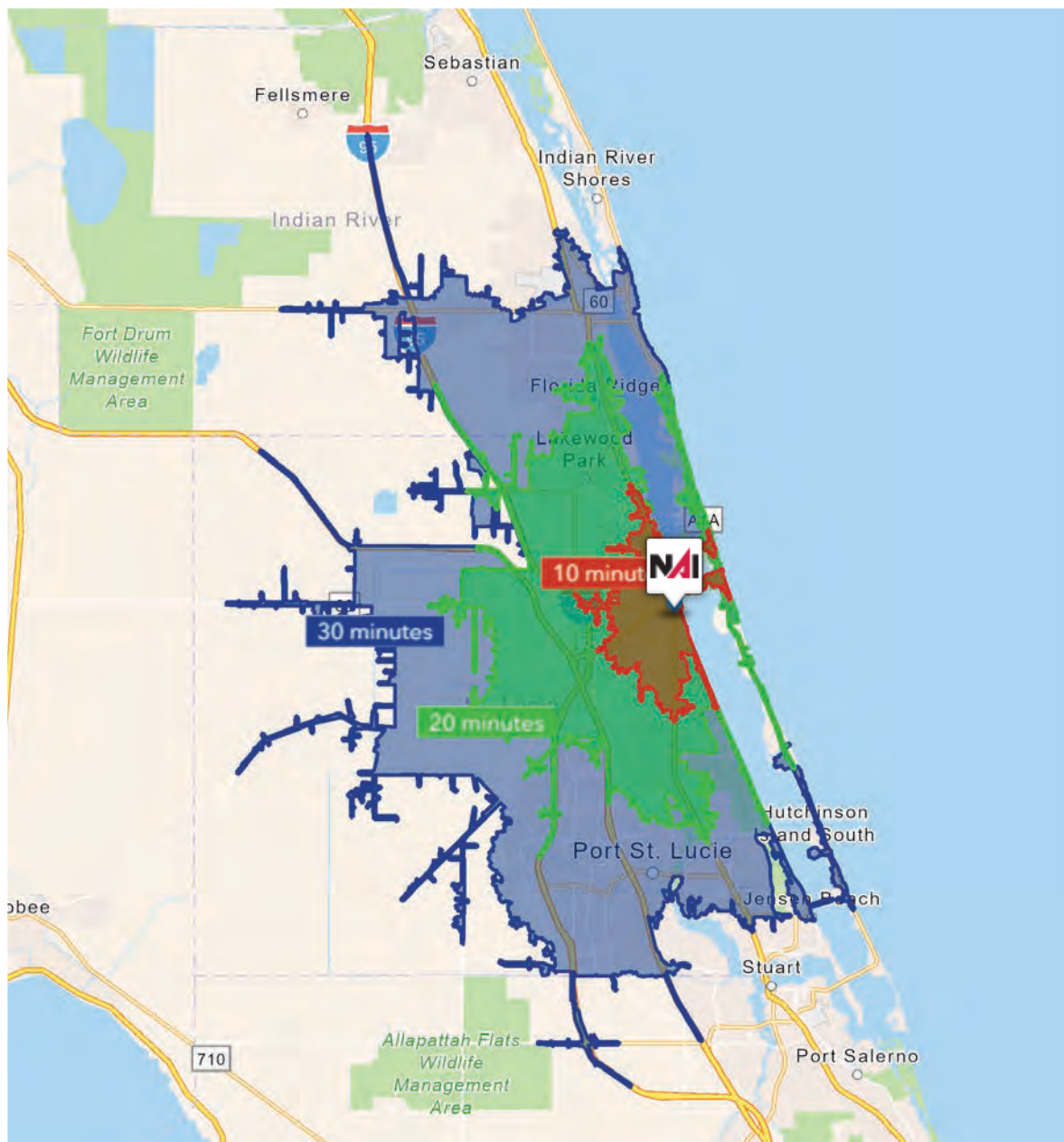






Destination	Distance	Time
Downtown Fort Pierce	0.8 Miles	3 Minutes
I-95	4.7 Miles	11 Minutes
FL Turnpike	5.5 Miles	17 Minutes

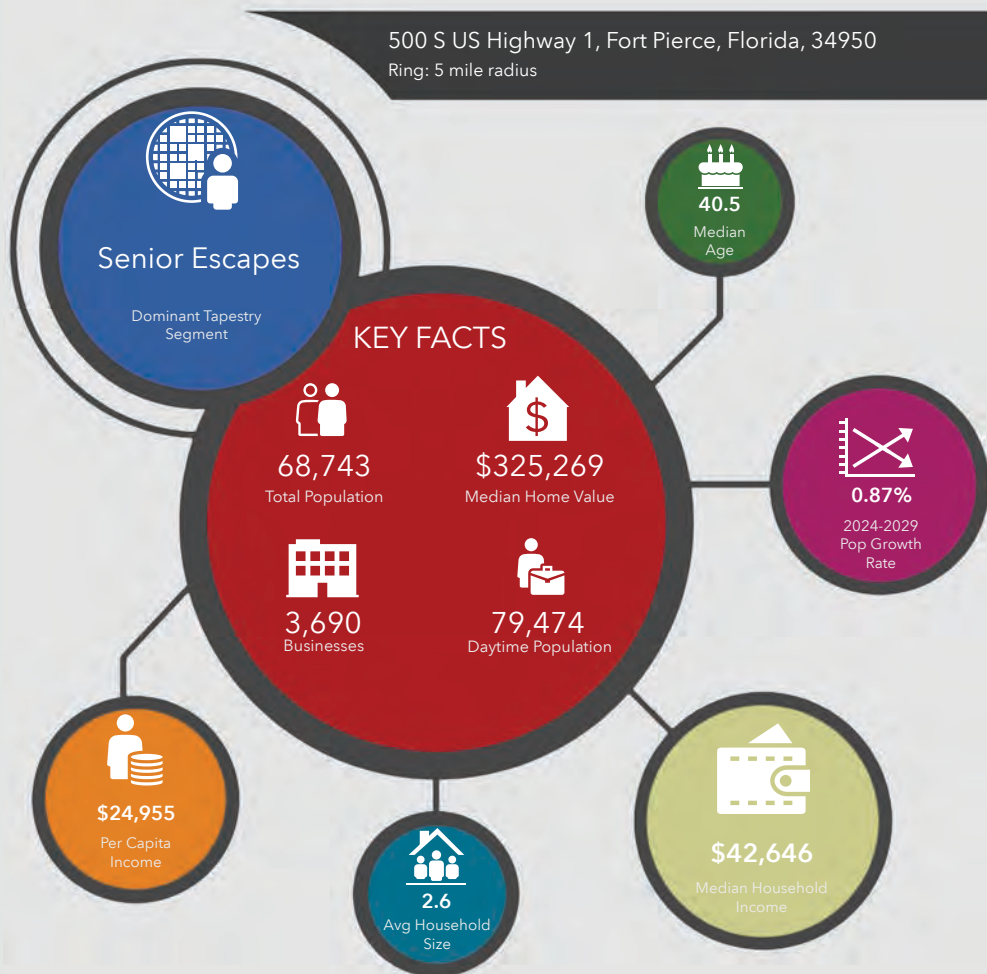




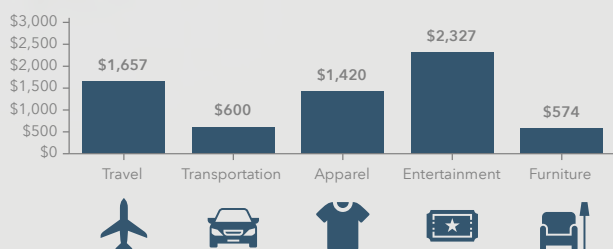
10 Minutes	20 Minutes	30 Minutes
<b>49,828</b> 2010 Population	<b>125,657</b> 2010 Population	<b>352,742</b> 2010 Population
<b>55,831</b> 2024 Population	<b>150,223</b> 2024 Population	<b>455,480</b> 2024 Population
<b>12.05%</b> 2010-2024 Population Growth	<b>19.55%</b> 2010-2024 Population Growth	<b>29.13%</b> 2010-2024 Population Growth
<b>0.32%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.99%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.63%</b> 2024-2029 (Annual) Est. Population Growth
<b>39.7</b> 2024 Median Age	<b>44.9</b> 2024 Median Age	<b>47.9</b> 2024 Median Age
<b>\$58,704</b> Average Household Income	<b>\$77,587</b> Average Household Income	<b>\$93,453</b> Average Household Income
<b>27.8%</b> Percentage with Associates Degree or Better	<b>35.7%</b> Percentage with Associates Degree or Better	<b>41.2%</b> Percentage with Associates Degree or Better
<b>48.4%</b> Percentage in White Collar Profession	<b>55.4%</b> Percentage in White Collar Profession	<b>58.4%</b> Percentage in White Collar Profession



500 S US Highway 1, Fort Pierce, Florida, 34950  
Ring: 5 mile radius



#### KEY SPENDING FACTS



**NAISouthcoast**  
COMMERCIAL REAL ESTATE BY LOCAL REPUTATION

**Source:** This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

#### Population

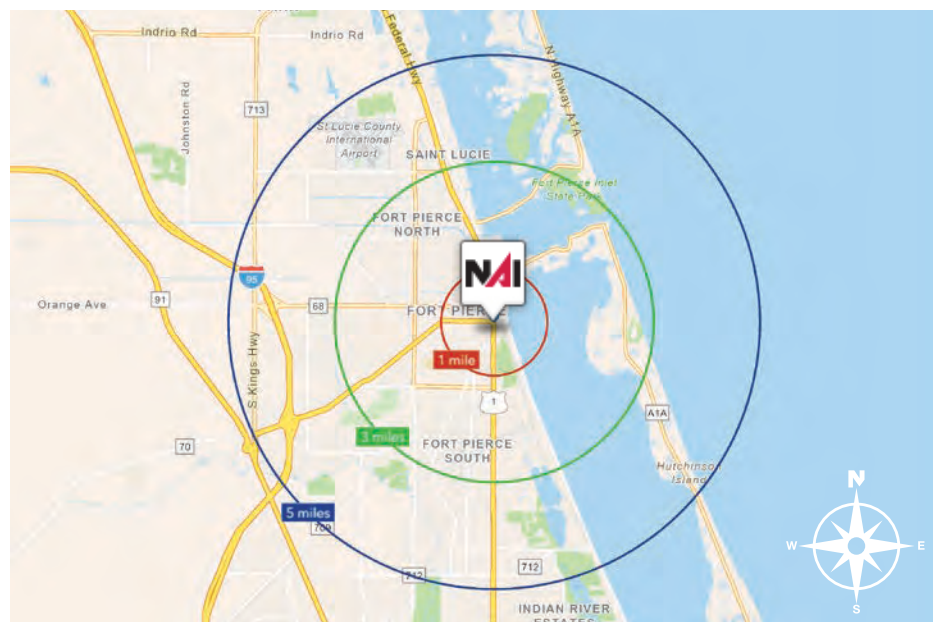
1 Mile:	7,067
3 Mile:	50,732
5 Mile:	68,743

#### Average Household Income

1 Mile:	\$44,642
3 Mile:	\$58,257
5 Mile:	\$64,063

#### Median Age

1 Mile:	39.9
3 Mile:	39.6
5 Mile:	40.5





# St Lucie County

## Economic Expansion, 2019 - Present

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
Calendar Year 2020	California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower
	FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490†	0	451†	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡
	Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
	Wolflube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	2	30,000
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	17,000
	Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
	Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	310	427,000
	Contender Boats	Marine	St. Lucie County	NEW	200	0	120	100,000
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	67,193
	Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
	Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	333	106,000
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000

X Not expected to be operational

NR No response

\* Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	36	81,750
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	NR	207,458
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
	Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
Calendar Year 2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	6	60,000
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	70	132,000
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456
Calendar Year 2024	Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
	Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
	APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600
	BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$
	Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
	Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825
	Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000
	Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	\$
	PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD
	Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000
	SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000

2017-2024

8 YEAR TOTALS

12,935

6,743

11,297

16,510,578

\*\* Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

‡ Includes full-time, part-time and per diem workers

† Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

\$ Square footage - see Interstate Crossroads &amp; Legacy Park 2020



## 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 358,704 and has experienced growth of over 28% 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 43,612 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.





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±980 SF FLEX  
SPACE ENDCAP

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±2,292 SF FIRST  
FLOOR OFFICE

S 3RD ST

S US HWY 1

AADT: 31,500

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