

4891 S US Highway 1, Fort Pierce, FL 34950

FORMER
BURGER KING
QSR RESTAURANT



FOR **LEASE**

FC **FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY



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CoStar
POWERBROKER AWARD
THE BEST OF THE BEST

2,882 SF
Ft. Pierce, FL

SPECS

Building Size:	2,882 SF
Lease Price:	\$120,000 Annual NNN
Lot Size:	1.36 Acres
Year Built:	1983 - Renovated 2000
Zoning:	C-3 - City of Ft. Pierce
Land Use:	GC (General Commercial) - City of Ft. Pierce

PROPERTY OVERVIEW

Premier Free-Standing Restaurant with Drive-Thru located directly on US Highway 1 in Ft. Pierce! This former Burger King Restaurant sits on an oversize 1.36 Acre Parcel with 29 Parking Stalls and an XL Drive-Thru lane for great vehicle stacking! Ideally positioned for a High Volume Restaurant/QSR with a Massive Monument Sign and Great Visibility. Spacious 2,882 SF Restaurant Building with a Large Dining Area, existing Hood System, Grease Trap, and a Walk-in Cooler and Freezer. Very Rare Opportunity for a Fast Food Establishment in one of Florida's fast growing markets!

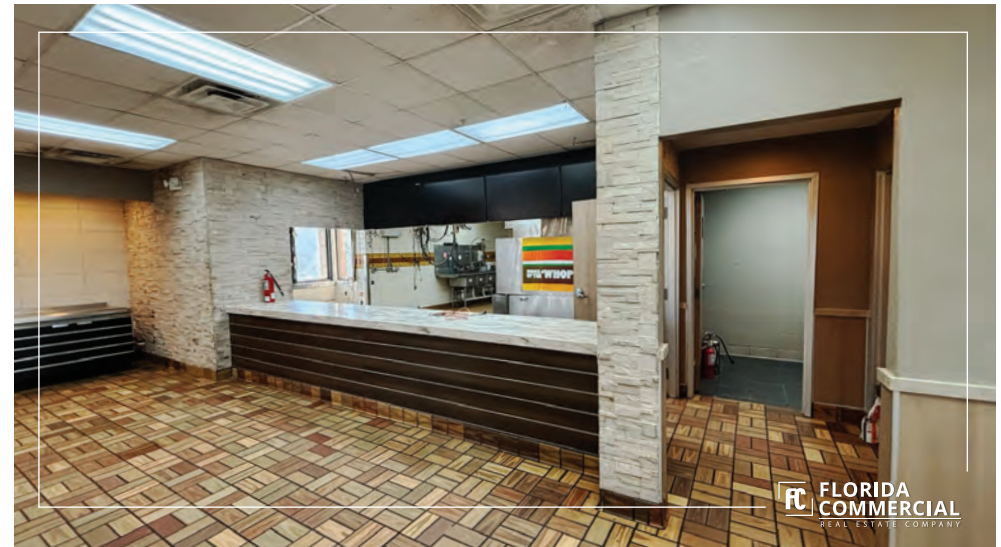
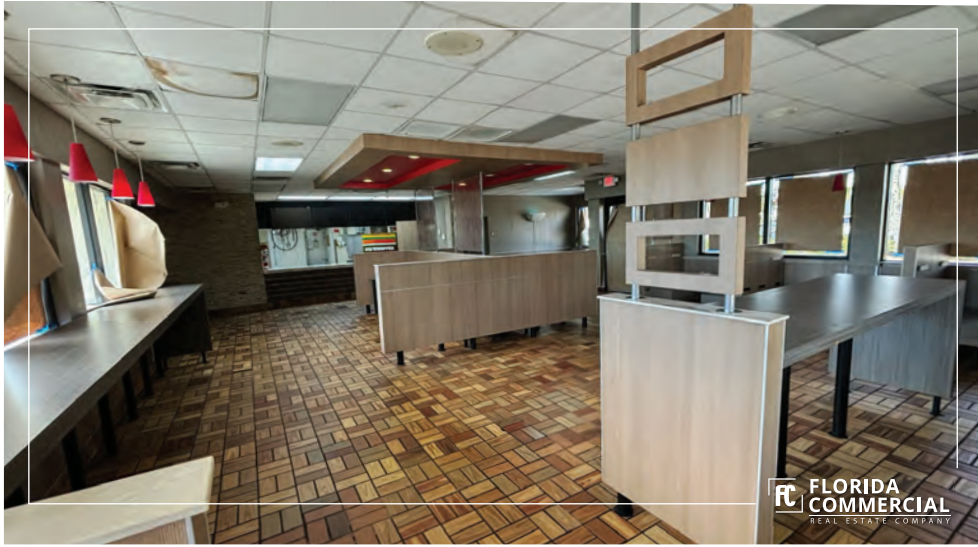
Located on Highly-Trafficked US Highway 1 just North of Midway Road in southern Fort Pierce, Florida!



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POPULATION

1 MILE 3 MILES 5 MILES

Total population	3,992	39,848	93,107
Median age	48.2	44.9	47.3
Median age (Male)	46.0	43.4	45.8
Median age (Female)	50.4	46.3	48.5



HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total households	1,701	16,475	39,397
# of persons per HH	2.3	2.4	2.4
Average HH income	\$67,534	\$61,869	\$65,252
Average house value	\$316,895	\$294,167	\$265,415



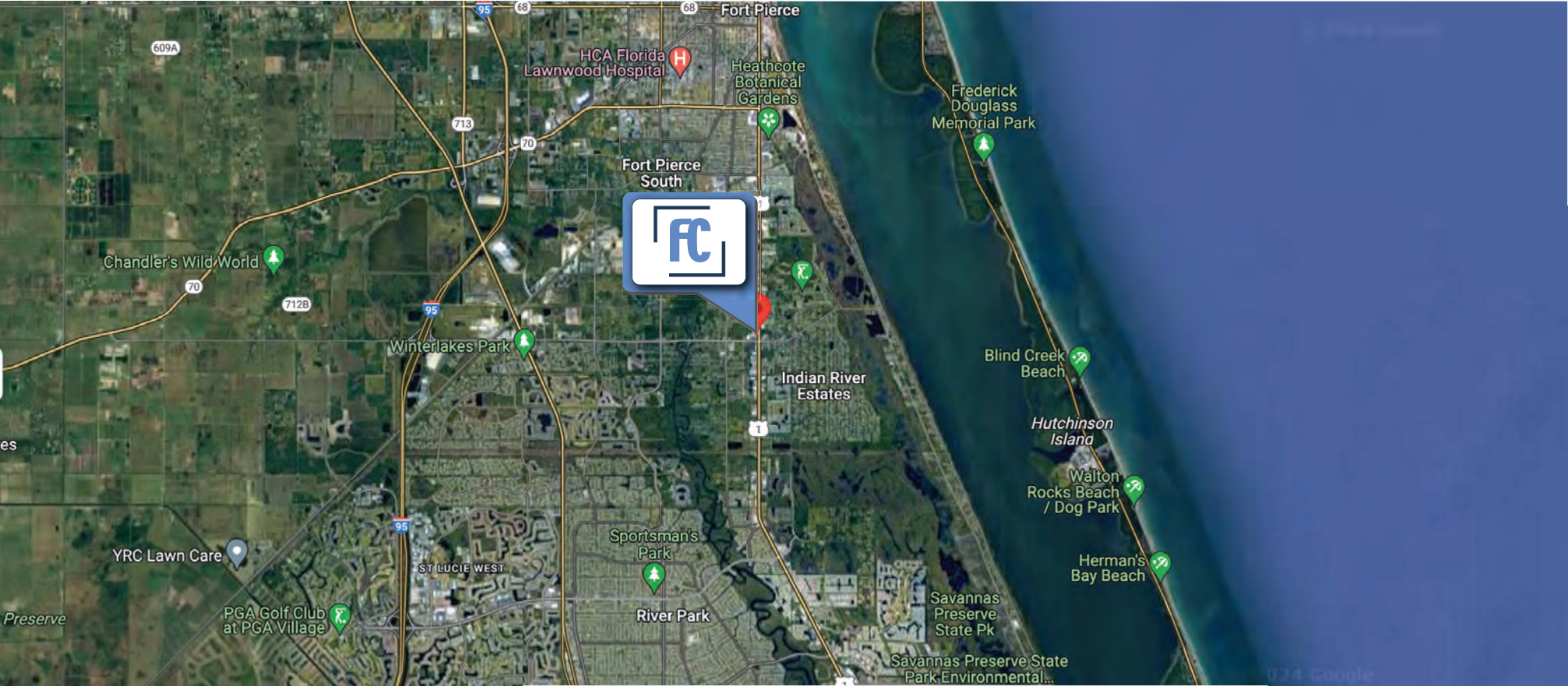
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LOCATION MAP

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AERIAL VIEW

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