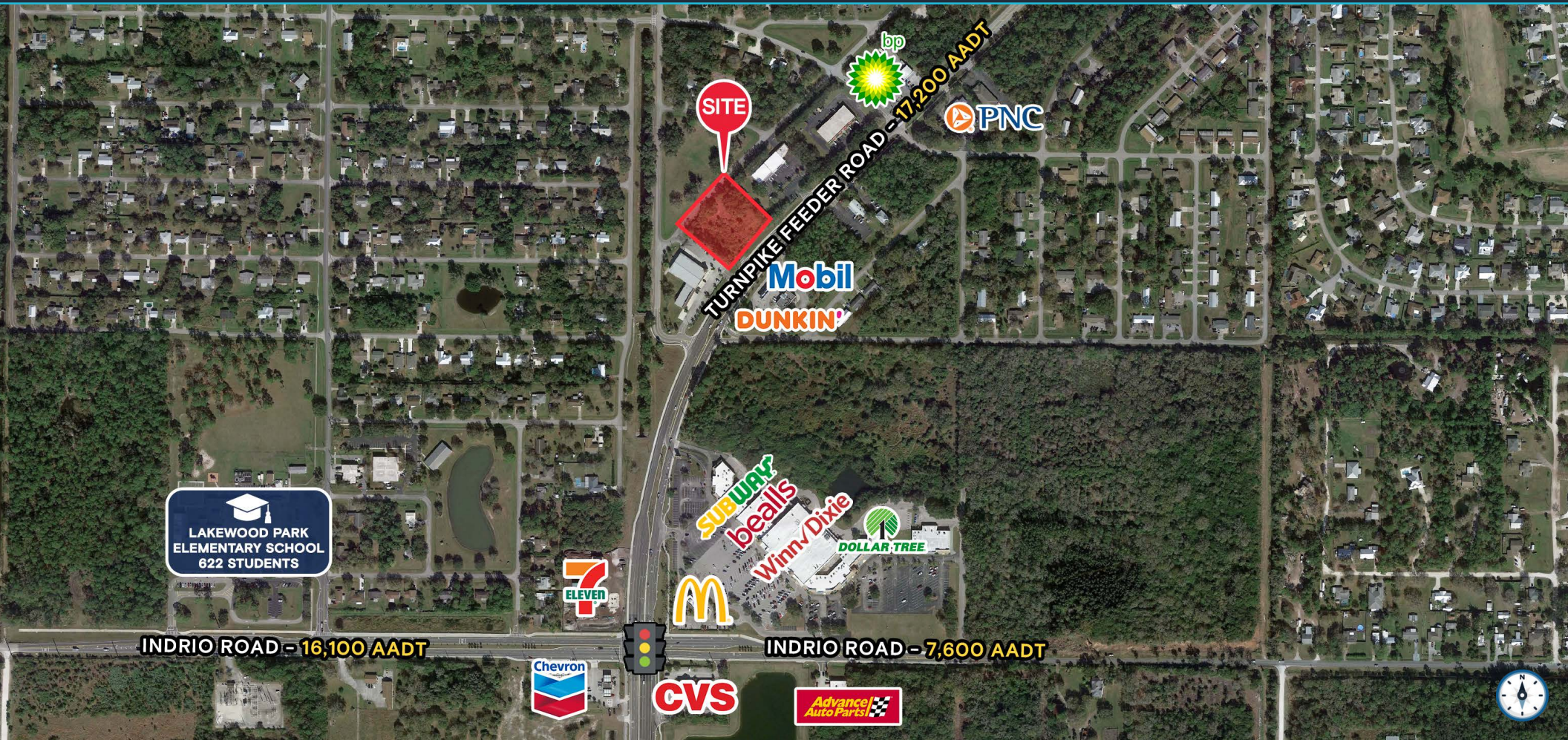


GROUND LEASE | FOR LEASE

±1.44 ACRES AVAILABLE

5021 Turnpike Feeder Road, Ft Pierce, FL



SEEKING GROUND LEASE OR BTS USERS FOR QSR, RETAIL, STORAGE & MORE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle

DIRECTOR

allancarlisle@katzretail.com

(561) 385-4791

Eric Spritz

VICE PRESIDENT

ericspritz@katzretail.com

(954) 296-5861

Jon Cashion

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071

Property Overview

HIGHLIGHTS

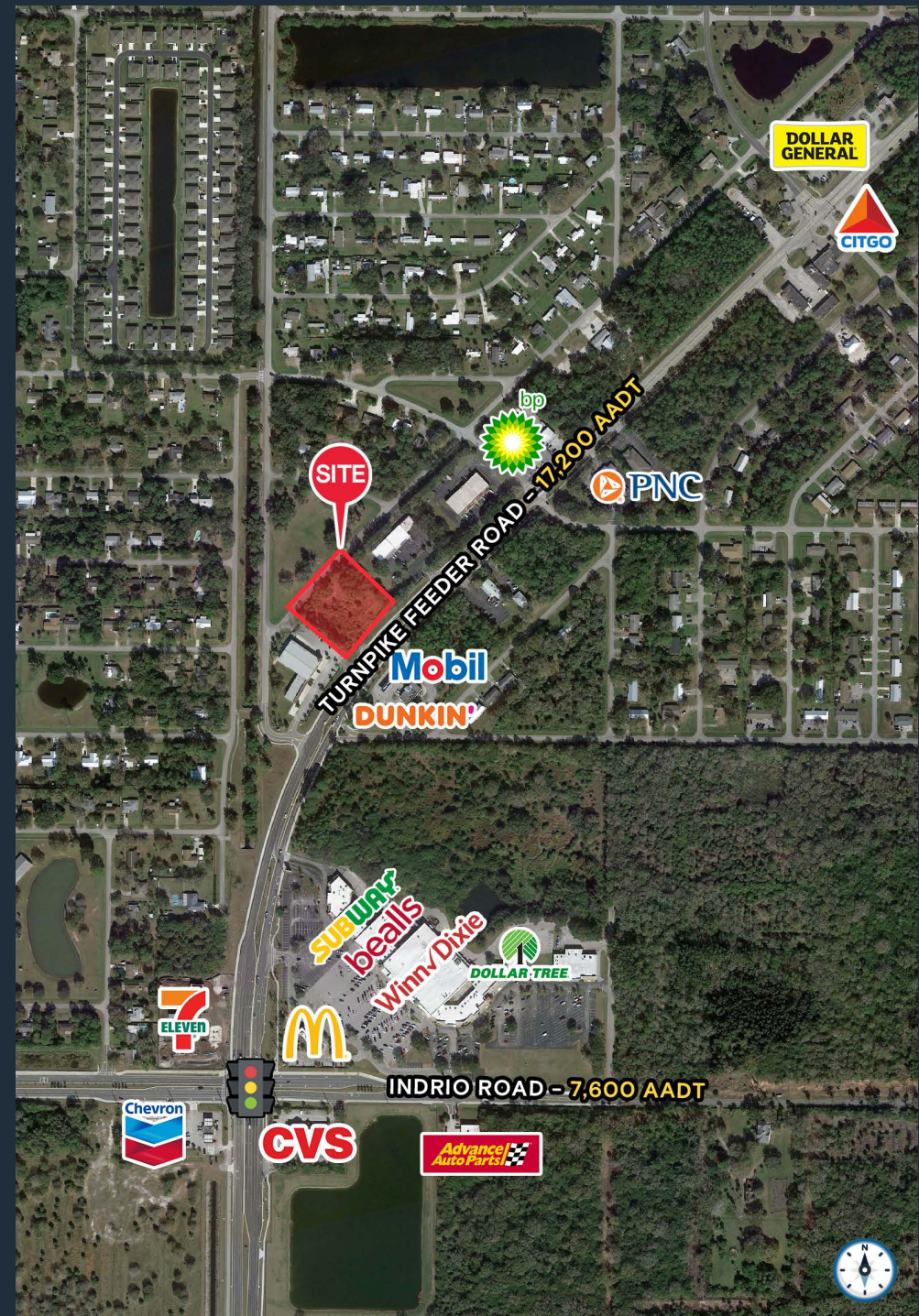
- ±1.44 acres on Turnpike Feeder Road
- Close proximity to: **Winn/Dixie bealls** **DOLLAR TREE**
DUNKIN' **McDonald's** **7 ELEVEN** **Advance Auto Parts** **SUBWAY** **CVS pharmacy**
- Seeking ground lease or BTS users for QSR, retail, storage and more
- ±52,533 people in a 5 mile radius

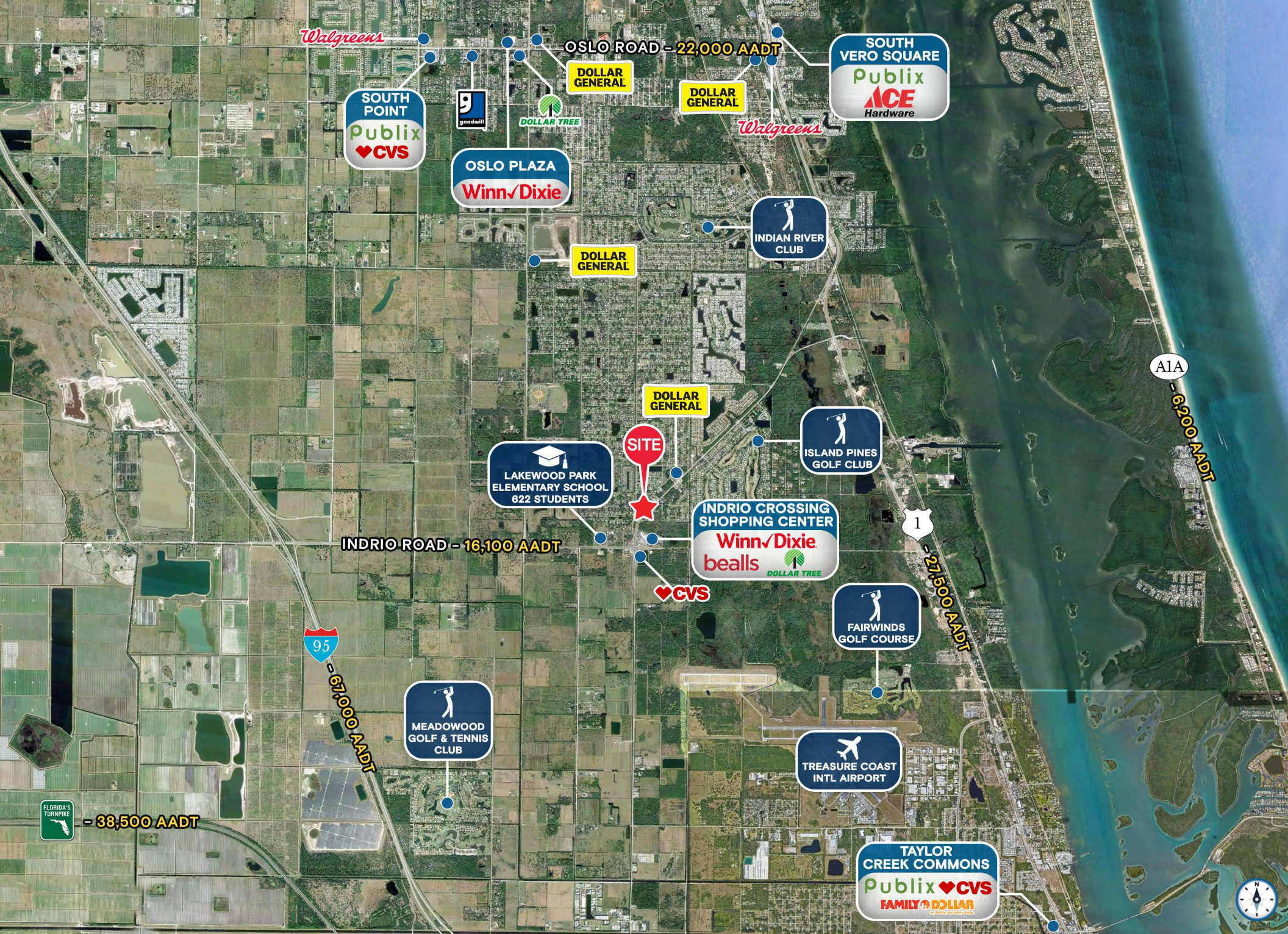
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,731	20,012	52,533
HOUSEHOLDS	1,902	8,320	21,506
EMPLOYEES	3,731	16,409	42,711
AVERAGE HH INCOME	\$81,754	\$81,922	\$87,969

TRAFFIC COUNTS

TURNPIKE FEEDER ROAD	17,200 AADT
----------------------	-------------





Walgreens

OSLO ROAD - 22,000 AADT

SOUTH VERO SQUARE
Publix
ACE Hardware

SOUTH POINT
Publix
CVS

DOLLAR GENERAL

DOLLAR GENERAL

OSLO PLAZA
Winn-Dixie

Walgreens

INDIAN RIVER CLUB

DOLLAR GENERAL

SITE

LAKEWOOD PARK
ELEMENTARY SCHOOL
622 STUDENTS

ISLAND PINES
GOLF CLUB

INDRIO ROAD - 16,100 AADT

INDRIO CROSSING
SHOPPING CENTER
Winn-Dixie
bealls
DOLLAR TREE

1

CVS

FAIRWINDS
GOLF COURSE

27,500 AADT

95

67,000 AADT

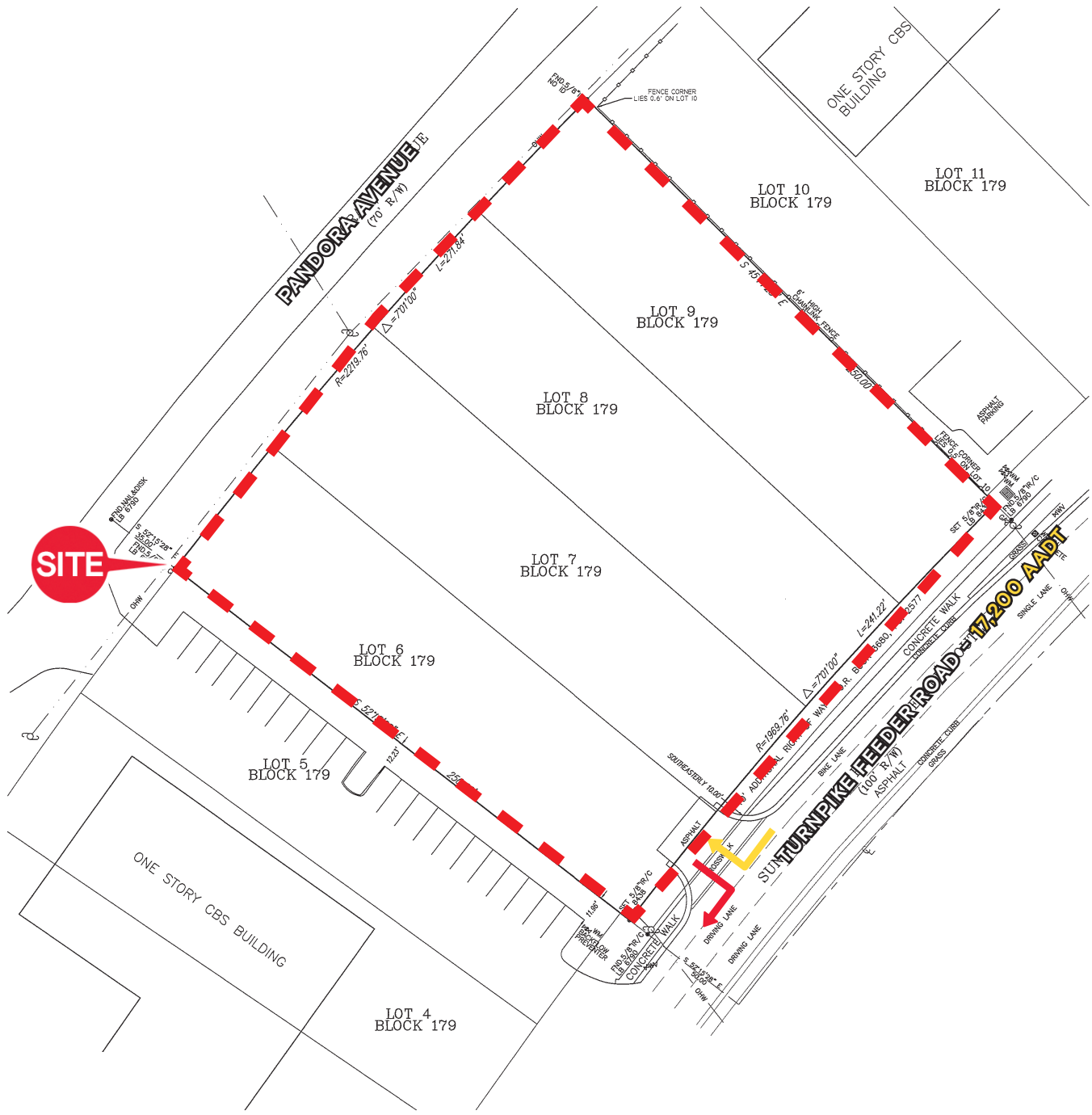
MEADOWOOD
GOLF & TENNIS
CLUB

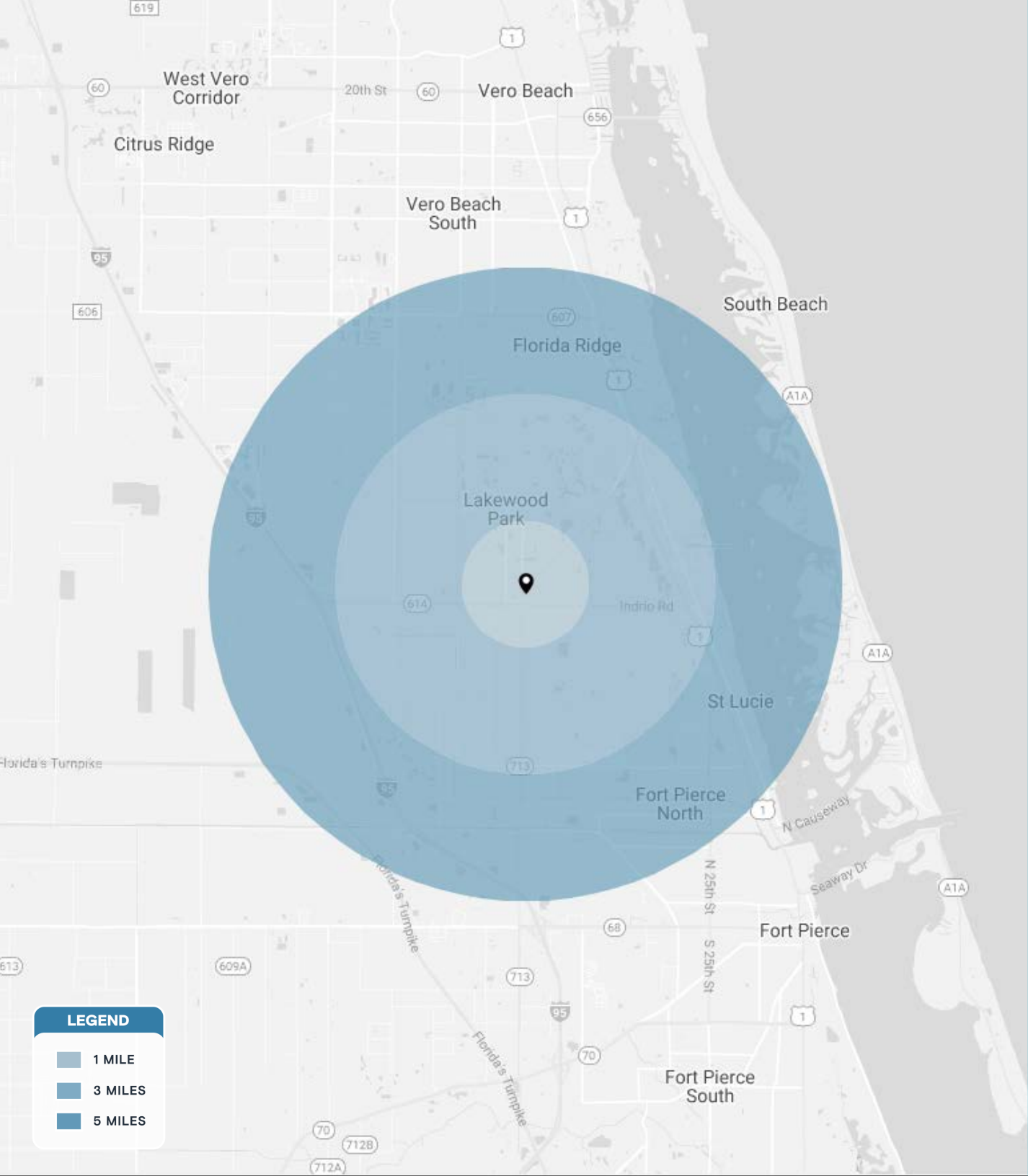
TREASURE COAST
INTL AIRPORT

FLORIDA'S
TURNPIKE
38,500 AADT

TAYLOR
CREEK COMMONS
Publix
CVS
FAMILY DOLLAR







LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

Allan Carlisle
DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

Eric Spritz
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 05.12.26