

INDUSTRIAL EQUIPMENT STORAGE LOTS

799 Barrel Ave. Fort Pierce, FL 34982



FOR SALE | \$1,400,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Presenting an excellent opportunity to acquire two adjacent industrial lots totaling 4.79 acres in Fort Pierce, FL.
- Situated in a prime industrial sector, the north lot features partially fenced areas ideal for secure storage, along with an open area suitable for soil stockpile and other material storage.
- The south lot primarily serves as a laydown yard and includes a 1,440 SF modular office, providing additional functionality for administrative or operational needs.
- Both sites offer **development potential**, allowing for the construction of industrial buildings or other structures to suit a variety of business needs.
- Strategically located between Oleander Ave. and US Highway 1, the site offers convenient access to major transportation routes, making it ideal for a variety of industrial uses.



PRICE	\$1,400,000
BUILDING SIZE	1,440 SF (modular office in South lot)
NORTH LOT ACREAGE	2.39 AC
SOUTH LOT ACREAGE	2.40 AC
TRAFFIC COUNT	7,400 ADT (Oleander Ave.)
ZONING	I-1 (FP)
LAND USE	Industrial
PARCEL ID (PLEASANT ACRES RD)	2434-601-0015-000-2
PARCEL ID (BARREL AVE.)	2434-601-0015-040-4

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,035	1 Mile	\$49,876	1 Mile	41.9
3 Mile	36,599	3 Mile	\$60,417	3 Mile	40.8
5 Mile	96,653	5 Mile	\$64,527	5 Mile	40.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,240	1 Mile	\$37,314	1 Mile	41.2
3 Mile	43,903	3 Mile	\$49,573	3 Mile	40.3
5 Mile	116,709	5 Mile	\$51,578	5 Mile	39.8

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ZONING INFORMATION

Industrial	I-1
<i>Artisan</i>	P
-Cabinet Shops, Woodworking	P
<i>Light Industrial Service (except as noted below)</i>	P
-Catering Facility, Large-Scale	P
-Contractors/Others Performing Services Off-Site	P
-Research Service	P
<i>Marine-Related Industrial</i>	P
<i>Warehouse and Freight (except as noted below)</i>	P
-Parcel Service	P
<i>Waste-Related Use (except as noted below)</i>	C
-Solid Waste Separation, Transfer Station	C
-Recycling Center	C
-Wrecking or Salvage Yard	C

Wholesale Trade	P
Heavy Industrial (except as noted below)	-
-Heavy Equipment Sales and Rentals	P
-Service of Heavy Equipment	P
-Processing of Food and Related Products	P

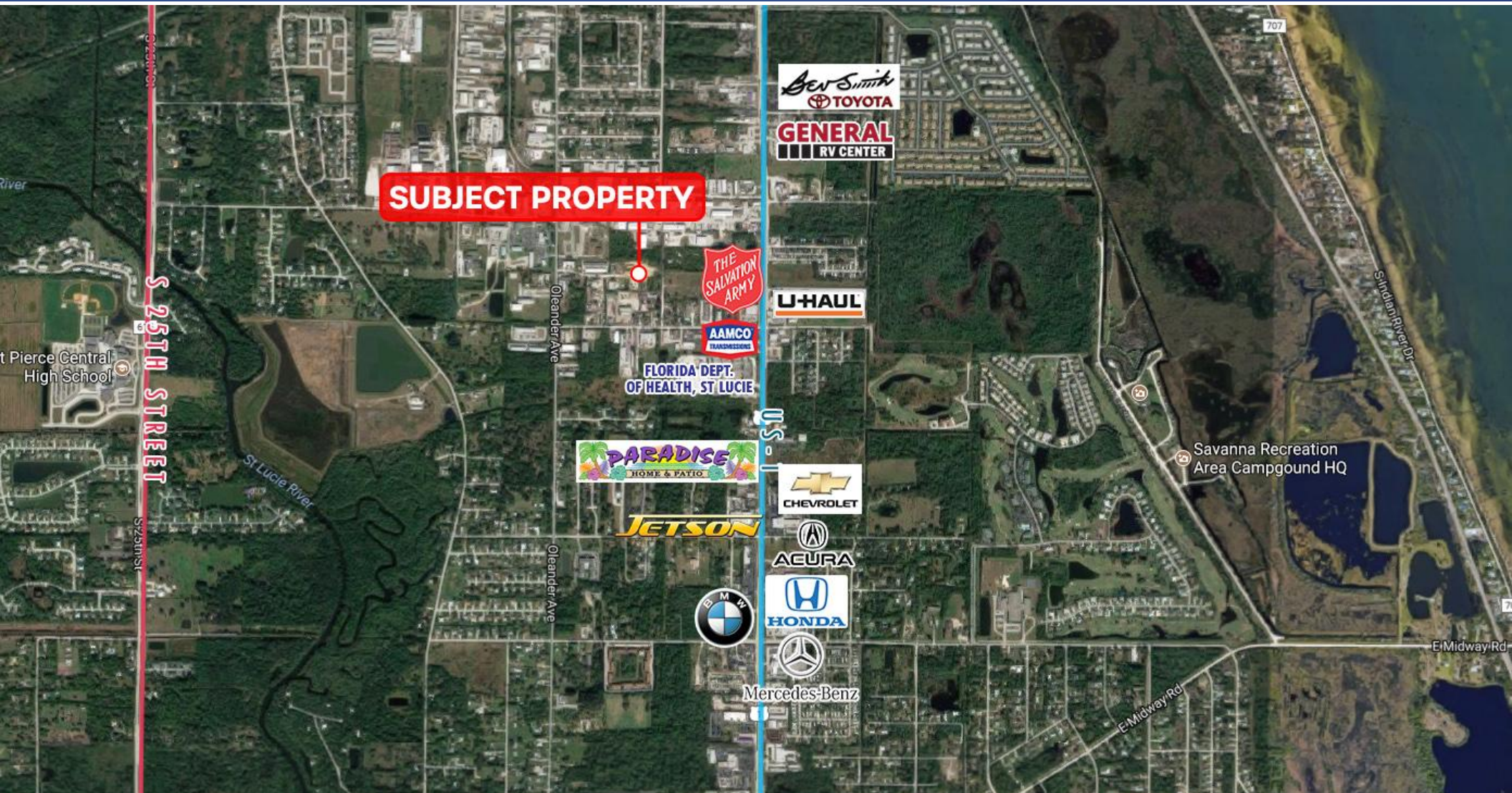
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TRADE AREA MAP



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