

4891 S US Highway 1,
Fort Pierce, FL 34982

FORMER BURGER KING
QSR RESTAURANT

FOR **SALE** OR **LEASE**



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

2,882 SF

FT. PIERCE, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

4891 S US Highway 1, Fort Pierce, FL 34982 | Former Burger King QSR Restaurant

SPECS

Building Size: 2,882 SF
Sale Price: \$1,295,000.00
Lease Price: \$38.20 Per SF / YR (\$110,000 Annual) / NNN
Lot Size: 1.36 Acres
Year Built: 1983 - Renovated 2016
Zoning: C-3 - City of Ft. Pierce
Land Use: GC (General Commercial) - City of Ft. Pierce

PROPERTY OVERVIEW

FOR SALE or LEASE! Premier Free-Standing Restaurant with Drive-Thru, renovated in 2016, located directly on US Highway 1 in Ft. Pierce! This former Burger King Restaurant sits on an oversize 1.36 Acre Parcel with 32 Parking Stalls and an XL Drive-Thru Lane for excellent vehicle stacking. Ideally positioned for a High Volume Restaurant/QSR with a Massive Monument Sign and Great Visibility. Spacious 2,882 SF Restaurant Building featuring a Large Dining Area, existing Hood System, Grease Trap, and 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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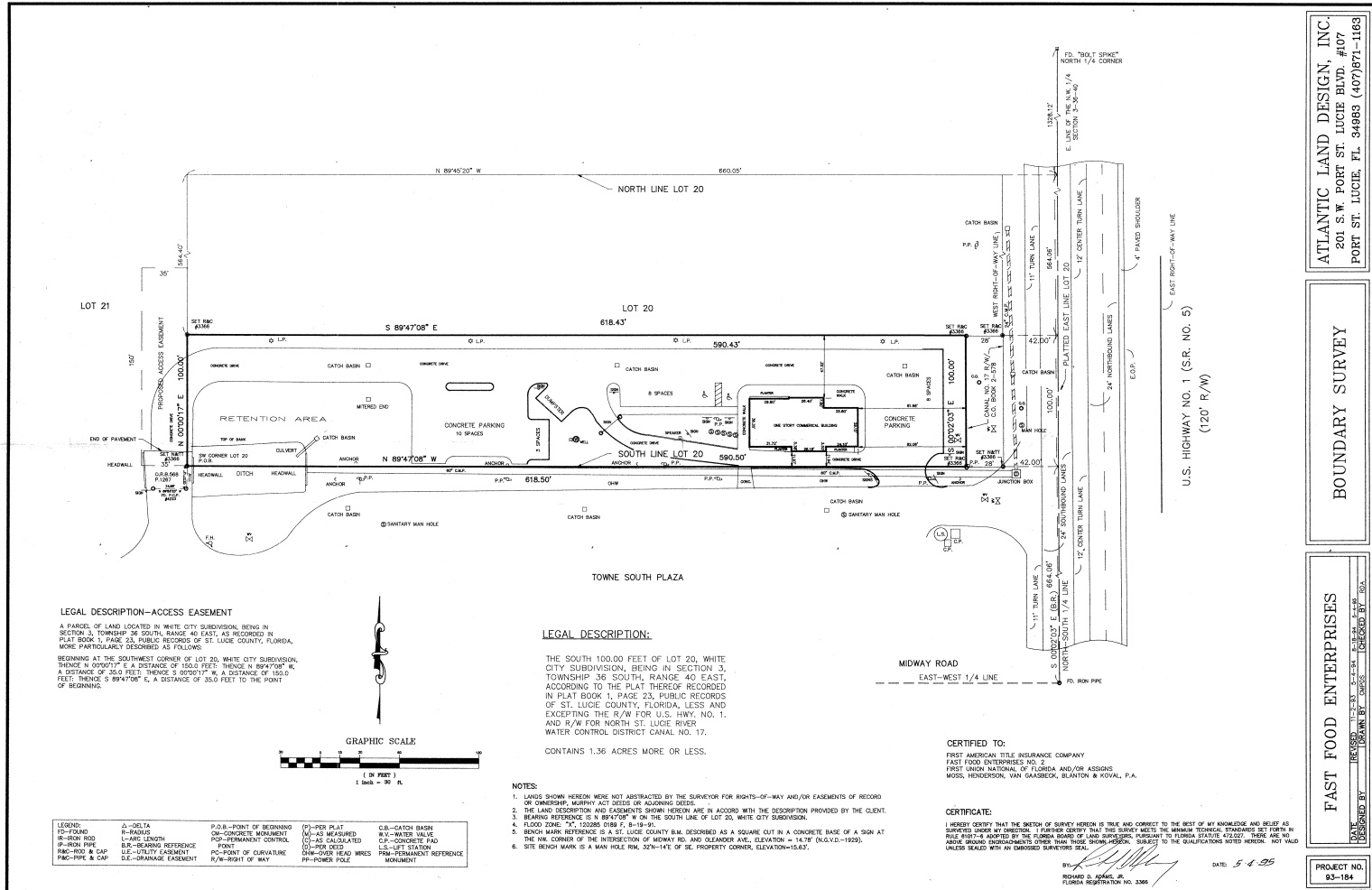
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MAPS & REPORT

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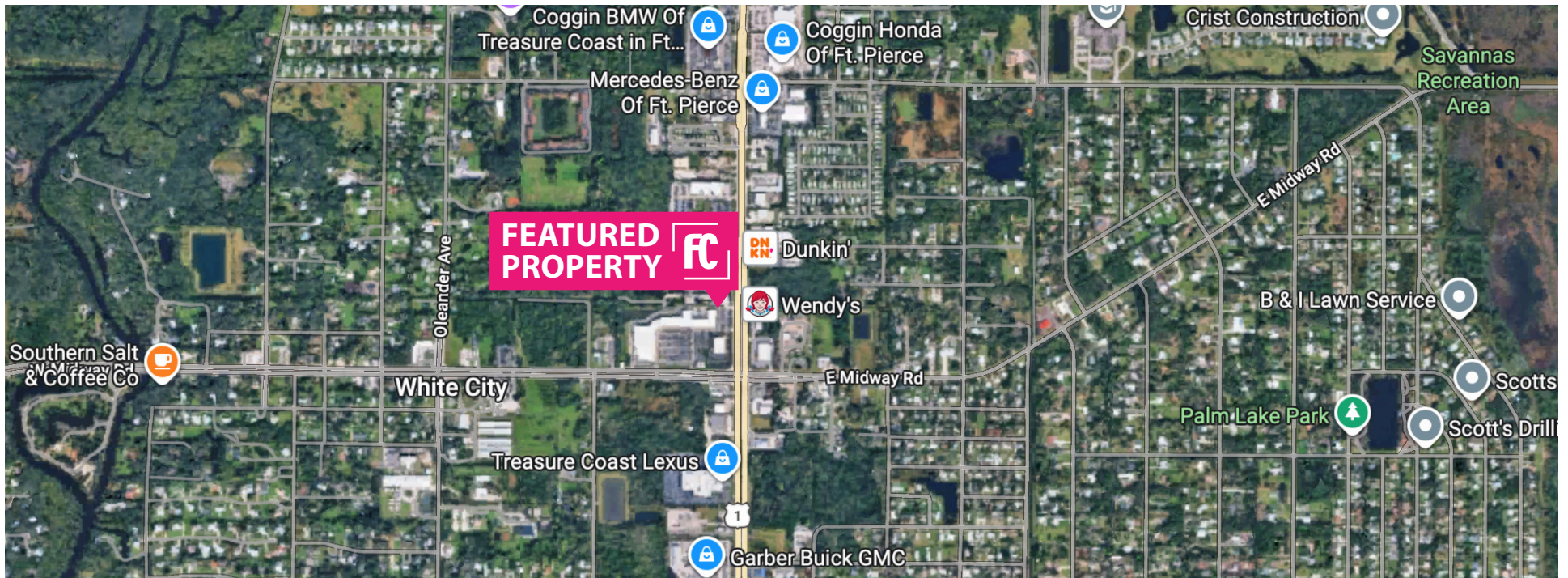
POPULATION

	1 MILE	3 MILES	5 MILES
Population	3,992	39.8K	93.1K
Median Age	48.2	44.9	47.3



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1.7K	16.5K	39.3K
# of Employees	9.7K	38.1K	89.2K
Average HH Income	\$67.5K	\$61.8K	\$65.2K



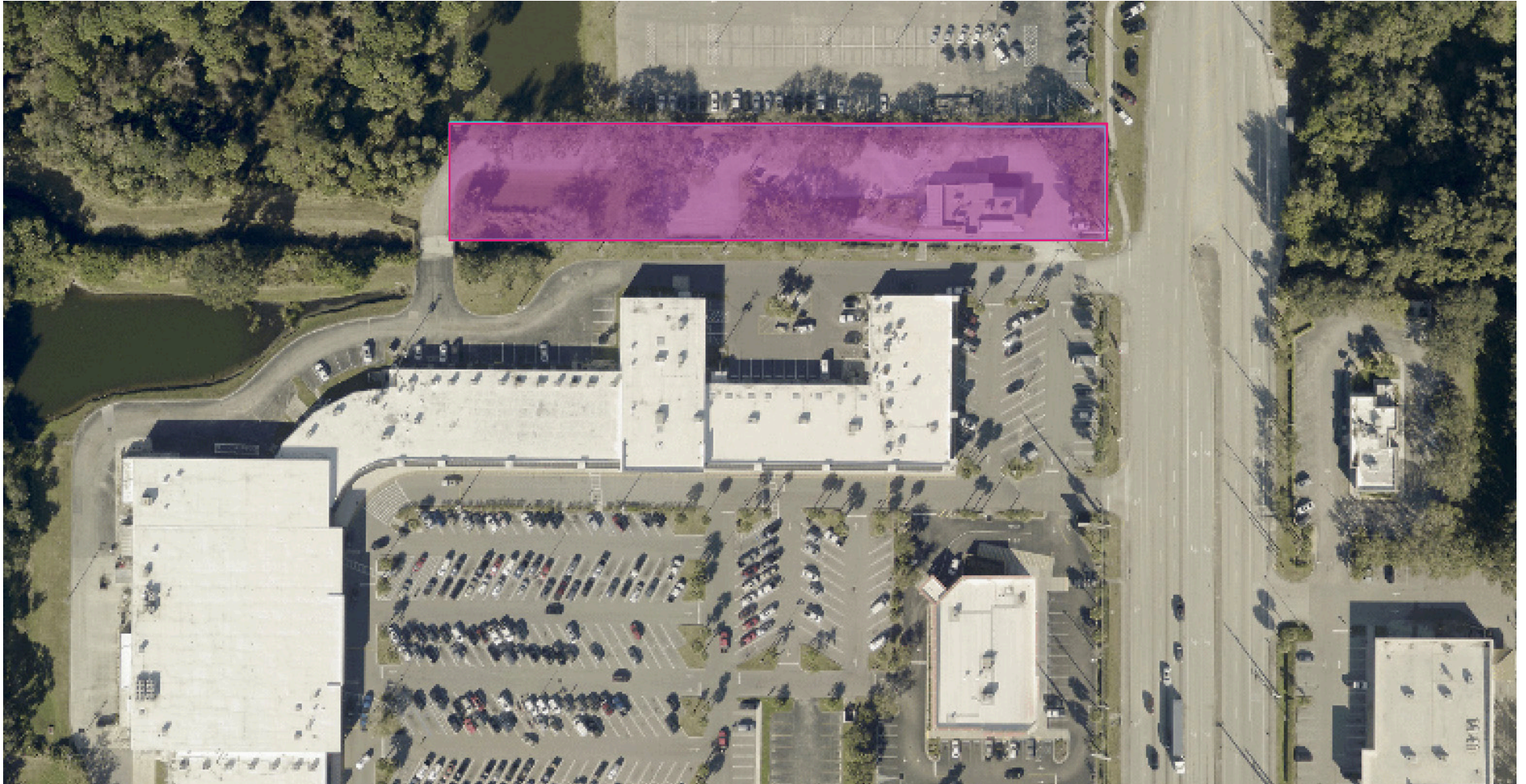
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LOCATION

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