

OFFERING MEMORANDUM

MIXED-USE & DEVELOPMENT OPPORTUNITY
WITH IN-PLACE NNN CASH FLOW



2402 SOUTH US HIGHWAY 1 | FORT PIERCE, FL 34982

**BERKSHIRE
HATHAWAY**
HOMESERVICES

EWM
REALTY

FRANK KISSEL
INVESTMENT SALES & LEASING



TABLE OF CONTENT

| | |
|--|----|
| EXECUTIVE SUMMARY & CONTACT INFORMATION | 3 |
| PORTFOLIO OVERVIEW & LOCATION HIGHLIGHTS | 4 |
| PROPERTY #1 TUFF SHED NNN RETAIL LEASE | 5 |
| PROPERTY #2 RESIDENTIAL TRI-PLEX | 6 |
| PROPERTY #3 VACANT DEVELOPABLE LAND | 7 |
| FORT PIECE MARKET OVERVIEW | 8 |
| DEMOGRAPHICS & TRAFFIC OVERVIEW | 9 |
| CONTACT US | 10 |



DISCLAIMER:

The information provided herein has been obtained from sources believed to be reliable. We have not verified and make no guarantee, warranty, or representation about this information. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs.

EXECUTIVE SUMMARY & CONTACT INFORMATION

EXECUTIVE SUMMARY:

Berkshire Hathaway Homeservices EWM Realty ("BHHS EWM Realty") is pleased to present the opportunity to purchase this multi-parcel commercial portfolio located in the heart of Fort Pierce, Florida in Saint Lucie County. The portfolio consists of 3 individual properties (4 folios), and provides a Buyer with an opportunity to own prime real estate along the bustling US-1 corridor in Fort Pierce. The properties offer future development potential, while enjoying the existing cash flow streams generated by a single-tenant NNN Lease with the national retail brand Tuff Shed, as well as from a residential triplex building.

The properties are located one block south of the intersection of US-1 and State Road 70 which is one of the major arteries leading into downtown Fort Pierce from I-95 and Florida's Turnpike. The Tuff Shed property is a corner lot composed of two adjoining parcels (2 separate folios) that front US-1 to the west, Indian Hills Drive to the north, and S. 3rd Street to the east.

The adjacent residential triplex property is contiguous and to the east of the Tuff Shed parcels and fronts Indian Hills Drive to the north and S. 3rd Street to the east. This parcel features a large open parking area along with double egress/ingress to the north and east.

The vacant developable lot is located across the street to the north of Indian Hills Drive and is composed of 23,320 SF (0.54 acres) and is zoned C3 – General Commercial. The fully-paved & gated/fenced lot is currently part of the Tuff Shed lease and is mainly used for storage of their shed inventory. Plans exist for a future 4,000 SF industrial warehouse/storage building. To accommodate potential future development, the lot already features a full array of underground utilities and new sidewalks.

The Portfolio is surrounded by national retailers. Sable Palm Plaza is located across US-1 and features brands such as Publix, Jersey Mike's, Wendy's and Chase Bank. One block to the north of State Road 70 is the newly-refurbished Gateway Plaza which features Starbucks, Planet Fitness, Wingstop, Ross and a Wawa outparcel.



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PORTFOLIO OVERVIEW & LOCATION HIGHLIGHTS



- Prime corner location along the northbound lanes of S. US-1 and Indian Hills Drive. Easy ingress & egress along both roads.
- Optimal exposure with more than 35,000 vehicles per day (Source: CoStar, 2025)
- Strong population density of over 49,000 residents living within a 3-mile radius, and over 83,000 residents within a 5-mile radius (Source: CoStar, 2025)
- Surrounded by national retailers, including Dunkin', WaWa, Publix, CVS and Chase Bank.

| | PROPERTY 1 | PROPERTY 2 | PROPERTY 3 |
|-------------|--|-------------------------|--|
| Address | 2402 S. US HWY 1 (a/k/a 307 Indian Hills Dr.) | 303 Indian Hills Dr. | 330 Indian Hills Dr. |
| Folio(s) | 2422-601-0005-000-2 & 2422-601-0004-000-5 | 2422-601-0003-000-8 | 2422-601-0001-000-4 |
| Current Use | Tuff Shed (NNN Retail Lease) | Residential Tri-Plex | Tuff Shed Storage (Vacant Developable Lot) |
| Land SF | 15,150 SF (0.35 acres) + 7,050 SF (0.16 acres) | 13,200 SF (0.30 acres) | 23,320 SF (0.535 acres) |
| Building SF | 3,250 SF | 1,800 SF | 4,000 SF (Proposed) |
| Year Built | 1948/2008 | 1970 | N/A |
| Zoning | C3 - General Commercial | C3 - General Commercial | C3 - General Commercial |

PROPERTY #1 | TUFF SHED NNN RETAIL LEASE



| PROPERTY 1 | |
|-------------|--|
| Address | 2402 S. US HWY 1 (a/k/a 307 Indian Hills Dr.) |
| Folio(s) | 2422-601-0005-000-2 & 2422-601-0004-000-5 |
| Current Use | Tuff Shed (NNN Retail Lease) |
| Land SF | 15,150 SF (0.35 acres) + 7,050 SF (0.16 acres) |
| Building SF | 3,250 SF |
| Year Built | 1948/2008 |
| Zoning | C3 - General Commercial |



| PROPERTY 1 - LEASE STRUCTURE | |
|------------------------------|--|
| Lease | NNN |
| Tenant Responsibilities | RE Taxes, Insurance, General Maintenance, Utilities, Landscaping |
| Landlord Responsibilities | Roof & Structure |
| Monthly Rent | \$5,680 |
| Annual Rent / NOI | \$68,160 |
| Annual Rent Increases | 3.0% every December 1st |
| Lease Expiration | November 30, 2029 |

Property #1 is the centerpiece of this portfolio. Comprised of two separate folio numbers, this property features 125' of frontage along the northbound lanes of US-1. Since 2019, this property has been home to Tuff Shed, one of the country's leading manufacturers of backyard buildings and sheds. Tuff Shed is in the 1st year of a 5-year Renewal Period that expires in November 2029. By way of the NNN nature of Tuff Shed's Lease, this investment offers an attractive, in-place cash flow stream, 3% annual increases in rent, with virtually no Landlord Responsibilities. The location and visibility of this location offer significant opportunity for redevelopment upon the expiration of the existing Tuff Shed Lease.

TUFF SHED COMPANY PROFILE

Headquartered in Denver, CO, Tuff Shed is a true American original, beginning in 1981 with one man's dream of designing, fabricating and installing quality backyard buildings for customers. Four decades later, Tuff Shed is an industry leader, now serving customers throughout much of the United States. Our dedication to quality, helpful design consultants, and network of local factories and installers, make it easy for our customers to get the Tuff Shed building that's best for their needs. We pride ourselves on providing exceptional customer service and products of lasting value for our customers.



PROPERTY #2 | RESIDENTIAL TRI-PLEX



| PROPERTY 2 | |
|-------------|-------------------------|
| Address | 303 Indian Hills Dr. |
| Folio(s) | 2422-601-0003-000-8 |
| Current Use | Residential Tri-Plex |
| Land SF | 13,200 SF (0.30 acres) |
| Building SF | 1,800 SF |
| Year Built | 1970 |
| Zoning | C3 - General Commercial |



| UNIT MIX | Monthly | Annual | # Bed | # Bath | # Parking | Notes |
|---------------------|-------------------|--------------------|-------|--------|-----------|-------------|
| Residential Unit #1 | \$1,575.00 | \$18,900.00 | 2 | 1 | 1 | Remodeled |
| Residential Unit #2 | \$1,100.00 | \$13,200.00 | 0 | 1 | 1 | Studio Unit |
| Residential Unit #3 | \$1,300.00 | \$15,600.00 | 1 | 1 | 1 | Remodeled |
| TOTAL INCOME | \$3,975.00 | \$47,700.00 | | | | |

| EXPENSES (PAID BY LANDLORD): | Monthly | Annual |
|------------------------------|-------------------|--------------------|
| RE Taxes | \$325.85 | \$3,910.17 |
| Insurance | \$333.33 | \$4,000.00 |
| Utilities | \$350.00 | \$4,200.00 |
| General R&M | \$83.33 | \$1,000.00 |
| TOTAL EXPENSES | \$1,092.51 | \$13,110.17 |

Property #2 is the residential component of this portfolio, and consists of a 3-unit, 1,800 SF triplex building which is fully-occupied containing 3 separate residential Tenants. This property is adjacent to the Tuff Shed piece (Property #1) and fronts Indian Hills Drive to the north and S. 3rd Street to the east. This parcel features a large open parking area along with double egress/ingress to the north and east. There are a total of 10 parking spaces on Property #2.

PROPERTY #3 | VACANT DEVELOPABLE LAND



| PROPERTY 3 | |
|-------------|---|
| Address | 330 Indian Hills Dr. |
| Folio(s) | 2422-601-0001-000-4 |
| Current Use | Tuff Shed Storage (Vacant Developable Lot) |
| Land SF | Included with Rent Generated by Tuff Shed Lease |
| Building SF | 23,320 SF (0.535 acres) |
| Year Built | 4,000 SF (Proposed) |
| Zoning | C3 - General Commercial |

The final component of the portfolio is Property #3 which is located across the street to the north of Properties 1 and 2 along Indian Hills Drive. This vacant 23,320 SF (.535 acres) parcel is leased to Tuff Shed and is currently used for overflow storage of their shed inventory. Drawings have been created to develop a 4,000 SF industrial warehouse/storage building on the lot. To accommodate the future development, the Owner has already installed the underground utilities and new sidewalks. The parcel currently features a fresh coat of asphalt, a full perimeter fence and a gate for secure access.



FORT PIECE MARKET OVERVIEW



Fort Pierce, Florida, also known as the "Sunrise City" is a charming city located on the east coast of the state in Port St. Lucie County. Fort Pierce is conveniently located 14 miles to the south of Vero Beach, and 18 miles to the north of Stuart and connected by way of US Highway 1, Interstate 95, and the Florida Turnpike.

Fort Pierce boasts stunning beaches along the Atlantic Ocean, including South Beach Park and Fort Pierce Inlet State Park, which are popular for swimming, sunbathing, and water sports. The Fort Pierce Inlet is a hub for boating and marine activities. It connects the Indian River Lagoon with the Atlantic Ocean and is important for both commerce and recreation.

The city has a historic downtown area with a vibrant arts and cultural scene. You can explore shops, galleries, and enjoy local events. The city offers cultural attractions like the A.E. Backus Museum and Gallery, which showcases the works of Florida artists, as well as The Navy Seal Museum.

The rural areas west of Fort Pierce are home to Florida's agricultural industry, particularly citrus production.

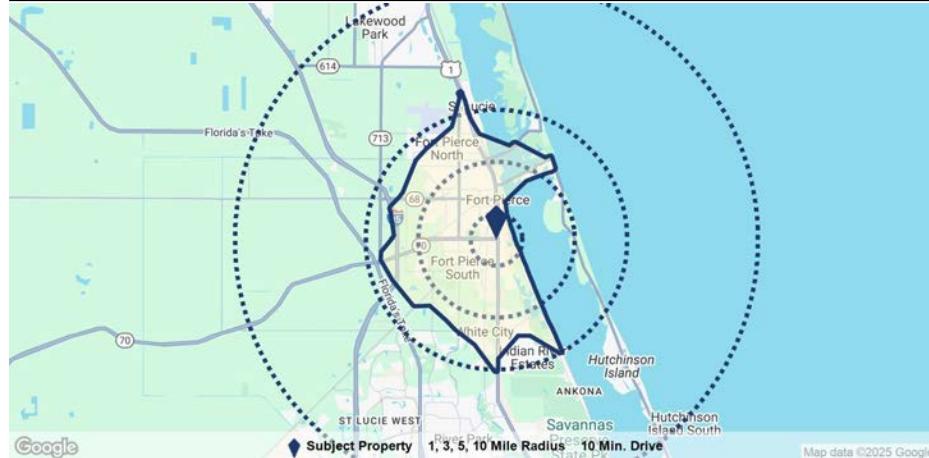
Fort Pierce also has convenient access to a wide variety of transportation hubs, including airports in Stuart, Vero Beach, Melbourne, West Palm Beach, and Orlando.

DEMOGRAPHICS & TRAFFIC OVERVIEW

Subject Property

2402 S US Highway 1

DEMOGRAPHICS

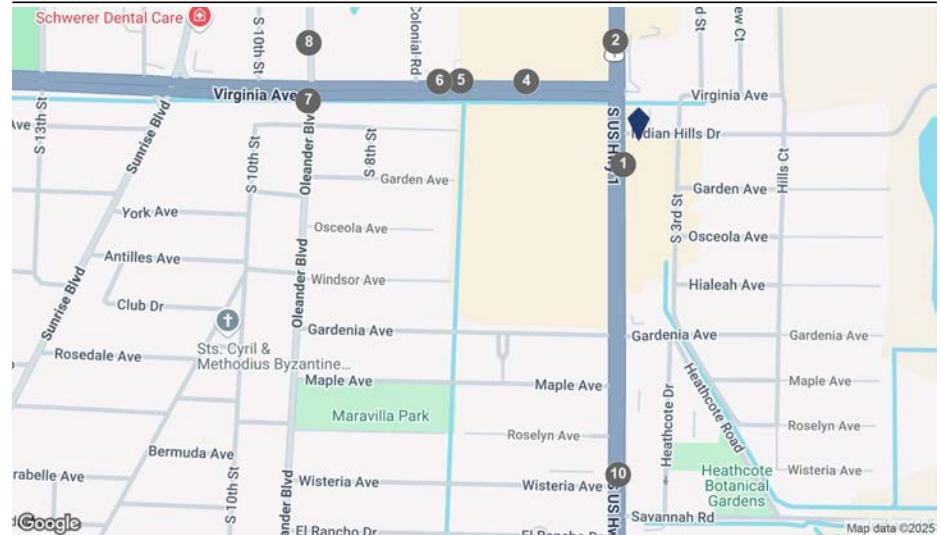


| | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 10 Min. Drive |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Population | 8,722 | 49,154 | 83,276 | 218,164 | 68,151 |
| 5 Yr Growth | 19.0% | 20.7% | 21.2% | 21.1% | 19.1% |
| Median Age | 35 | 39 | 41 | 45 | 38 |
| 5 Yr Forecast | 36 | 40 | 42 | 45 | 39 |
| White / Black / Hispanic | 35% / 29% / 44% | 40% / 35% / 29% | 47% / 32% / 23% | 57% / 23% / 22% | 40% / 38% / 26% |
| 5 Yr Forecast | 35% / 29% / 44% | 40% / 35% / 29% | 47% / 32% / 23% | 57% / 23% / 22% | 40% / 38% / 26% |
| Employment | 3,397 | 23,340 | 38,105 | 73,752 | 29,078 |
| Buying Power | \$132.8M | \$785.7M | \$1.5B | \$4.9B | \$1B |
| 5 Yr Growth | 17.9% | 21.8% | 22.8% | 21.3% | 18.8% |
| College Graduates | 9.1% | 16.5% | 19.4% | 22.6% | 18.2% |
| Household | | | | | |
| Households | 2,954 | 18,706 | 32,520 | 87,505 | 25,819 |
| 5 Yr Growth | 18.4% | 20.6% | 21.2% | 21.0% | 18.8% |
| Median Household Income | \$44,942 | \$42,001 | \$45,448 | \$56,427 | \$40,213 |
| 5 Yr Forecast | \$44,749 | \$42,411 | \$46,071 | \$56,543 | \$40,222 |
| Average Household Income | \$54,177 | \$55,355 | \$61,163 | \$71,070 | \$53,791 |
| 5 Yr Forecast | \$53,952 | \$56,074 | \$61,852 | \$71,258 | \$54,192 |
| % High Income (>\$75K) | 20% | 24% | 28% | 35% | 22% |
| Housing | | | | | |
| Median Home Value | \$159,615 | \$201,632 | \$240,435 | \$254,291 | \$196,769 |
| Median Year Built | 1973 | 1976 | 1981 | 1990 | 1977 |
| Owner / Renter Occupied | 50% / 50% | 50% / 50% | 58% / 42% | 70% / 30% | 51% / 49% |

Subject Property

2402 S US Highway 1

TRAFFIC COUNTS



COUNTS BY STREETS

| Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|-------------------|--------------------------|----------------|------------|-------------------|
| 1 S 4th St | Indian Hills Dr - N | 35,856 | 2025 | 0.05 mi |
| 2 S 4th St | Virginia Ave - S | 37,182 | 2025 | 0.11 mi |
| 3 Virginia Avenue | S 4th St - E | 20,322 | 2020 | 0.14 mi |
| 4 Virginia Ave | S 4th St - E | 22,707 | 2025 | 0.15 mi |
| 5 Virginia Avenue | S 10th St - NE | 21,034 | 2025 | 0.22 mi |
| 6 FL 70 | Colonial Rd - NW | 1,504 | 2025 | 0.25 mi |
| 7 Oleander Ave | Plymouth Ave - S | 10,439 | 2025 | 0.40 mi |
| 8 Oleander Ave | Virginia Ave - S | 5,203 | 2024 | 0.41 mi |
| 9 AL 55 | Wisteria Ave - NW | 29,000 | 2020 | 0.42 mi |
| 10 US Highway 1 | Wisteria Ave - NW | 31,401 | 2025 | 0.42 mi |



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