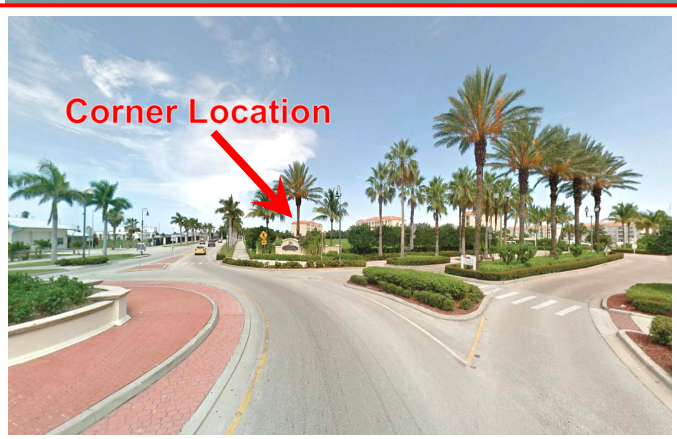


For Sale or Build-to-Suit .9ac PUD Office / Commercial

801 Seaway Drive, Hutchinson Island, Fort Pierce, FL 34949



- Exceptional Visibility with Round-a-Bout Traffic Speeds
- 213ft Frontage on Seaway Drive with 18,700 AADT
- Only Road in St Lucie County to South Hutchinson Island
- Adjacent to 912 Unit Harbour Isle Community
- Population: 3mi 28,685 - 5mi 58,727 - 10mi 150,327
- Saint Lucie County PID # 2402-500-0009-000-8



**mark walters
& company**
real estate brokers & auctioneers

Office: (772) 468-8306

Mark's Cell: (772) 201-5650

Email: mark@waltersco.com

www.WaltersCo.com



Saint Lucie County Statistics:

County Population (2024 estimated)..... 390,670
 Area..... 572 sq. miles
 Cost of Living Index..... 90 (US Average = 100)
 Median Household Income..... \$69,027.
 Median Home Value..... \$305,800.
 Median Resident Age..... 45.2 years



W mark walters
 & company
 real estate brokers & auctioneers

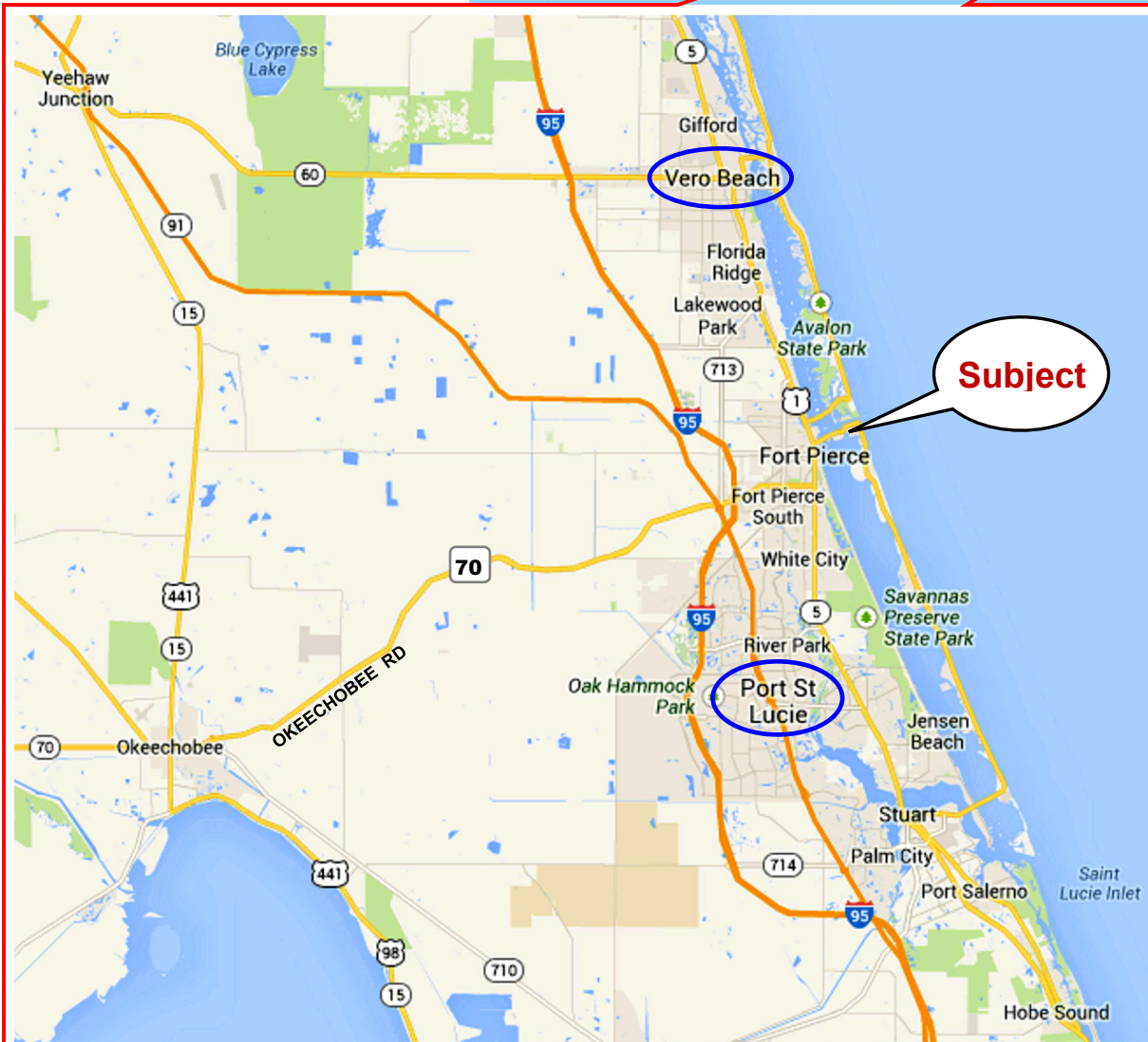
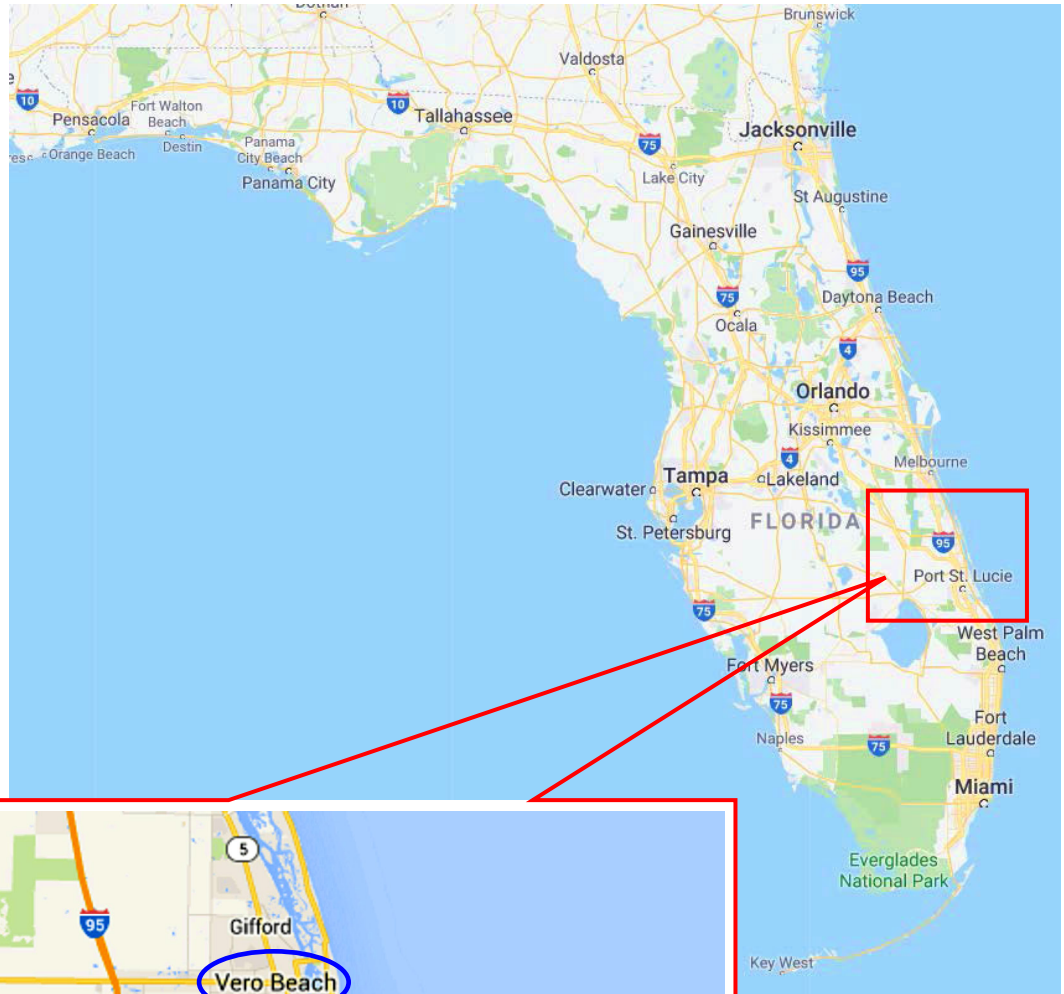
& co. **772-468-8306**
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531 South US Hwy 1, Suite B, Fort Pierce, FL 34950

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LOCATION:

This .9ac parcel is located on the county's only access road to the beaches of South Hutchinson Island. Seaway Drive & A-1-A have numerous restaurants and hotels, as well as some tourist attractions along their lengths. Site access will be from the Harbour Isle perimeter road at south side of lot. Harbour Isle is a 912 unit fully developed condominium community with primarily full-time residents. To the west of the parcel is the Smithsonian Marine research Station and the county's newest marina and boat storage facility. This location is suitable for many office, restaurant & retail uses. Please call Mark to discuss Ground Lease and Build-to-Suit possibilities: (772) 201-5650



COMMERCIAL
Real Estate

