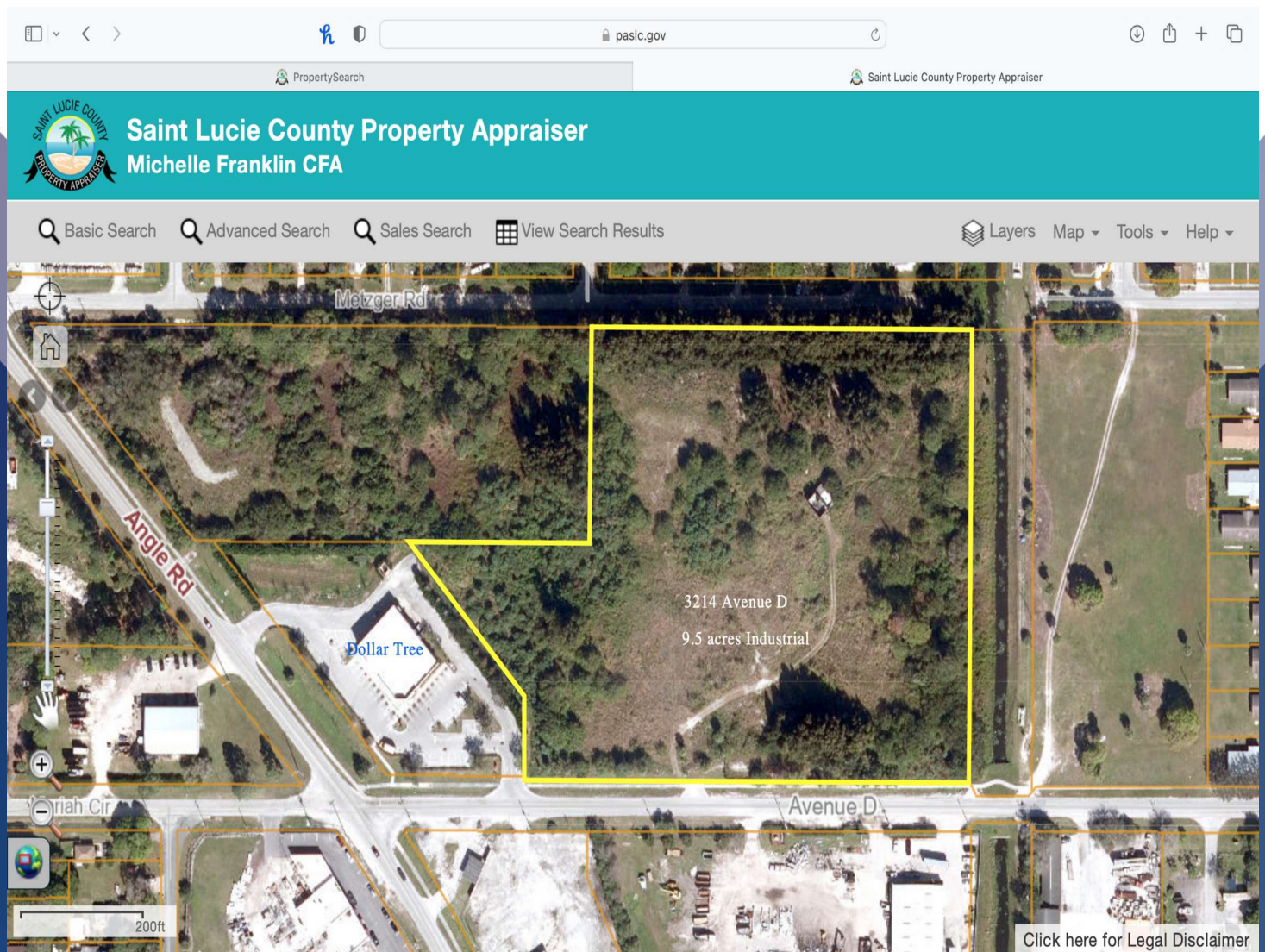


SALE

ANGLE PROPERTIES LLC

3214 Avenue D Fort Pierce, FL 34947



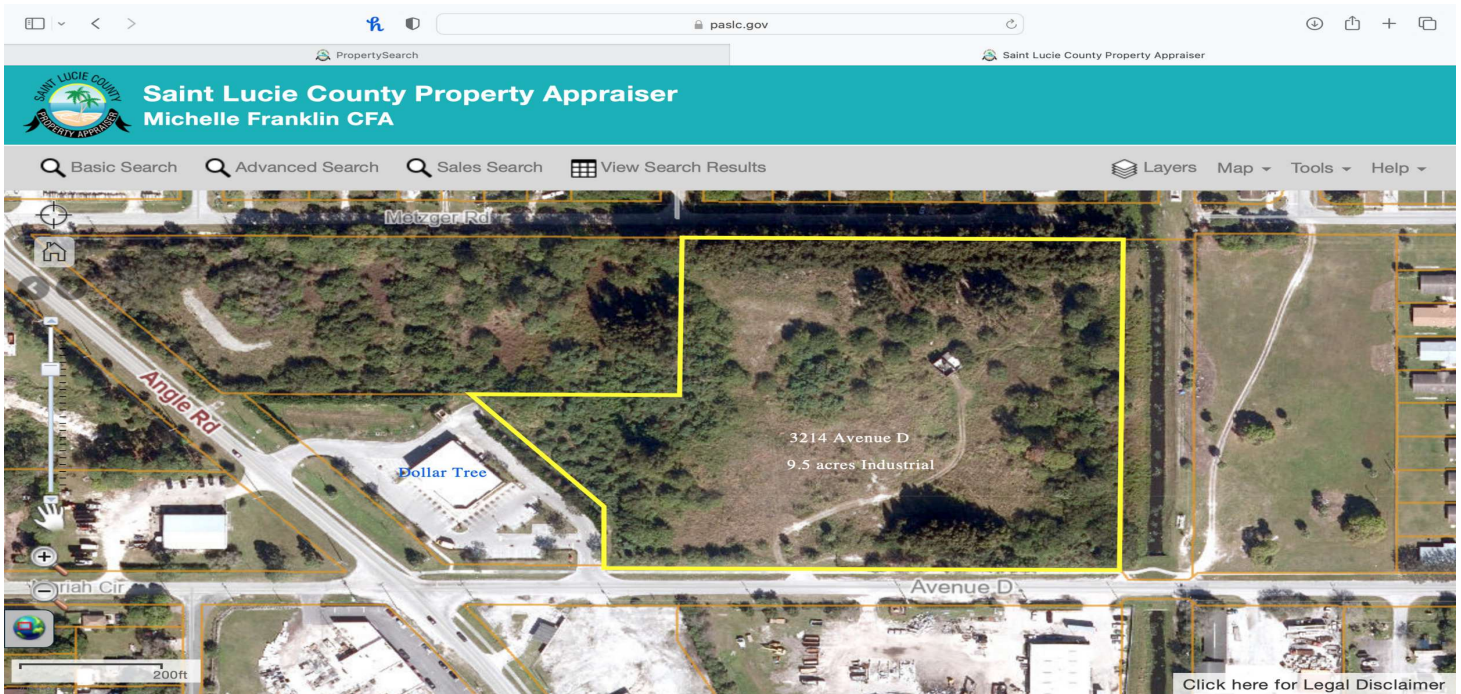
SALE PRICE

\$3,100,000

SALE

ANGLE PROPERTIES LLC

3214 Avenue D Fort Pierce, FL 34947



PROPERTY DESCRIPTION

9.5 acre Industrial Property located in the Heart of the Angle Road Industrial Area. This 9.5 acre Parcel is adjacent to the New Family Dollar Store. This property has Commercial General Zoning which allows for a multitude of uses from Heavy Industrial to Multi-Family.

PROPERTY HIGHLIGHTS

- 9.5 acres with Commercial General Zoning
- Cleared and Vacant Lot
- Industrial to Mixed Uses
- Water and Sewer at the Site

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	414,041 SF
Building Size:	414,041 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	196	823	3,074
Total Population	596	2,493	9,183
Average HH Income	\$51,087	\$50,047	\$48,897

SALE

ANGLE PROPERTIES LLC

3214 Avenue D Fort Pierce, FL 34947



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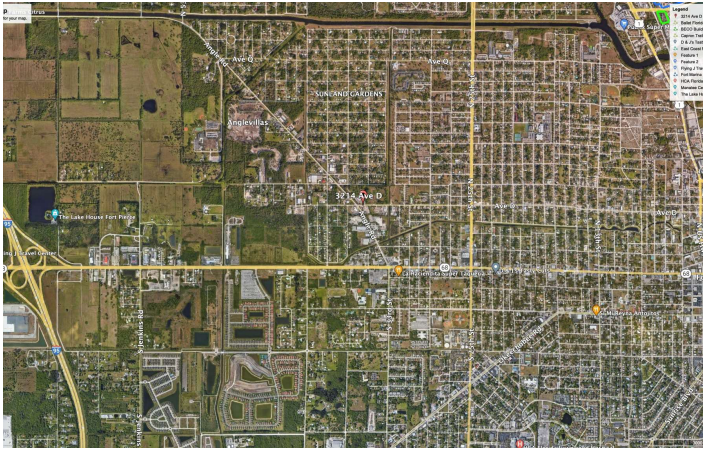
LOCATION DESCRIPTION

Discover the limitless potential surrounding Angle Properties LLC in Fort Pierce, FL. This dynamic area is an ideal destination for Industrial/Warehouse/Distribution investors seeking a strategic location. Situated within close proximity to major transportation arteries, the property offers easy access to interstates and ports, facilitating seamless logistical operations. Nearby, potential investors will find the thriving Fort Pierce market, with its robust industrial infrastructure and an abundance of commercial resources. From modern warehouses to state-of-the-art distribution facilities, the area presents an array of opportunities to capitalize on the region's continued growth and development.

SALE

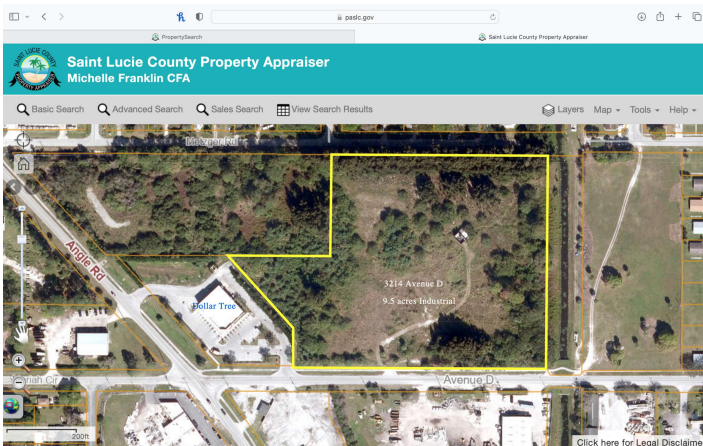
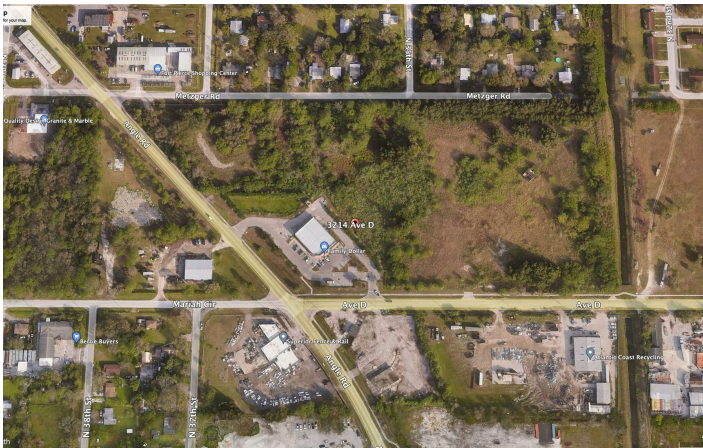
ANGLE PROPERTIES LLC

3214 Avenue D Fort Pierce, FL 34947



PROPERTY HIGHLIGHTS

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SALE

ANGLE PROPERTIES LLC

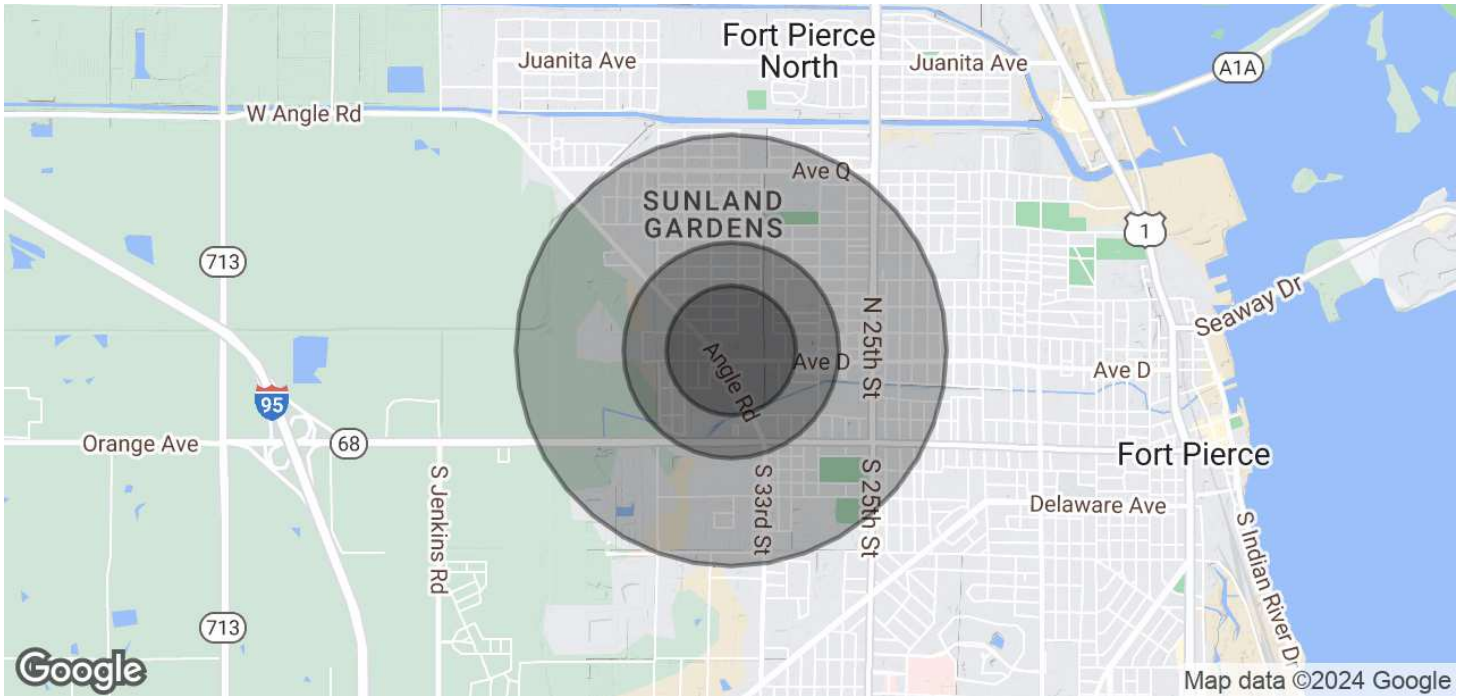
3214 Avenue D Fort Pierce, FL 34947



SALE

ANGLE PROPERTIES LLC

3214 Avenue D Fort Pierce, FL 34947



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	596	2,493	9,183
Average Age	34	35	36
Average Age (Male)	31	33	34
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	196	823	3,074
# of Persons per HH	3	3	3
Average HH Income	\$51,087	\$50,047	\$48,897
Average House Value	\$178,814	\$179,055	\$168,598

Demographics data derived from AlphaMap