



37th Street / Virginia Avenue

2111 S 37th, Fort Pierce, FL 34947



Ashley Crandall

Sutter & Nugent

4440 PGA Blvd, Suite 103, Palm Beach Gardens, FL 33410

acrandall@sutterandnugent.com

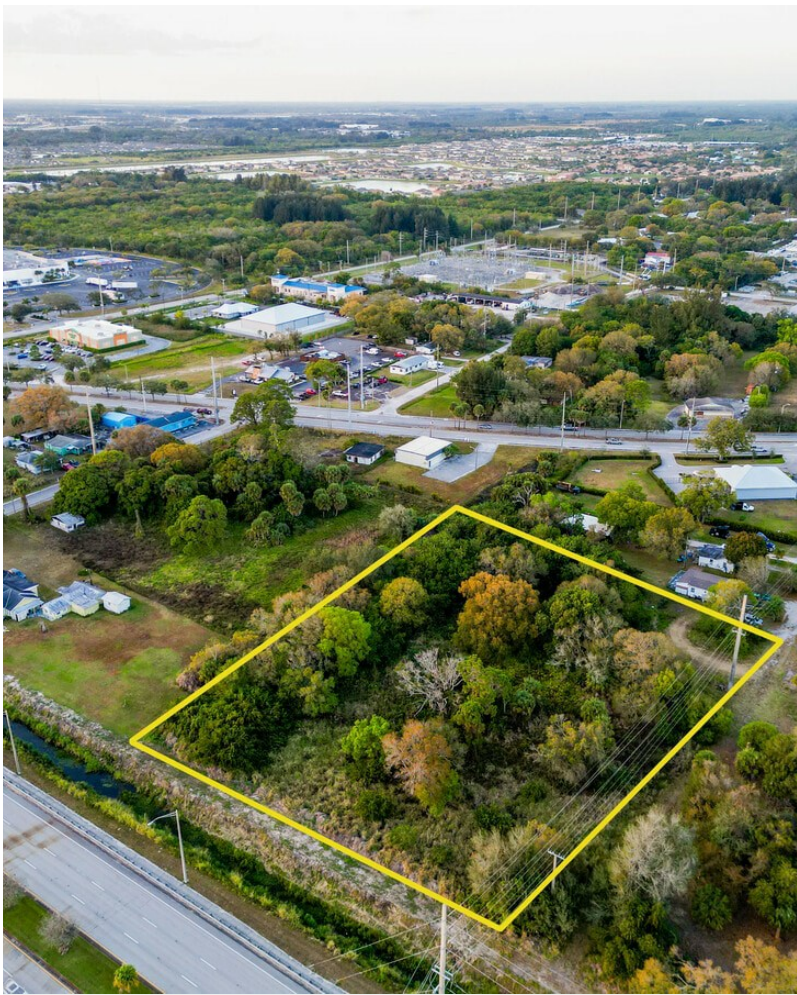
(561) 232-4004

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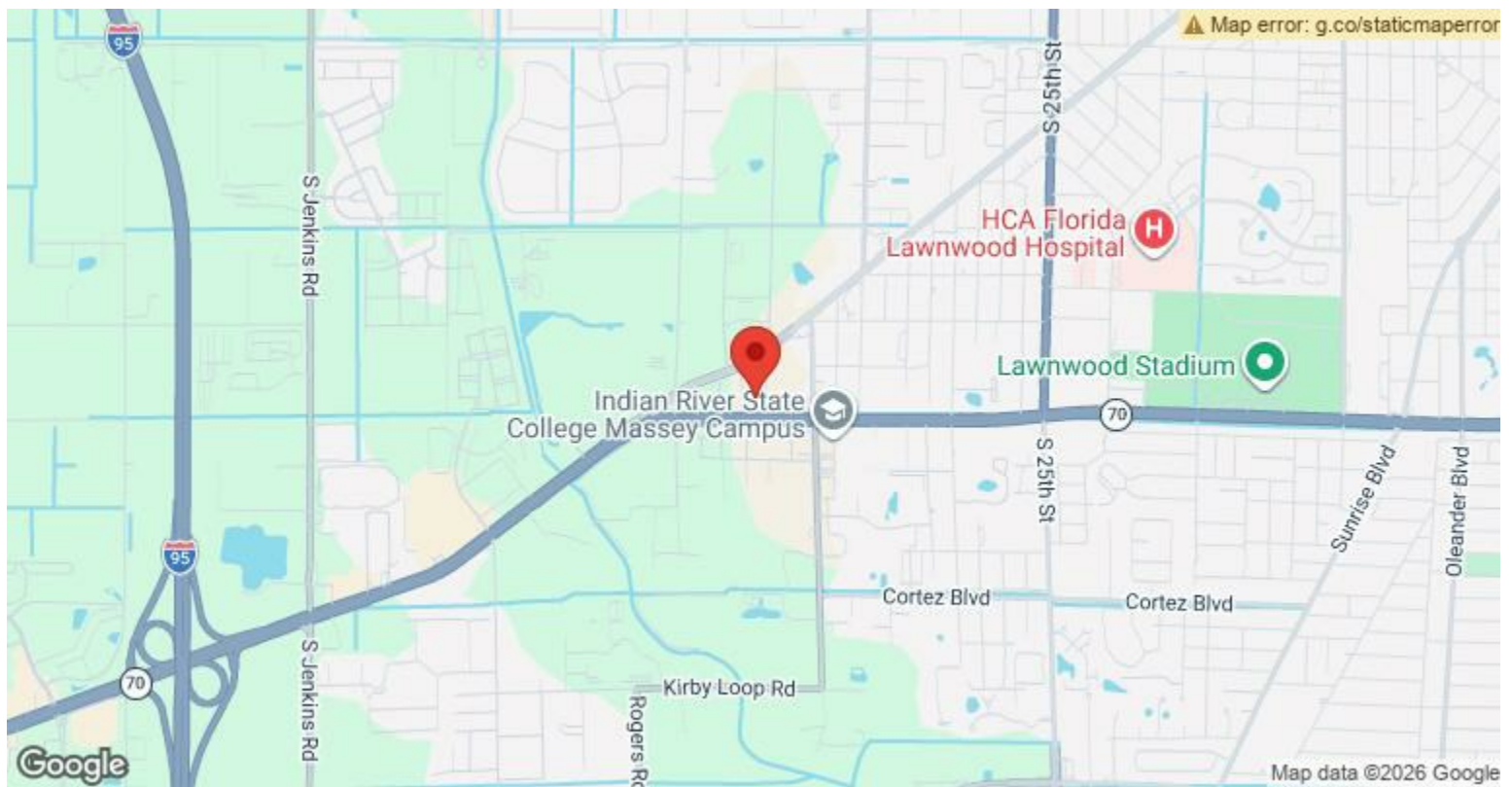
\$570,000

Great development opportunity in Fort Pierce featuring an assembled commercial site consisting of four combined parcels totaling approximately 1.94 acres. With roughly 230 feet of frontage along Virginia Avenue and approximately 348.5 feet of frontage along S 37th Street, the property offers excellent visibility and flexible site design for a wide range of commercial concepts. All four parcels are zoned General Commercial, creating a strong platform for commercial services, convenience-oriented uses, professional office, and other business-forward development (buyer to verify specific permitted uses and site requirements). The site's layout, dual frontage, and positioning make it especially well-suited for pad development, small retail centers, or service-based commercial users.

The location is a major advantage, with easy access to Okeechobee Road and the surrounding retail, dining, and services corridor. Approximately 2 miles to I-95 and 3.5 miles to US-1, the property is centrally positioned...



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|---------------------|--------------------------|
| Price: | \$570,000 |
| Property Type: | Land |
| Property Subtype: | Commercial |
| Proposed Use: | Commercial |
| Sale Type: | Investment or Owner User |
| Total Lot Size: | 1.94 AC |
| No. Lots: | 1 |
| Zoning Description: | General Commercial |



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The location is a major advantage, with easy access to Okeechobee Road and the surrounding retail, dining, and services corridor. Approximately 2 miles to I-95 and 3.5 miles to US-1, the property is centrally positioned near key demand drivers including Indian River State College and Lawnwood Regional Medical Center, providing consistent daytime population and traffic. The property is located just west of an established Cumberland Farms, reinforcing the corridor's viability for national and regional commercial users. Development Note: Access improvements, including culvert installation along Virginia Avenue, will be required. This is a standard and manageable process for commercial development in this corridor and has already been successfully completed by adjacent properties. This is a prime, well-positioned infill opportunity with strong frontage, connectivity, and zoning that supports meaningful commercial value for an end user or developer looking to establish a presence in a growing Fort Pierce market with increasing surrounding residential development.

Property Photos



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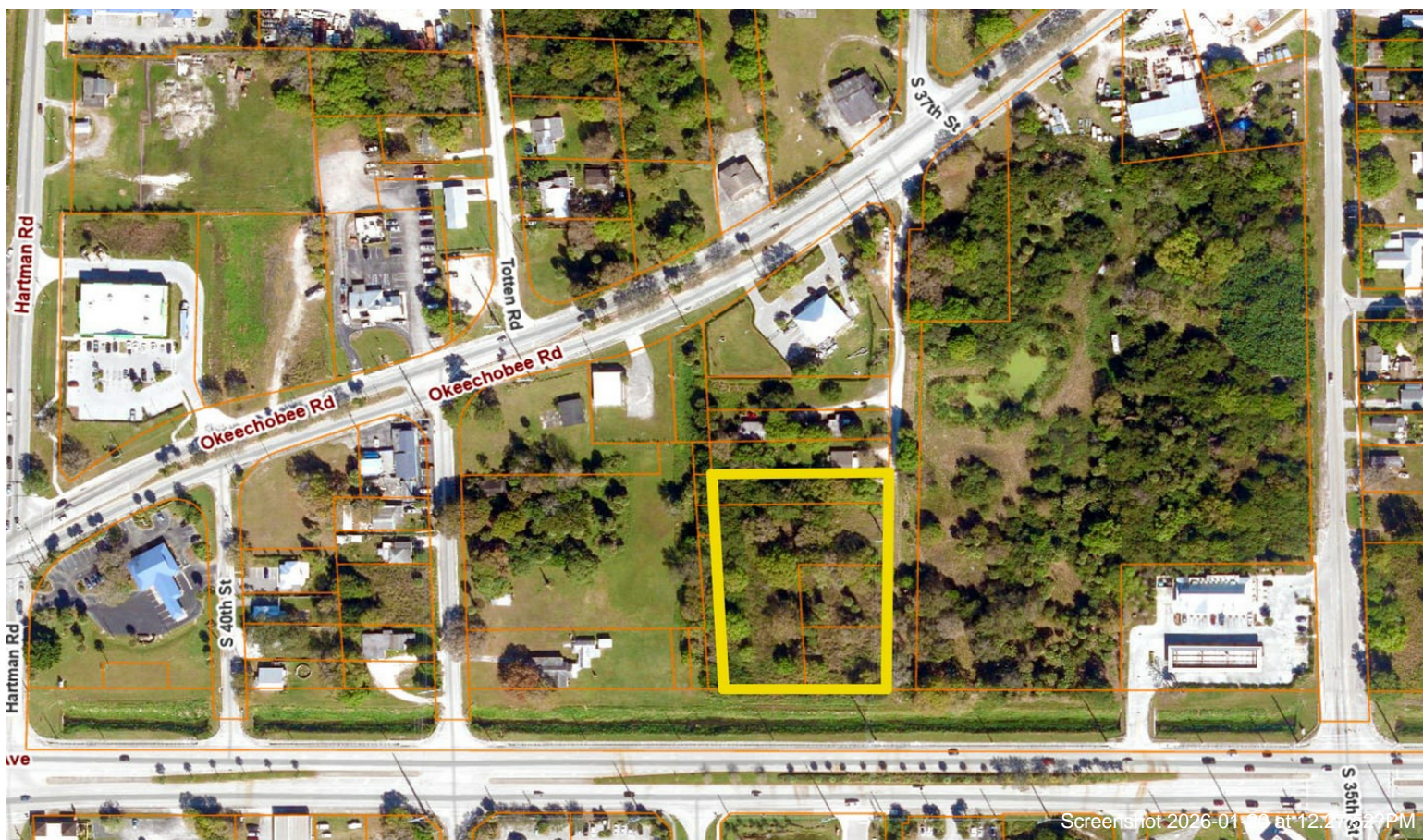


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Property Photos

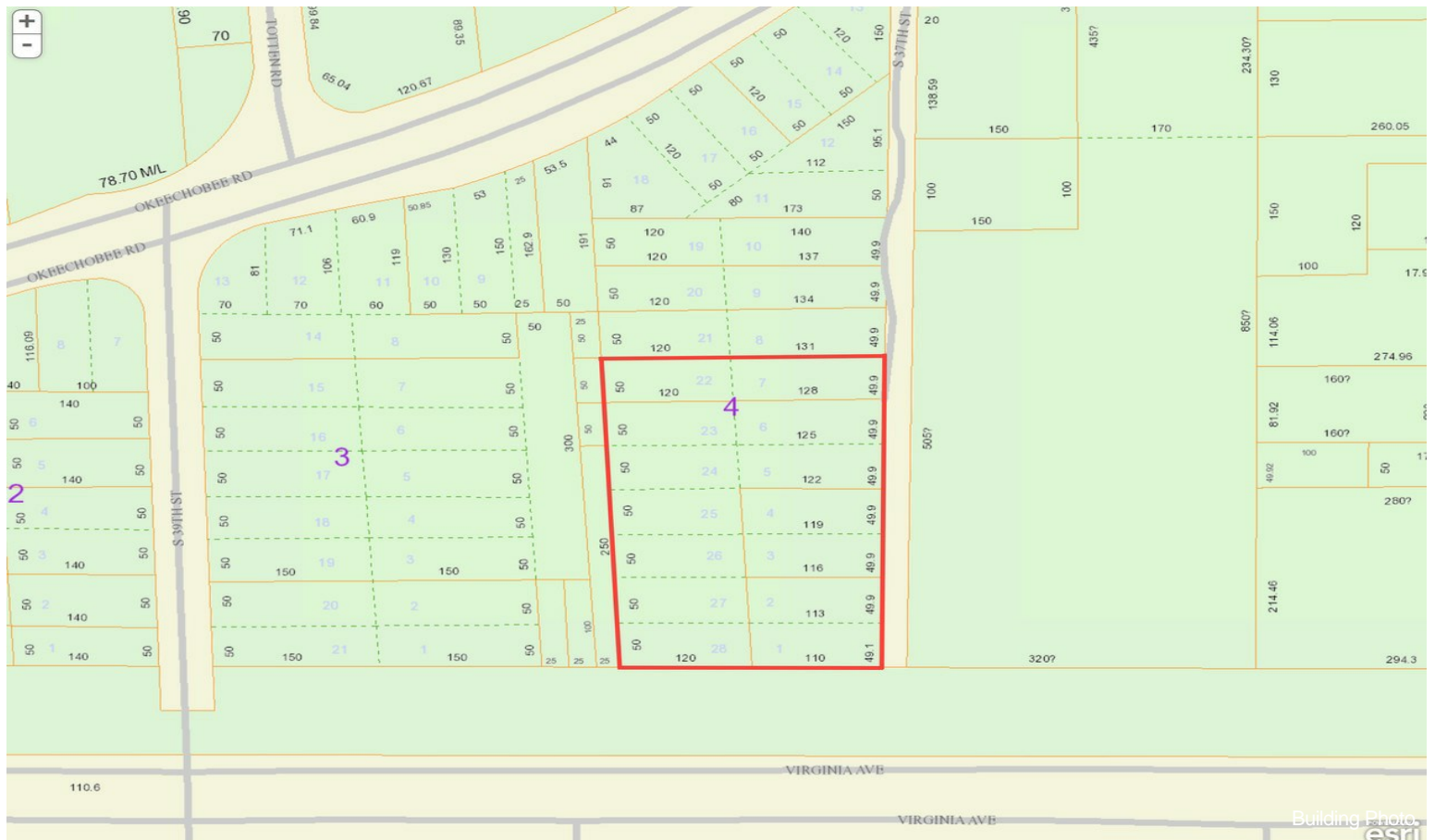


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Property Photos



Property Photos

