

# PRIME 21.98-ACRE INDUSTRIAL

**6102 ST LUCIE BLVD**

6102 Saint Lucie Boulevard Fort Pierce, FL 34946



**SALE PRICE**

**\$4,450,000**

**Frank Strazzulla**

(772) 473-0826

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# SALE

## 6102 ST LUCIE BLVD

6102 Saint Lucie Boulevard Fort Pierce, FL 34946



### PROPERTY DESCRIPTION

Terms Considered: Cash; Conventional

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$4,450,000
Lot Size:	957,449 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	248	6,071	21,118
Total Population	619	16,748	56,307
Average HH Income	\$48,803	\$61,296	\$60,268

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# SALE

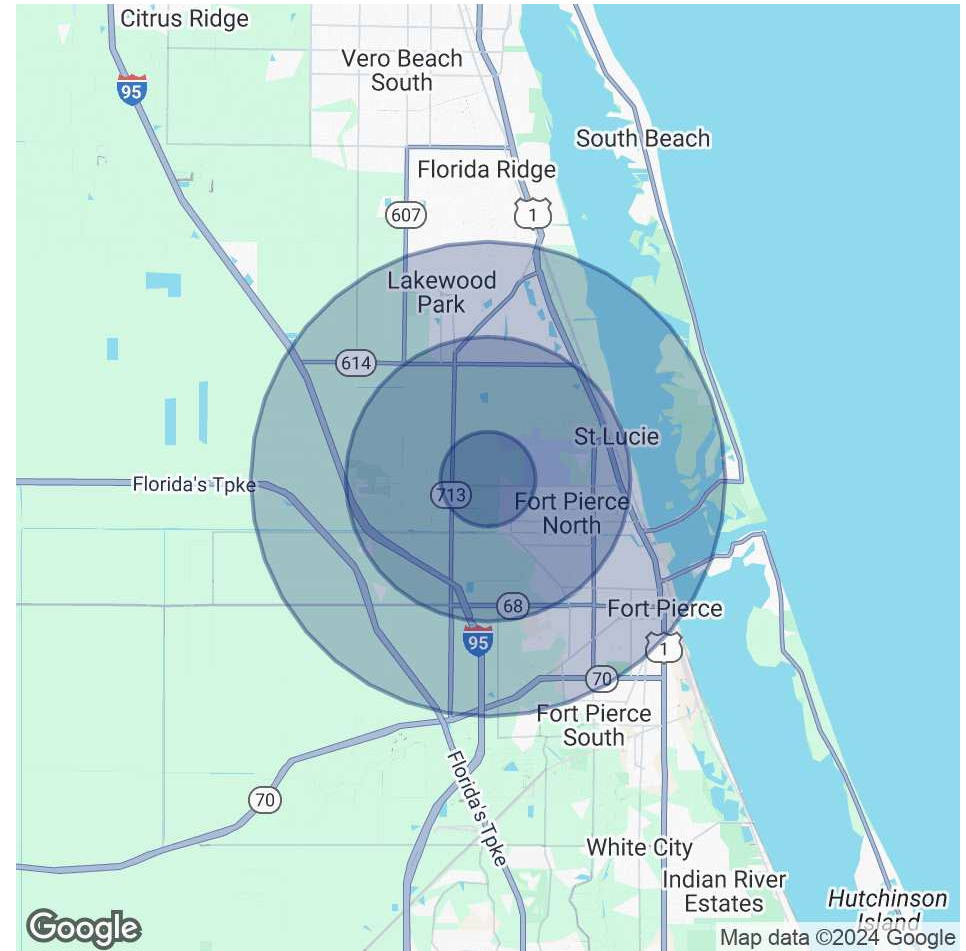
## 6102 ST LUCIE BLVD

6102 Saint Lucie Boulevard Fort Pierce, FL 34946

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	619	16,748	56,307
Average Age	42	41	41
Average Age (Male)	42	40	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	248	6,071	21,118
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$48,803	\$61,296	\$60,268
Average House Value	\$197,879	\$241,712	\$242,961

Demographics data derived from AlphaMap



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# CITY INFORMATION

**6102 ST LUCIE BLVD**

6102 Saint Lucie Boulevard Fort Pierce, FL 34946



## LOCATION DESCRIPTION

Located in the heart of St. Lucie County, this prime 21.98-acre parcel offers exceptional potential for a wide range of industrial developments. Situated just 1.6 miles from St. Lucie County International Airport, with easy access to I-95 and U.S. Highway 1, this property is ideal for businesses looking to capitalize on the area's robust transportation and logistics network. This parcel presents an unparalleled opportunity for developers and investors looking to take advantage of the growing demand for industrial properties in this rapidly expanding region. Frontage on St. Lucie Blvd provides excellent visibility and accessibility for employees, clients, and suppliers.

This site is zoned Industrial, providing a multitude of development opportunities, including but not limited to:

- " Warehousing & Distribution Centers
- " Manufacturing & Light Industrial Operations
- " Logistics & Transportation Hubs
- " Freight & Cargo Services
- " Data Centers & Technology Parks
- " Research & Development Facilities
- " Service & Maintenance Shops
- " Heavy Equipment & Vehicle Storage

The proximity to St. Lucie County International Airport (FPR) enhances its appeal for aviation-related businesses, including aviation maintenance, repair, and overhaul (MRO) facilities, hangars, and flight training operations. The airport's well-established infrastructure supports the seamless movement of goods and services, making this property perfect for companies with global or regional logistics needs.

## LOCATION DETAILS

County	St Lucie
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# COMPARABLES

6102 ST LUCIE BLVD

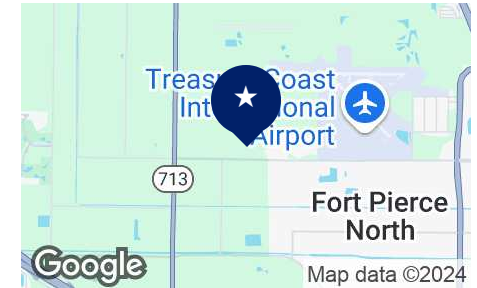
6102 Saint Lucie Boulevard Fort Pierce, FL 34946



## 6102 ST LUCIE BLVD

6102 Saint Lucie Boulevard, Fort Pierce, FL 34946

Price: \$4,450,000 Lot Size: 957,449 SF  
Cap Rate: N/A

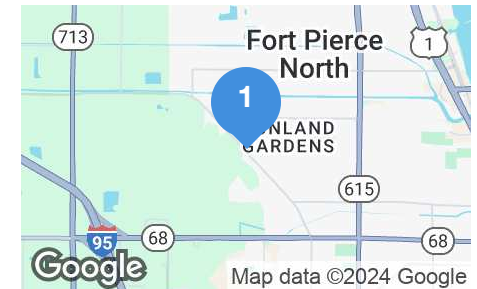


1

## 1206 ANGLE RD

1206 Angle Rd, Fort Pierce, FL 34947

Price: \$750,000 Bldg Size: 454,331 SF  
Lot Size: 454,331 SF Cap Rate: N/A



2



## 3402 AVENUE C

3402 Avenue C, Fort Pierce, FL 34947

Price: \$710,000 Bldg Size: 5,480 SF  
Lot Size: 229,561 SF Cap Rate: 8.30%  
Year Built: 1968



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# COMPARABLES

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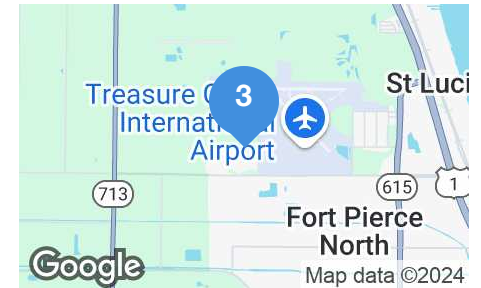


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### 3055 HAMMOND RD

3055 Hammond Road, Fort Pierce, FL 34956

Price: \$3,171,000 Lot Size: 1,550,736 SF  
Cap Rate: N/A

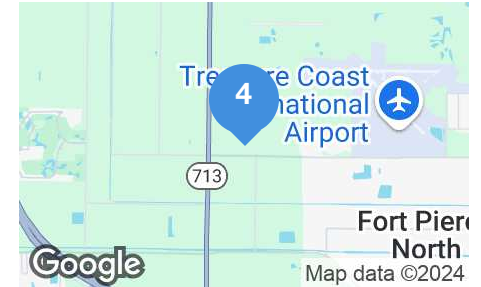


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### BHASIN PROPERTIES LLC

St Lucie Blvd at Taylor Dairy Rd, Fort Pierce, FL 34951

Price: \$5,200,000 Lot Size: 1,523,293 SF  
Cap Rate: N/A

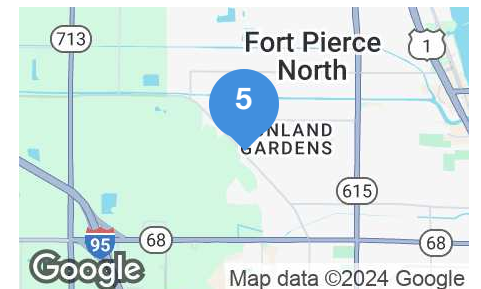


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### TWR INVESTMENTS GROUP LLC

1206 Angle RD, Fort Pierce, FL 34947

Price: \$750,000 Lot Size: 454,331 SF  
Cap Rate: N/A



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# COMPARABLES

6102 ST LUCIE BLVD

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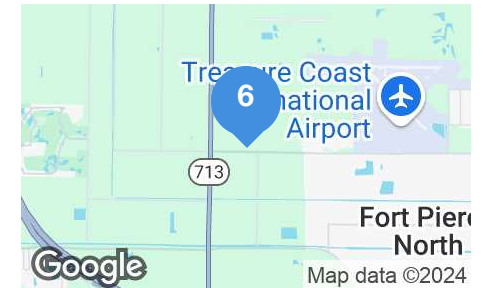
## BHASIN PROPERTIES LLC

TBD St Lucie Blvd, Fort Pierce, FL 34956

Price: \$5,200,000

Cap Rate: N/A

Lot Size: 1,622,610 SF



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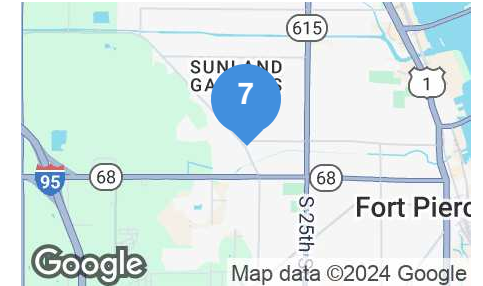
## INTERSTATE GROUP LLC

416 Angle RD, Fort Pierce, FL 34947

Price: \$650,000

Cap Rate: N/A

Lot Size: 60,548 SF



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## 2 LOOP RD

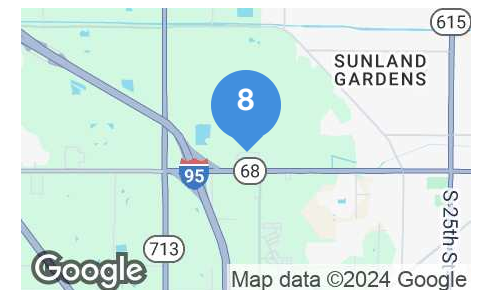
Fort Pierce, FL 34947

Price: \$925,000

Lot Size: 231,304 SF

Bldg Size: 231,304 SF

Cap Rate: N/A



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# COMPARABLES

6102 ST LUCIE BLVD

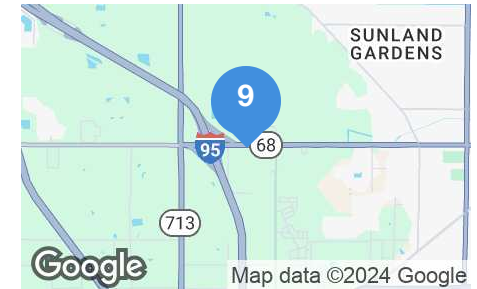
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## 6127 ORANGE AVE

Fort Pierce, FL 34947

Price:	\$520,000	Bldg Size:	65,776 SF
Lot Size:	65,776 SF	Cap Rate:	N/A



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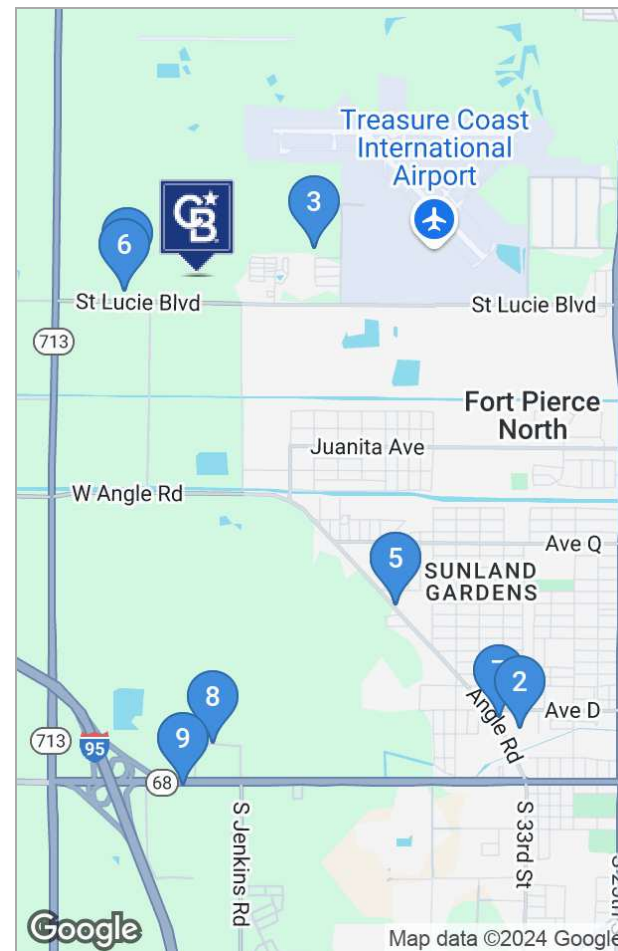


# COMP SUMMARY

**6102 ST LUCIE BLVD**

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	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	BLDG SIZE	CAP RATE
★	<b>6102 St Lucie Blvd</b> 6102 Saint Lucie Boulevard Fort Pierce, FL	\$4,450,000	957,449 SF	\$4.65	-	-
1	<b>1206 Angle Rd</b> 1206 Angle Rd Fort Pierce, FL	\$750,000	454,331 SF	\$1.65	454,331 SF	-
2	<b>3402 Avenue C</b> 3402 Avenue C Fort Pierce, FL	\$710,000	229,561 SF	\$129.56	5,480 SF	8.30%
3	<b>3055 Hammond Rd</b> 3055 Hammond Road Fort Pierce, FL	\$3,171,000	1,550,736 SF	\$2.04	-	-
4	<b>BHASIN PROPERTIES LLC</b> St Lucie Blvd at Taylor Dairy Rd Fort Pierce, FL	\$5,200,000	1,523,293 SF	\$3.41	-	-
5	<b>TWR Investments Group llc</b> 1206 Angle RD Fort Pierce , FL	\$750,000	454,331 SF	\$1.65	-	-
6	<b>BHASIN PROPERTIES LLC</b> TBD St Lucie Blvd Fort Pierce, FL	\$5,200,000	1,622,610 SF	\$3.20	-	-
7	<b>Interstate Group llc</b> 416 Angle RD Fort Pierce , FL	\$650,000	60,548 SF	\$10.74	-	-
8	<b>2 Loop Rd</b> Fort Pierce, FL	\$925,000	231,304 SF	\$4.00	231,304 SF	-
9	<b>6127 Orange Ave</b> Fort Pierce, FL	\$520,000	65,776 SF	\$7.91	65,776 SF	-



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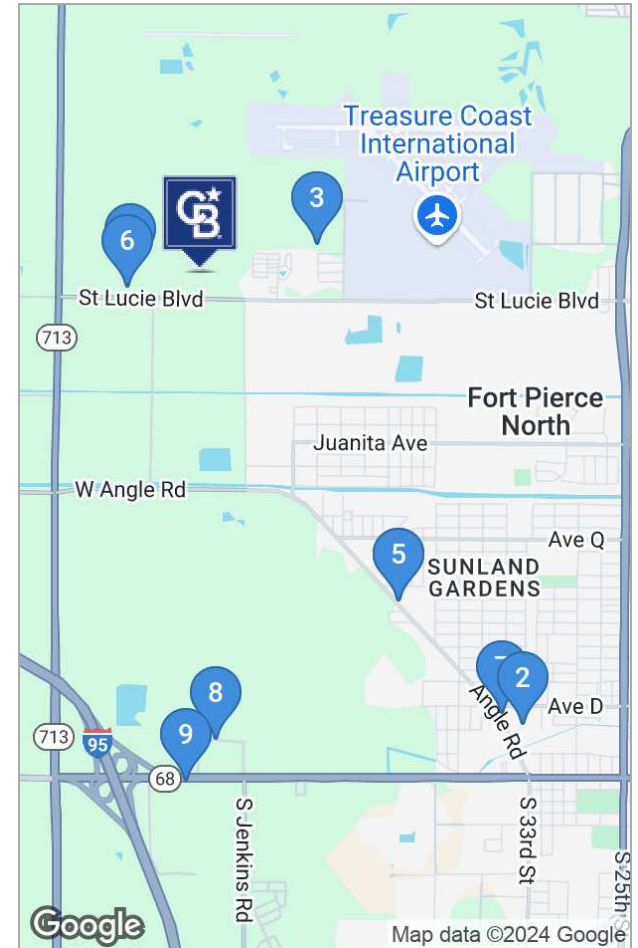
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# COMP SUMMARY

6102 ST LUCIE BLVD

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NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	BLDG SIZE	CAP RATE
AVERAGES	\$1,986,222	688,054 SF	\$18.24	189,223 SF	8.30%



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# RETAILER MAP

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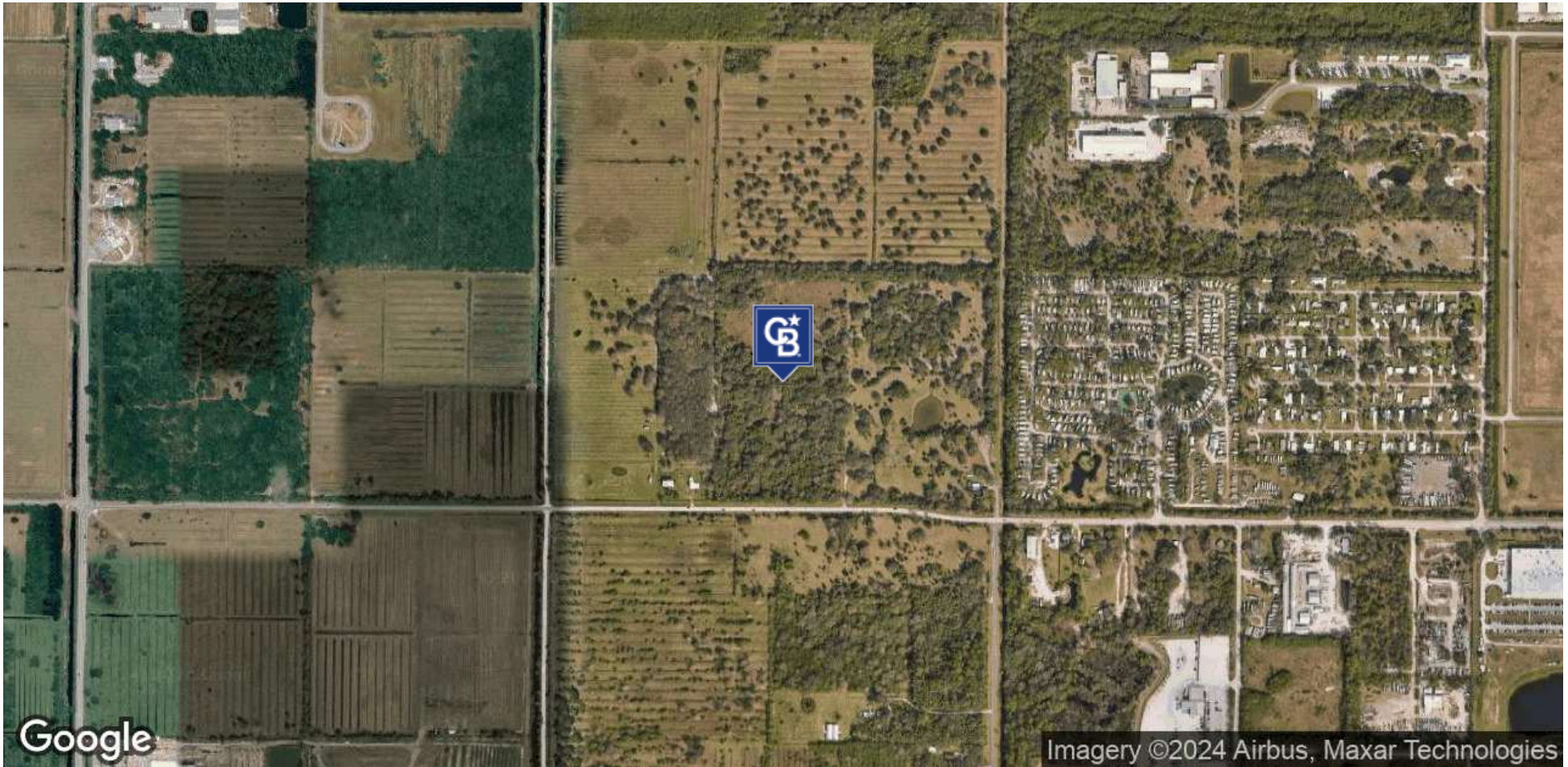
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# AERIAL MAP

6102 ST LUCIE BLVD

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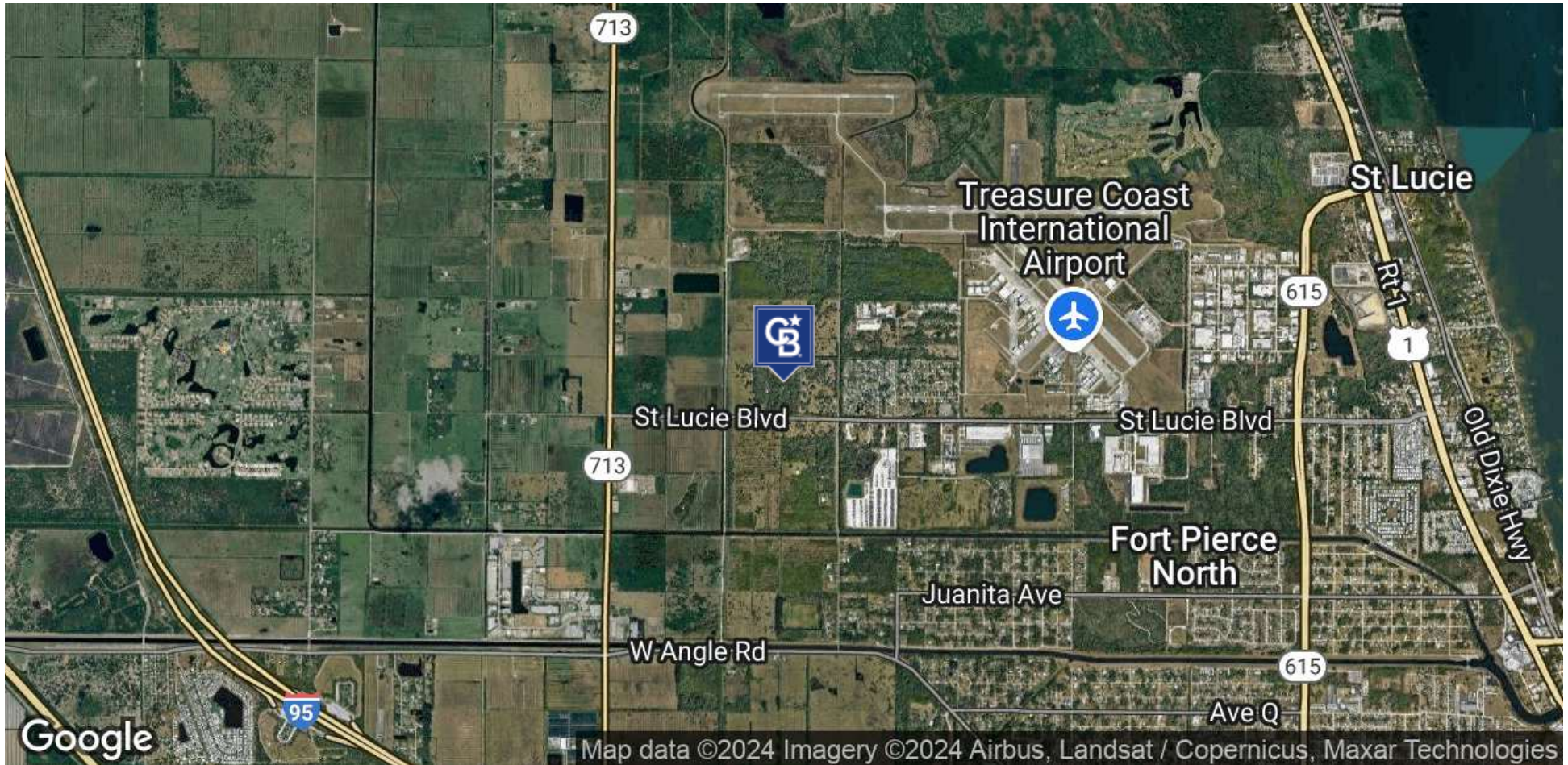
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# LOCATION MAP

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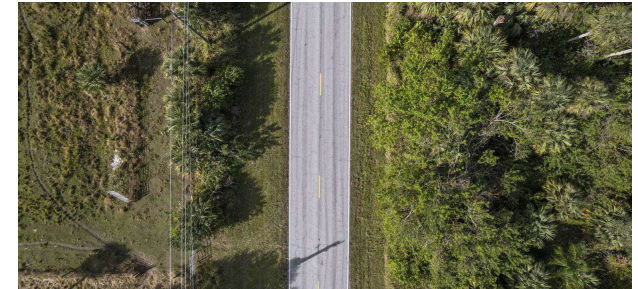
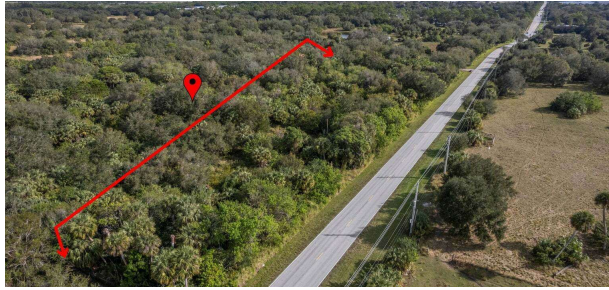
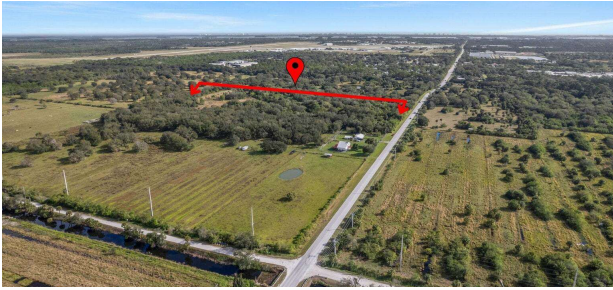
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# ADDITIONAL PHOTOS

6102 ST LUCIE BLVD

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## FRANK STRAZZULLA

Comm Sales Associate

frank.strazzulla@cbparadise.com

Direct: (772) 473-0826

### PROFESSIONAL BACKGROUND

As a third generation Floridian Born and raised on the Treasure Coast, I bring a Deep-Rooted understanding of the local Community and its unique Landscape. With 35 years of experience in the Global Citrus Industry, my career has encompassed every facet from Citrus Development, Citrus Growing, and Citrus Processing . I have held executive positions with the Two largest producers based in Brazil providing me with extensive knowledge and a network of valuable contacts across Florida's Agribusiness Community.

Leveraging my Background I have successfully transitioned into the Commercial Real Estate Industry, specializing in residential, commercial, Industrial, and multi-family projects. My experience and connections allow me to offer unique insights and opportunities to clients seeking to invest in Florida's dynamic real estate market.

Additionally as the Owner of an H2A Facility here on the Treasure Coast, I am well-versed in property management and development. I had the privilege of working alongside my brother Philip Strazzulla, whose Legacy continues to Inspire my commitment to excellence and engagement.

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**Frank Strazzulla**

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### EDUCATION

B.S. 1987 Florida Southern College, MBA program FIT Melbourne, Licensed Florida Real Estate Agent.

### MEMBERSHIPS

Florida Citrus Production Managers Association, Moorings Club Member, Treasure Coast Gator Club, Elks Club Member.



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