

AVIATION HANGAR FOR LEASE

PLUS ONE AEROPLEX

3194 AIRMAN'S DRIVE, FORT PIERCE, FL 34946



FOR LEASE

ABSOLUTE INVESTMENT & REALTY
300 Central Ave
Saint Petersburg, FL 33701



PRESENTED BY:
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PROPERTY SUMMARY

3194 AIRMAN'S DRIVE



Property Summary

| | |
|---------------------|----------------------------|
| Lease Rate: | Call for Price |
| Lease Term: | 3 Years |
| Available SF: | 15,600 |
| Hangar / Office SF: | 12,000/3,600 |
| Clear Height: | 28 FT |
| Construction Type: | Metal |
| Hangar Door: | 100 FT Wide Motorized |
| Grade Doors: | 4 |
| Power: | Yes |
| Apron: | 16,000 SF(100 x160) +/- |
| Fire System: | Yes |
| Year Built: | 2023 |

Property Overview

Corporate Hangar Features

- 15,600 SF Hangar
- 12,000 SF Hangar with a 3,600 SF Executive Finished Office
- Pilot's Office | Shower | Restroom to Code
- Flight Prep Area | Kitchen Area
- I.T. Closet | Records & Part Storage Area
- Eyewash Station | AC/DC On 3 Walls

Runway 10R/28L

Dimensions: 6492 x 150 ft. / 1979 x 46 m

- 25' Paved Shoulders | Surface: Asphalt
- FBO & U.S. Customs On Site

Location Overview

Treasure Coast International Airport (KFPR) is a public airport located three miles northwest of the central business district of Fort Pierce.

Nearby cities and Towns: Port Saint Lucie, Palm Bay, Jupiter, Melbourne, Palm Beach Gardens, The Acreage, Riviera Beach, Royal Palm Beach, Wellington, Greenacres City

Nearby airports to Treasure Coast International: Vero Beach Regional, Sebastian Municipal, Witham Field, Okeechobee County, and Valkaria.

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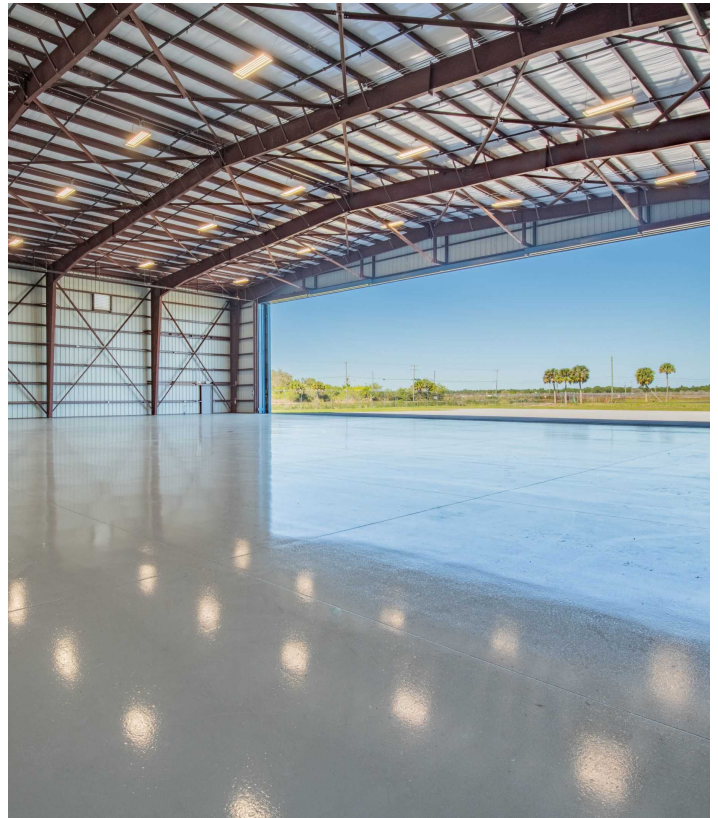
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PROPERTY PHOTOS

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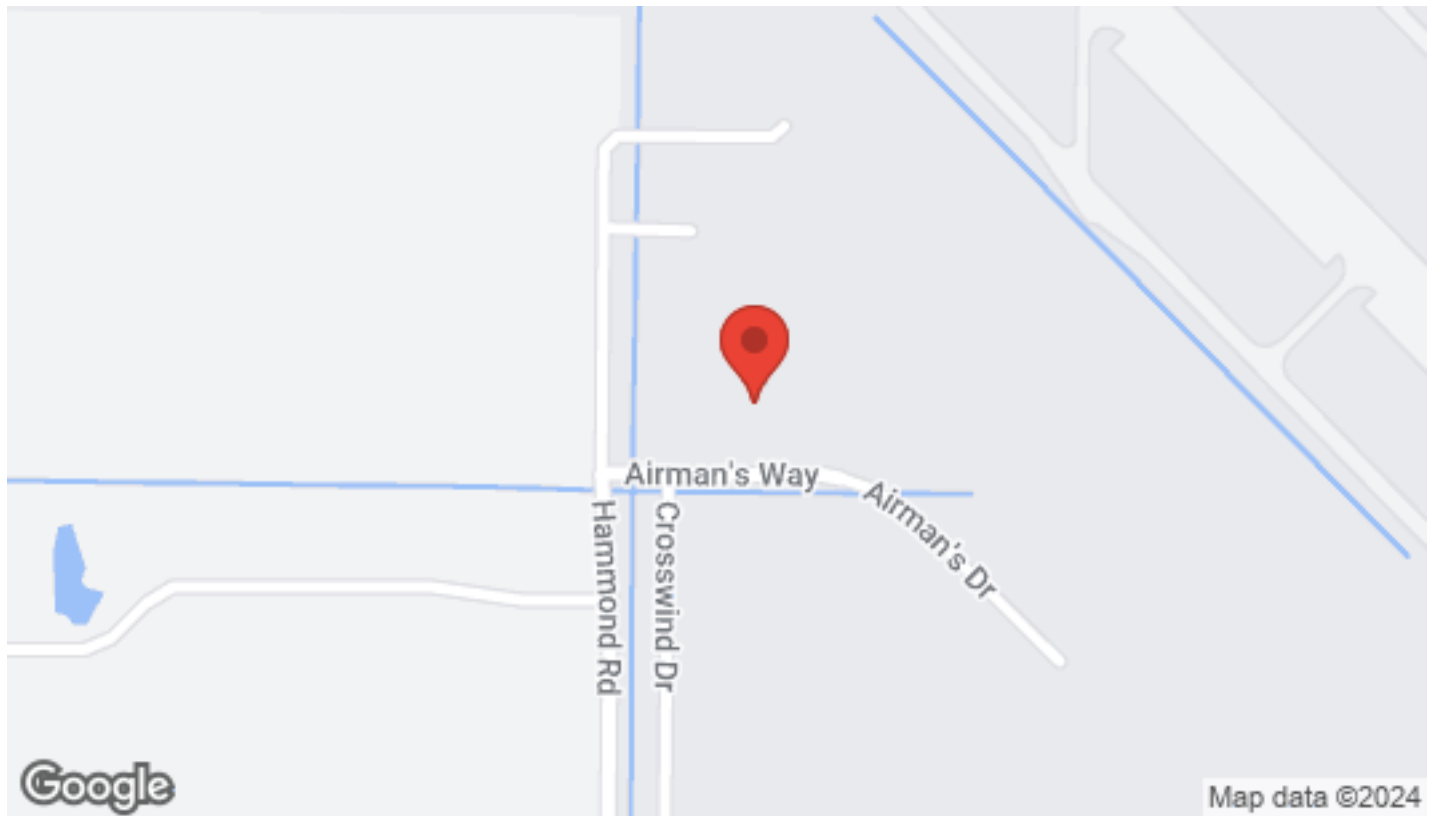
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LOCATION MAPS

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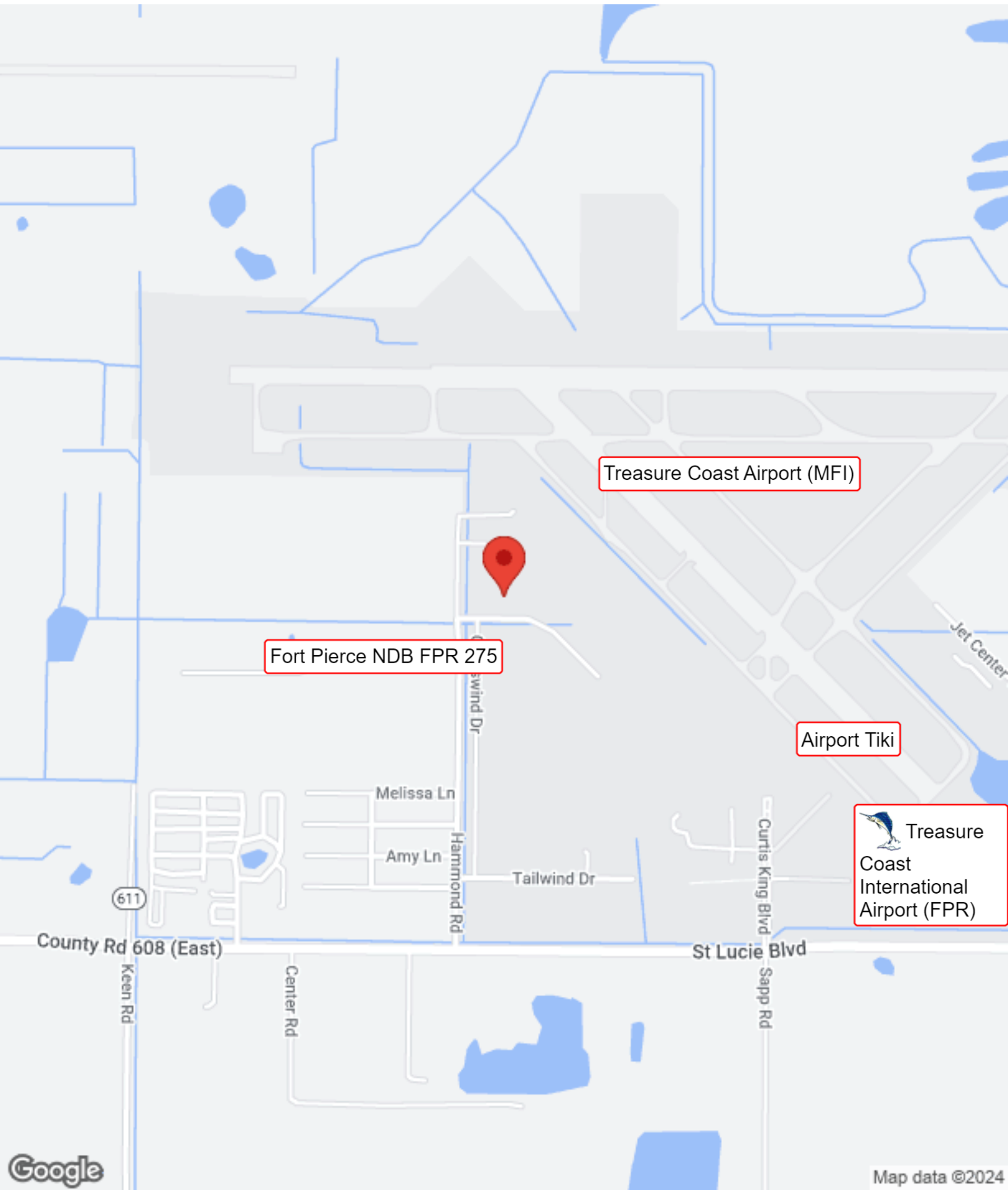
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BUSINESS MAP

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Treasure Coast Airport (MFI)

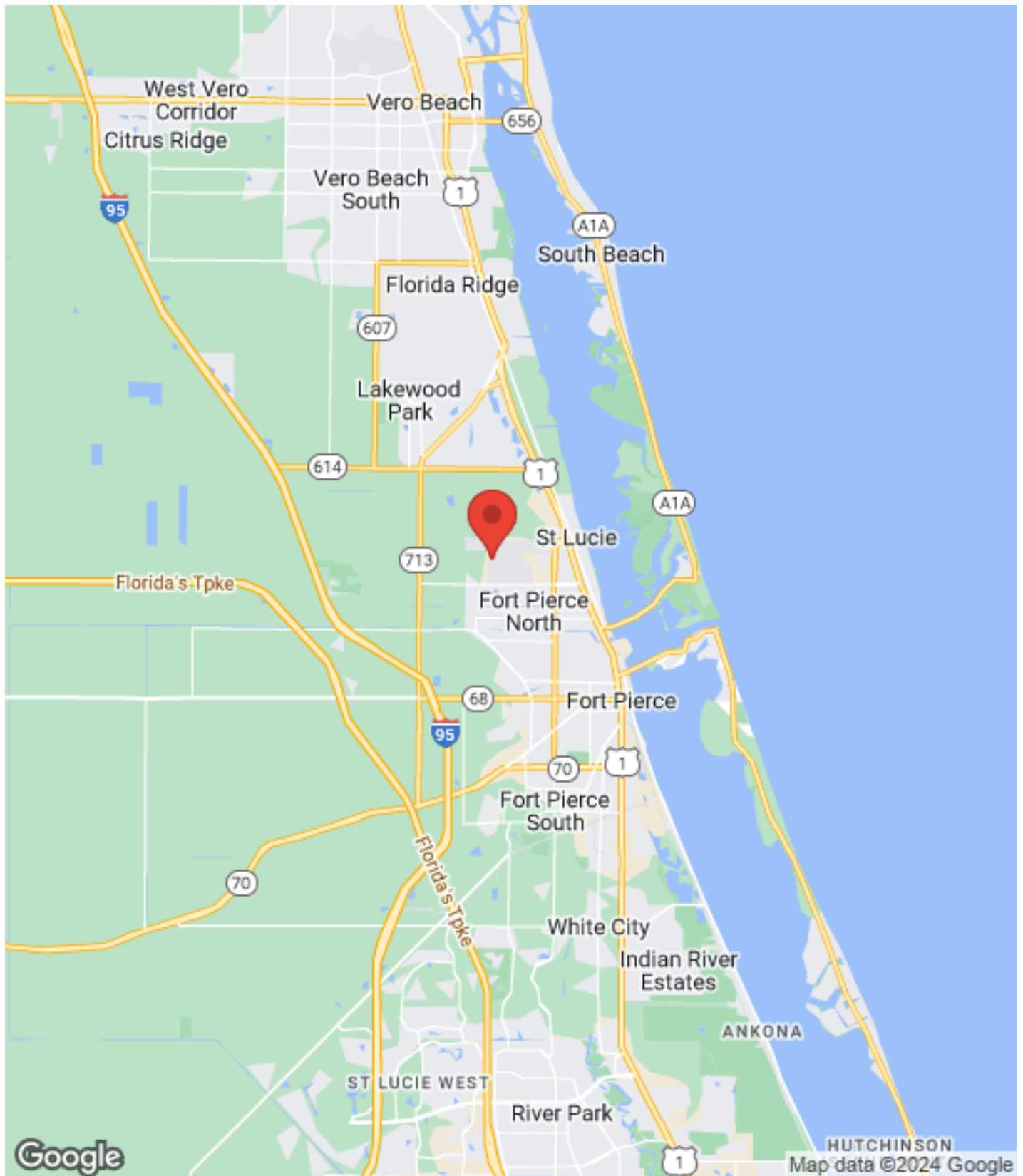
Fort Pierce NDB FPR 275

Airport Tiki

 Treasure Coast International Airport (FPR)

REGIONAL MAP

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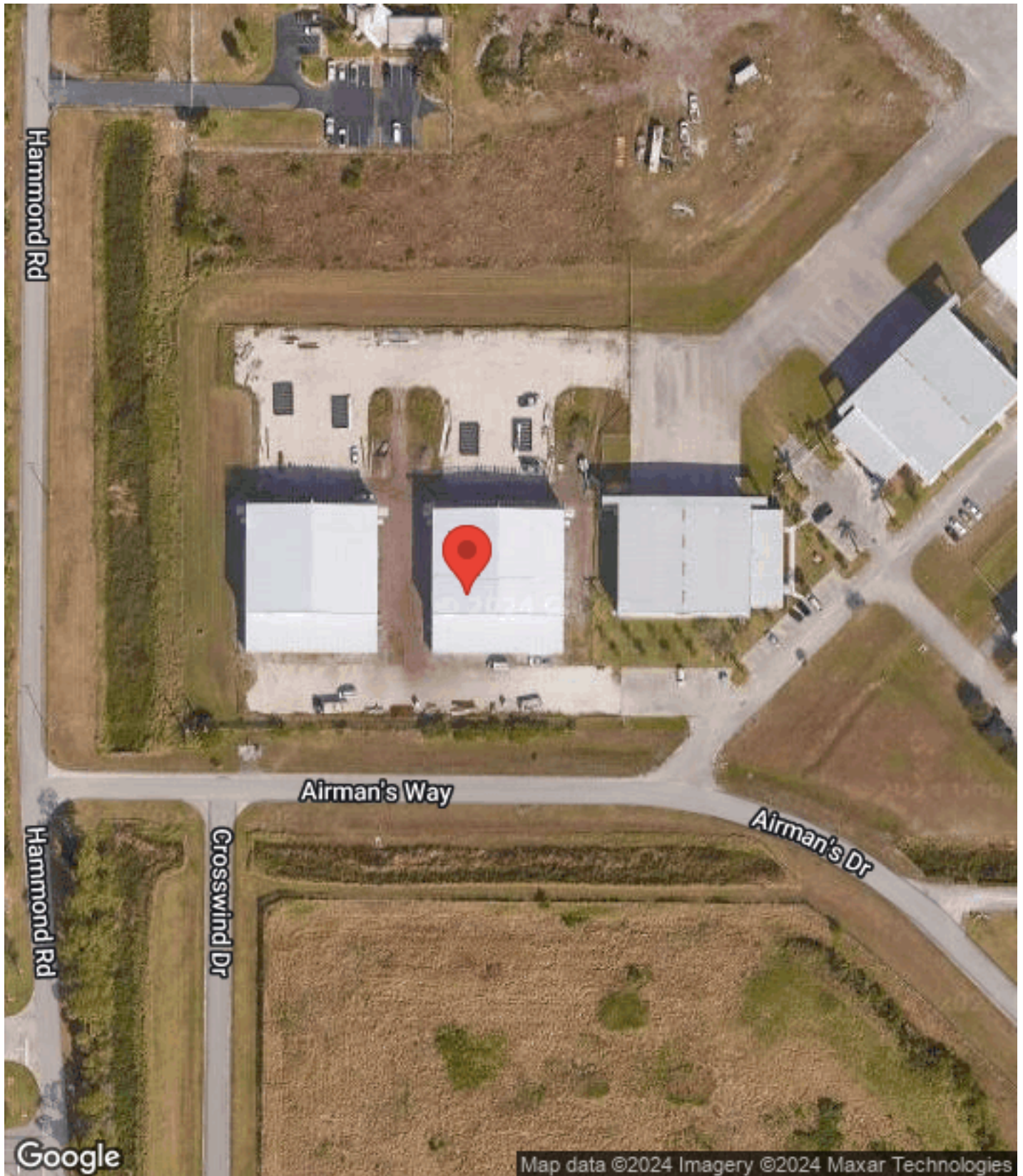
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AERIAL MAP

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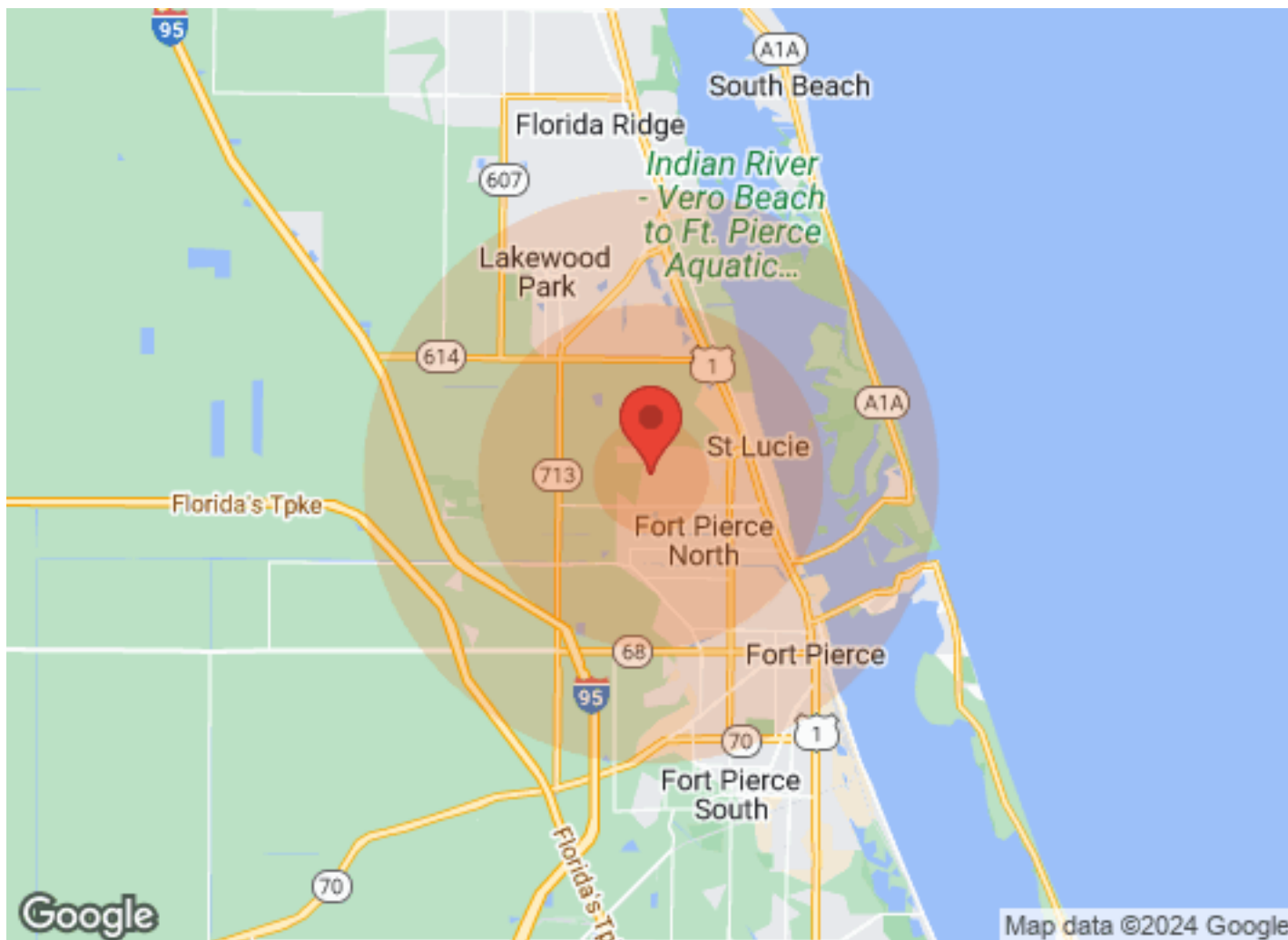
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DEMOGRAPHICS

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| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|--------|----------|----------|
| Population | | | | Income | | | |
| Male | N/A | 9,460 | 29,667 | Median | N/A | \$29,812 | \$33,387 |
| Female | N/A | 10,614 | 31,052 | < \$15,000 | N/A | 1,885 | 4,727 |
| Total Population | N/A | 20,074 | 60,719 | \$15,000-\$24,999 | N/A | 1,218 | 3,499 |
| | | | | \$25,000-\$34,999 | N/A | 1,019 | 3,067 |
| Age | | | | \$35,000-\$49,999 | N/A | 1,143 | 3,830 |
| Ages 0-14 | N/A | 4,926 | 12,666 | \$50,000-\$74,999 | N/A | 1,144 | 3,775 |
| Ages 15-24 | N/A | 2,762 | 7,434 | \$75,000-\$99,999 | N/A | 526 | 1,993 |
| Ages 25-54 | N/A | 6,171 | 21,049 | \$100,000-\$149,999 | N/A | 386 | 1,480 |
| Ages 55-64 | N/A | 1,972 | 6,648 | \$150,000-\$199,999 | N/A | 80 | 410 |
| Ages 65+ | N/A | 4,243 | 12,922 | > \$200,000 | N/A | 113 | 298 |
| | | | | Housing | | | |
| Race | | | | Total Units | N/A | 10,140 | 32,274 |
| White | N/A | 6,663 | 31,006 | Occupied | N/A | 8,016 | 24,588 |
| Black | N/A | 12,697 | 25,165 | Owner Occupied | N/A | 4,906 | 14,804 |
| Am In/AK Nat | N/A | 7 | 71 | Renter Occupied | N/A | 3,110 | 9,784 |
| Hawaiian | N/A | N/A | N/A | Vacant | N/A | 2,124 | 7,686 |
| Hispanic | N/A | 1,310 | 8,655 | | | | |
| Multi-Racial | N/A | 1,270 | 8,568 | | | | |

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