

FOR SALE

# Fort Pierce Mixed Use Multi Tenant Investment

1529 AVENUE D  
FORT PIERCE, FL 34950

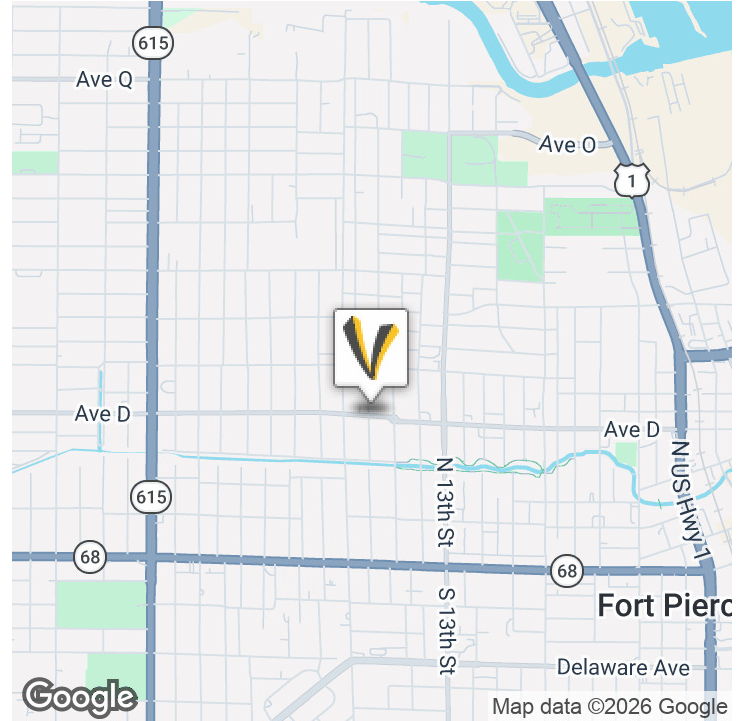


**RICH VAALER**

Principal Broker  
772.266.9065  
rich@vaaler.us



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	5,209 SF
Available SF:	0 SF
Lot Size:	0.035 Acres
Price / SF:	\$182.38
Cap Rate:	8.11%
NOI:	\$77,068
Year Built:	1990
Zoning:	Commercial
Market:	Treasure Coast
Submarket:	Fort Pierce

### PROPERTY OVERVIEW

Exceptional retail opportunity at 1529 Avenue D in Fort Pierce, presenting a versatile storefront configuration tailored for high-visibility merchandising or service operations. The property offers a welcoming presence with expansive glazing and a refined façade that reinforces brand prominence. Interior space features open layouts adaptable for a range of tenant improvements, supported by practical back-of-house areas, restrooms, and storage capabilities. Ample parking and clear access points enhance customer convenience while durable finishes ensure low-maintenance ownership. This well-situated asset confidently meets the demands of a discerning retail investor seeking strong functional appeal and long-term value.

### PROPERTY HIGHLIGHTS

- Retail-dedicated building with storefront presence
- Below Market Rents
- Value Add Opportunity
- Ample on-site parking for customers and staff
- Solid long-term investment potential for retail-focused portfolios



#### OFFICE LOCATIONS

211 Gibson St NW  
Leesburg, VA. 20176

1SE Ocean Blvd  
Stuart, FL 34994

#### FOR MORE INFORMATION CONTACT:

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## ADDITIONAL PHOTOS



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211 Gibson St NW  
Leesburg, VA. 20176

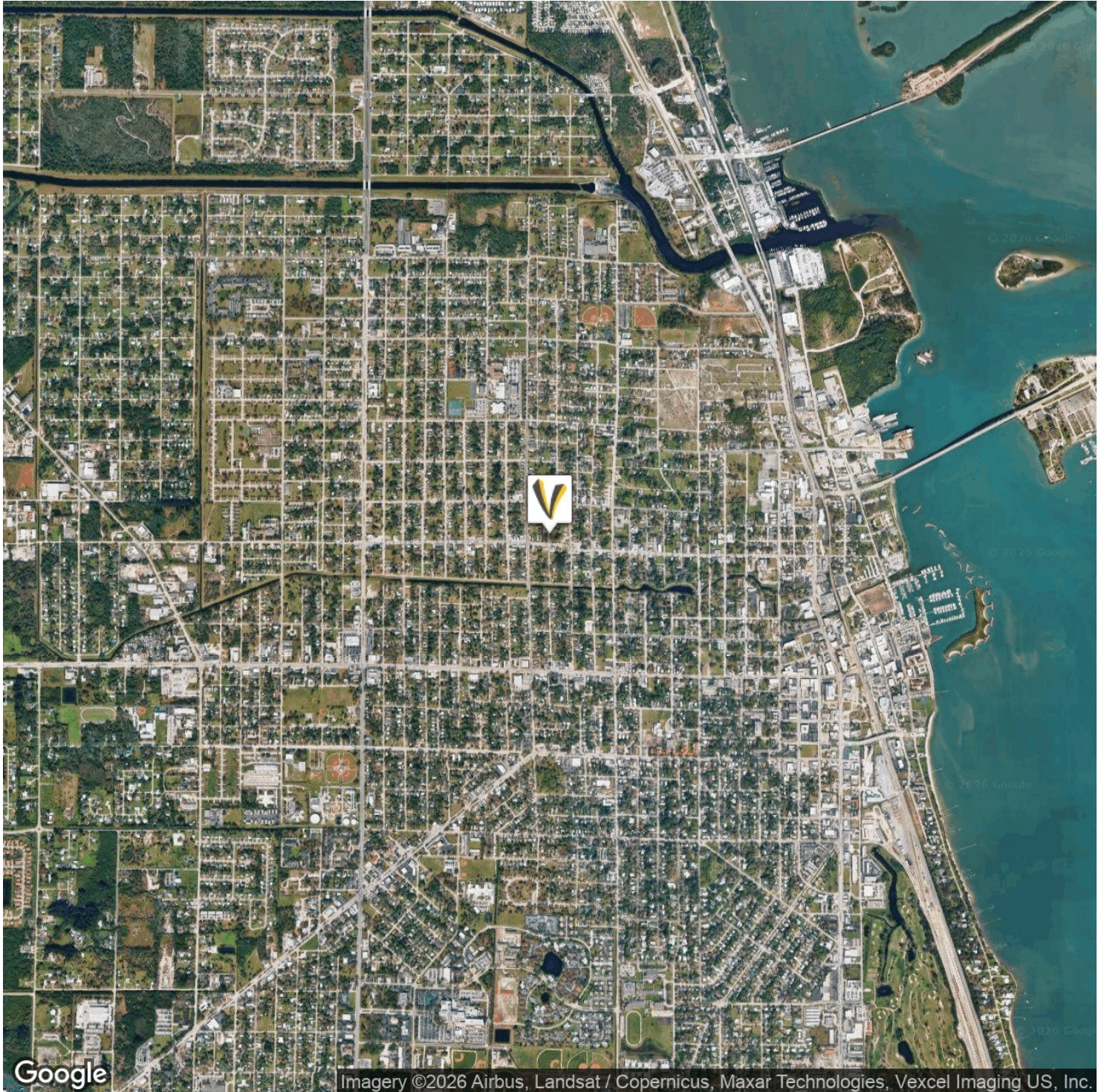
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# AERIAL MAP



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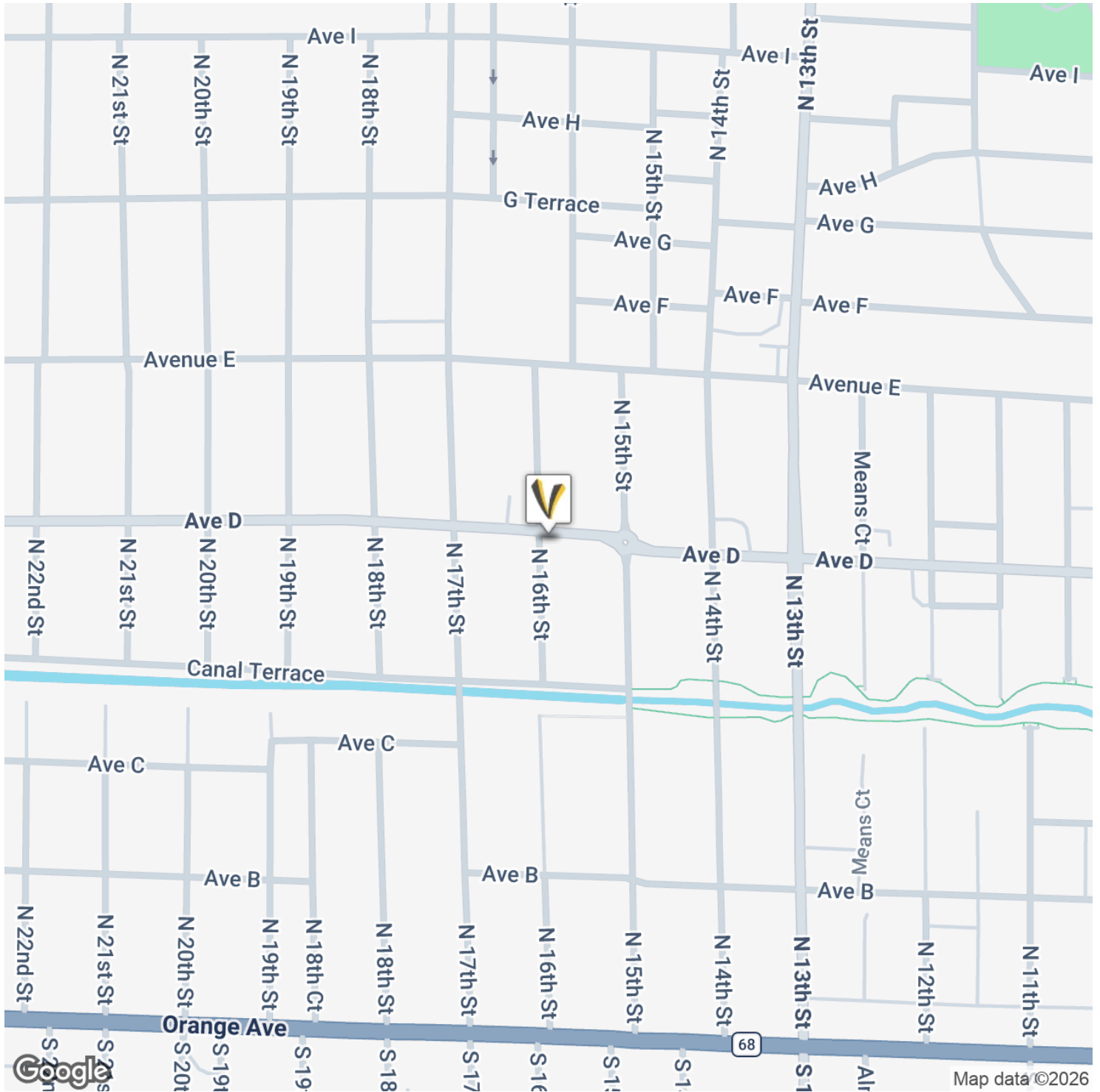
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# LOCATION MAP



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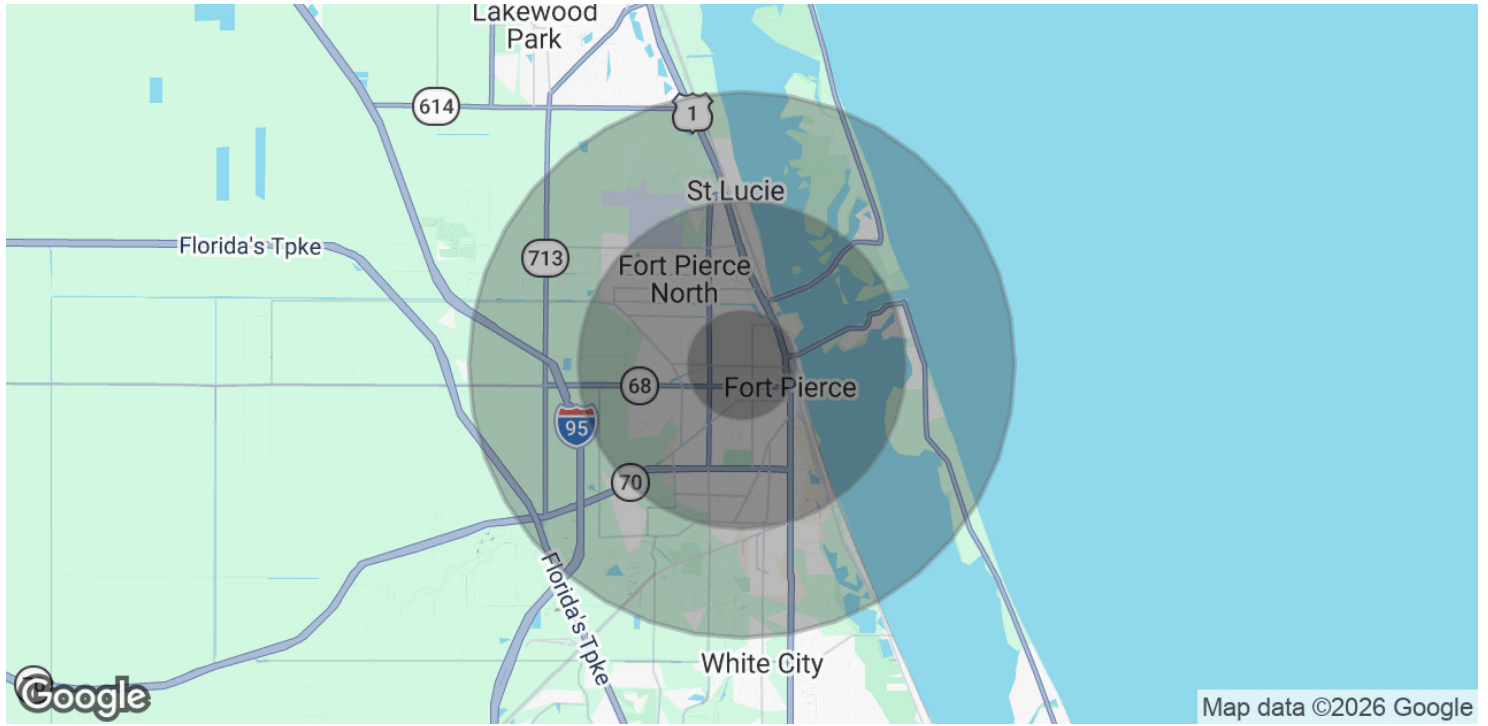
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,298	48,413	66,250
Average Age	35.4	36.9	40.2
Average Age (Male)	37.7	37.7	40.5
Average Age (Female)	36.4	40.3	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,531	18,094	25,809
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$33,260	\$56,930	\$64,258
Average House Value	\$162,283	\$216,924	\$266,433

2023 American Community Survey (ACS)



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