

# MOUHALIS CAPITAL MANAGEMENT



Built to suit or  
ground lease  
opportunity in  
North Fort  
Pierce, FL

NW Corner of Indrio Road  
& Kings Highway



## NW Corner of Indrio Road & Kings Hwy, Fort Pierce, FL

### OPPORTUNITY OVERVIEW



50,713 PEOPLE  
IN A 5-MILE RADIUS



\$84,136 AHHI  
IN A 5-MILE RADIUS



BTS or GL  
OPPORTUNITY

Great opportunity to capitalize on the growth of north Saint Lucie County.

**Great Access:** Cross access through the 7-11 to the lighted intersection of Indrio Rd & Kings Hwy.

**Flexible Zoning:** Most uses permitted by right under Commercial Neighborhood zoning designation.

### DEAL STRUCTURE

Ground Lease or BTS

#### ADDRESS

NW Corner of Indrio Road & Kings Hwy, Fort Pierce, FL

#### SITE SIZE

1.32 Acres

#### ZONING

Commercial Neighborhood  
(Restaurants except for Coffee  
Permitted)

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