



FOR LEASE

■ 713 Angle Rd

Fort Pierce, FL 34947

PROPERTY OVERVIEW

2+/- acres industrial land available for lease in the quickly growing Angle Road corridor of Fort Pierce! Excellent site for contractors, equipment storage / repair, staging / material storage, trailer parking, and more. The site contains a 1,448 SF residential structure that can be converted into an office and storage shed. The recently remodeled and newly painted residential structure features a 2023 new roof, updated appliances, 3 rooms, kitchen, bathroom with shower, and laundry room. 5-minute drive to I-95 Orange Avenue Interchange (Exit 131) and over 5M square feet of new industrial product proposed or under construction within 5 miles, including new 1M square foot Amazon Facility.

OFFERING SUMMARY

Land Size:	2.06 Acres
Zoning:	IL - Industrial Light (St. Lucie County)
Building Size:	2 Acres

LEASE RATE

\$4,000.00 per month (NNN)



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Property Details & Highlights

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Property Address: 713 Angle Rd, Fort Pierce, FL 34947
Property Type: Land
APN: 2404-608-0169-000-4
Lot Size: 2.06 AC
Zoning: IL – Industrial Light (St. Lucie County)
Future Land Use: Industrial
Utilities: FPL Electric. Well and Septic

LOCATION OVERVIEW

Located on the west side of Angle Road less than 1 mile north of Orange Avenue in Fort Pierce, Florida.



LEASE HIGHLIGHTS

- - Ideal for contractors, equipment storage, repair, staging, and trailer parking
- - Recently remodeled residential structure with a new roof and updated appliances
- - Features 3 rooms, kitchen, bathroom with shower, and laundry room
- - Convenient 5-minute drive to I-95 Orange Avenue Interchange (Exit 131)
- - Over 5M square feet of new industrial product proposed or under construction within 5 miles
- - Close proximity to the new 1M square foot Amazon Facility

Additional Photos

713 ANGLE RD

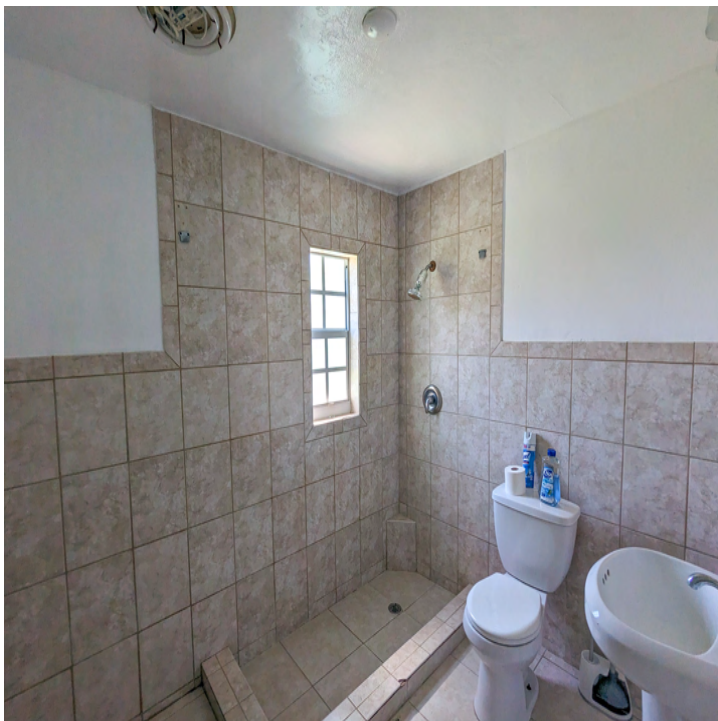
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Additional Photos

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Area Map

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Metros/Radius Map

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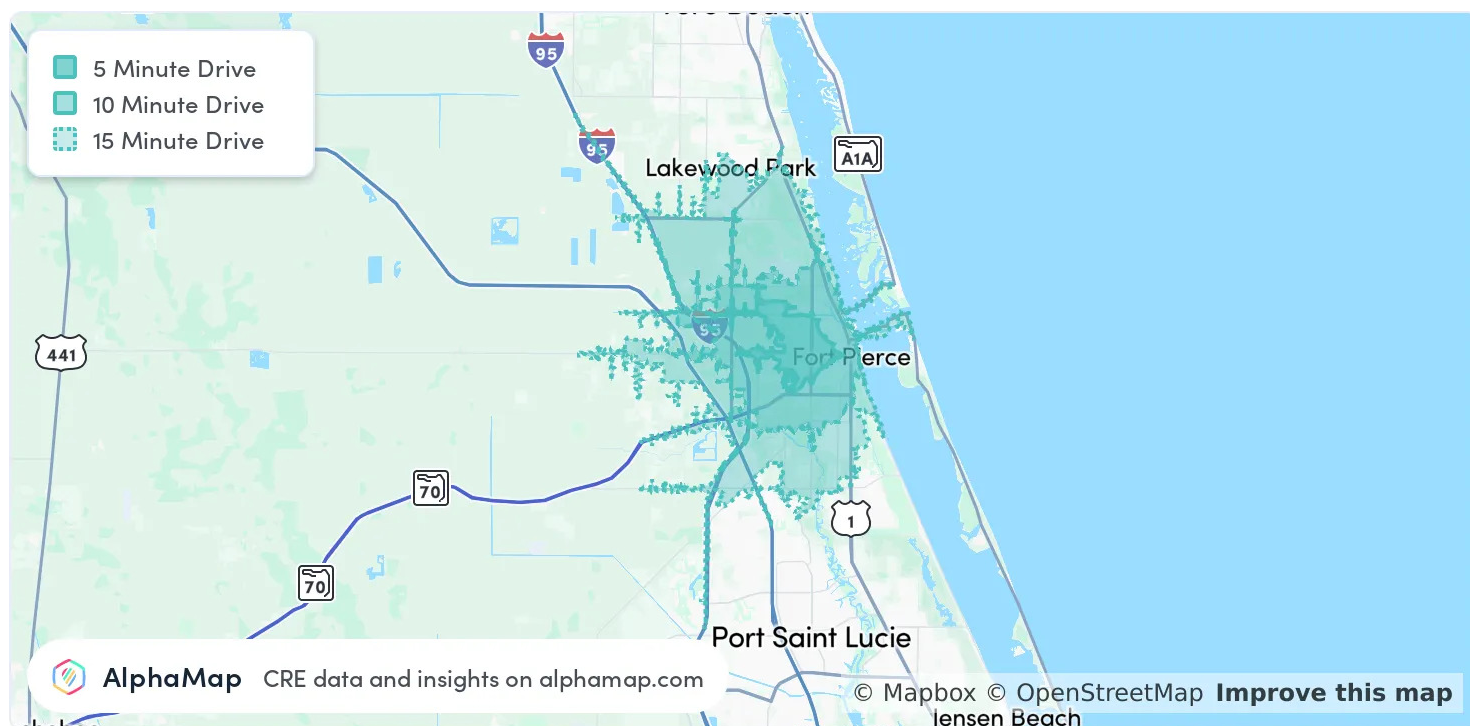


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Area Analytics

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,292	46,582	90,216
Average Age	36	38	41
Average Age (Male)	35	37	41
Average Age (Female)	37	39	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,804	16,708	34,253
Persons per HH	3	2.8	2.6
Average HH Income	\$49,949	\$56,577	\$65,910
Average House Value	\$204,722	\$233,916	\$276,439
Per Capita Income	\$16,649	\$20,206	\$25,350

Map and demographics data derived from AlphaMap

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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