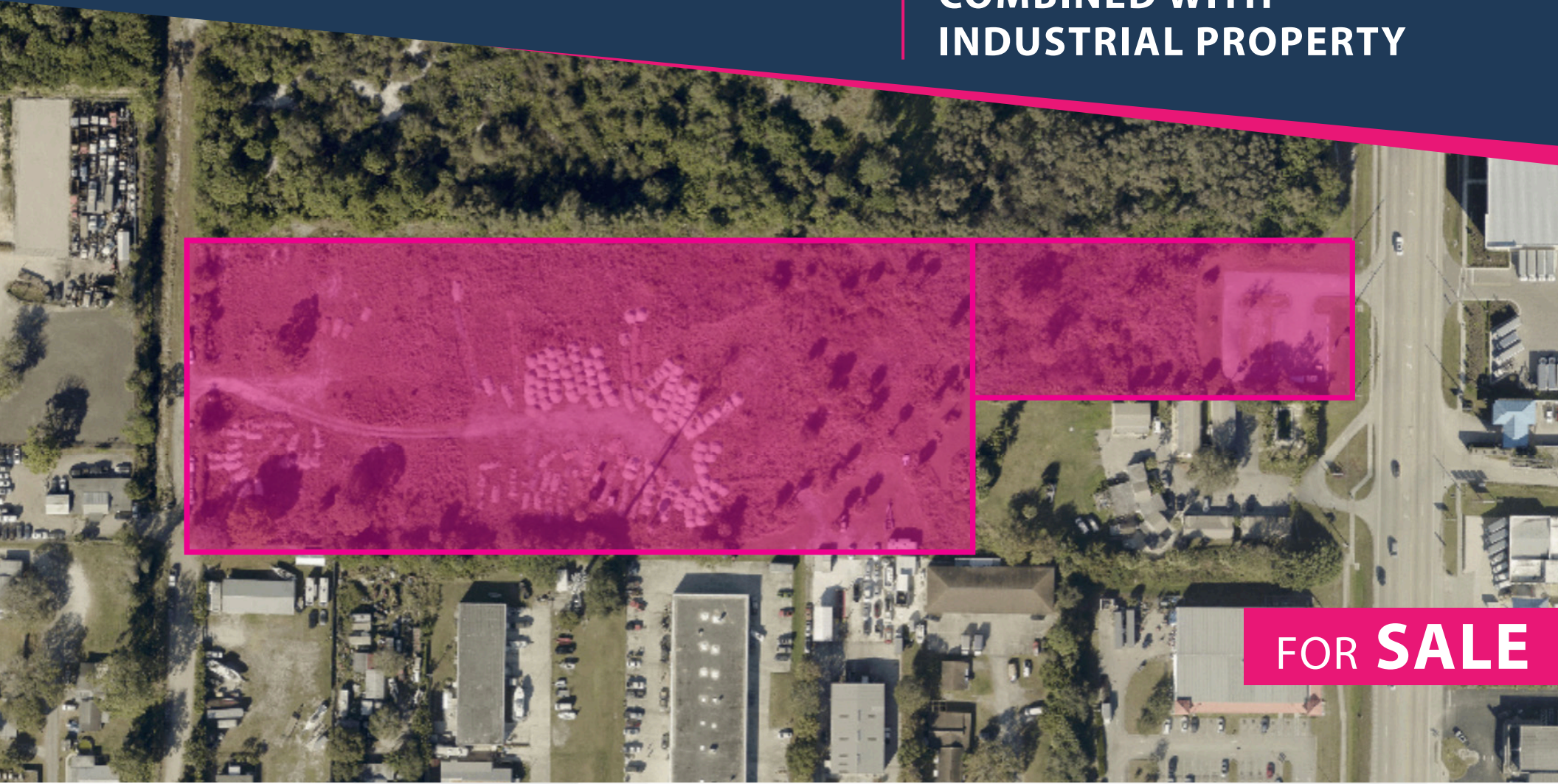


3621 S US Hwy 1, Fort Pierce, FL 34982

RARE US-1 FRONTAGE
COMBINED WITH
INDUSTRIAL PROPERTY



FOR SALE



JAIME' OLDENBURG
Sales Associate
O: 772.223.3646 C: 772.370.6467
E: jaime@florida-commercial.net

7.61 AC
TOTAL

2 Parcels
6.1 & 1.51 AC

EXECUTIVE SUMMARY

3621 S US Hwy 1, Fort Pierce, FL 34982 | RARE US-1 FRONTAGE COMBINED WITH INDUSTRIAL PROPERTY

PROPERTY OVERVIEW

Sale Price For 7.61 AC (2 Parcels):	\$2,900,000
Parcel 2434-601-0027-000-9 Lot Size:	6.1 AC
Zoning for 6.1 AC:	Light Industrial
Parcel 2434-601-0025-000-5 Lot Size:	1.51 AC
Zoning for 1.51 AC:	General Commercial

Rare opportunity to acquire 7.61 acres in a highly visible Fort Pierce location along US-1. This unique offering consists of two parcels that may be purchased together or separately (contact broker for individual pricing).

The front parcel features approximately 1.51 acres of General Commercial-zoned land with valuable US-1 frontage, providing exceptional visibility and access. The adjoining 6.10-acre parcel is zoned Industrial, creating a rare combination that offers tremendous flexibility for a wide range of commercial, industrial, distribution, storage, service, and development uses.

Surrounded by national retailers, established businesses, and major transportation corridors, this property is ideally positioned to serve the growing Treasure Coast market. Whether utilized as a combined commercial-industrial campus or acquired separately, the property's zoning, location, and size present endless possibilities for owner-users, investors, and developers alike.



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DEMOGRAPHICS & AERIAL

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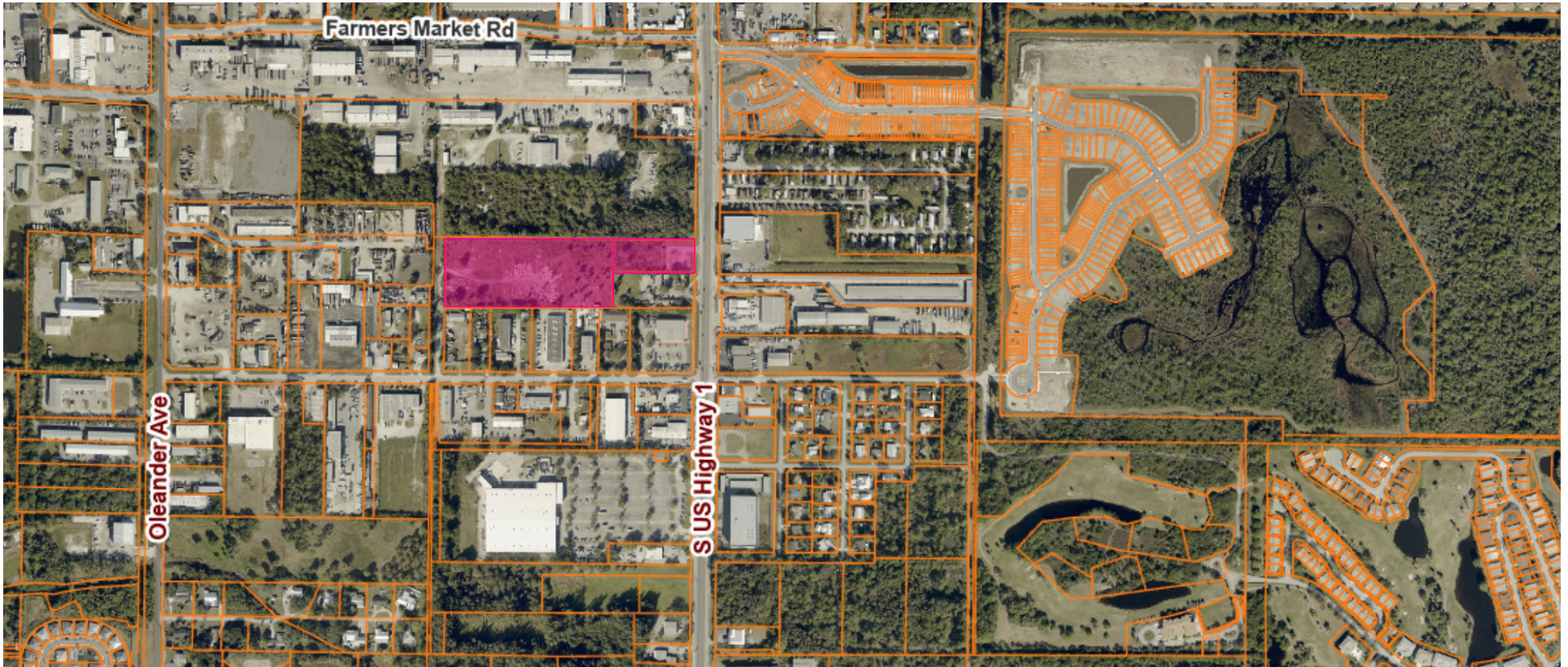
POPULATION

	1 MILE	3 MILES	5 MILES
Population	7,230	38.7K	102.8K
Median Age	44	41	41



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Households	3.2K	15.1K	39.7K
Average HH Income	\$46.9K	\$54.6K	\$56K



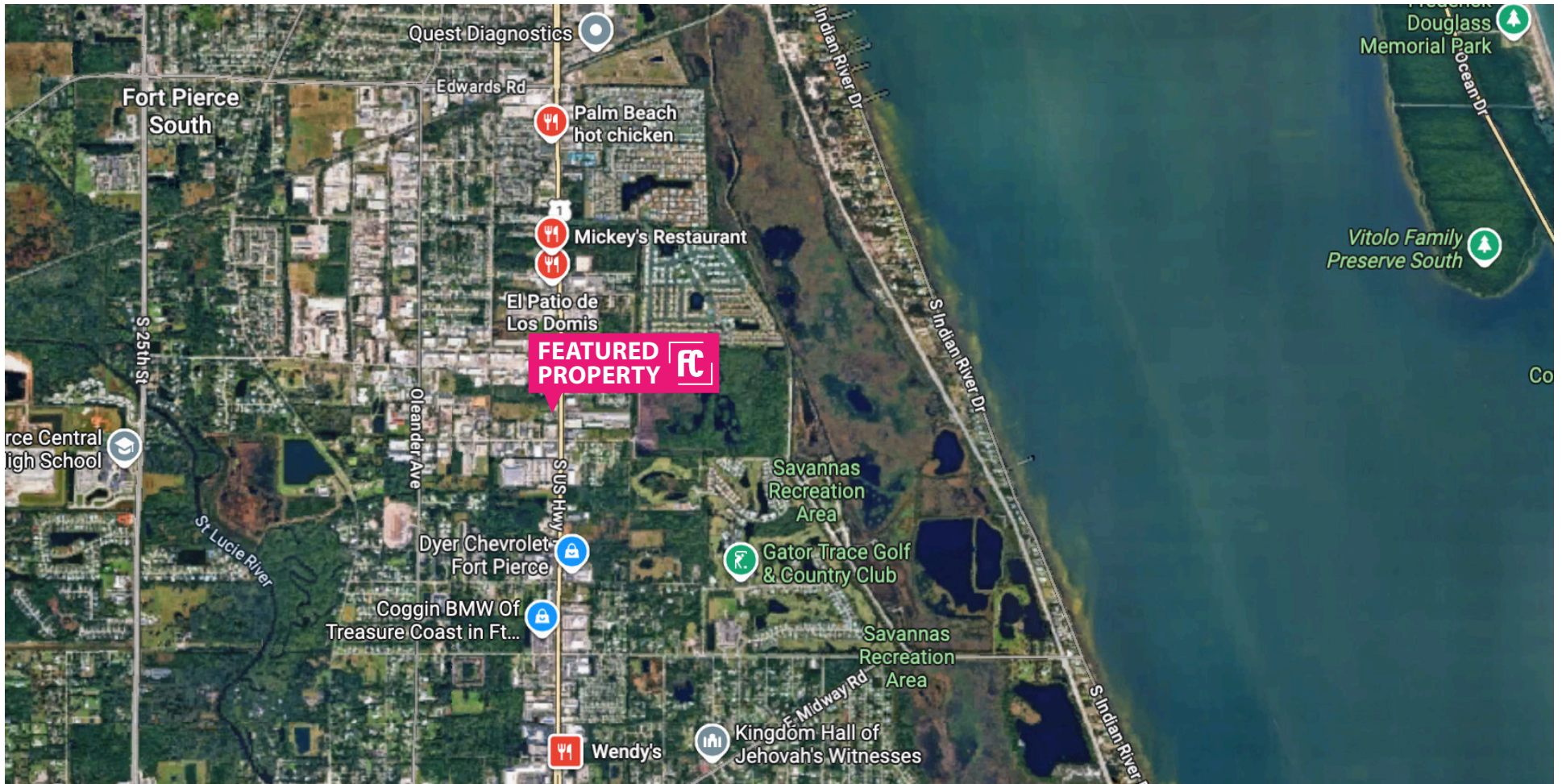
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RETAIL MAP

3621 S US Hwy 1, Fort Pierce, FL 34982 | RARE US-1 FRONTAGE COMBINED WITH INDUSTRIAL PROPERTY



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**7.61 AC
TOTAL**

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