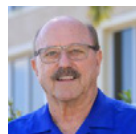
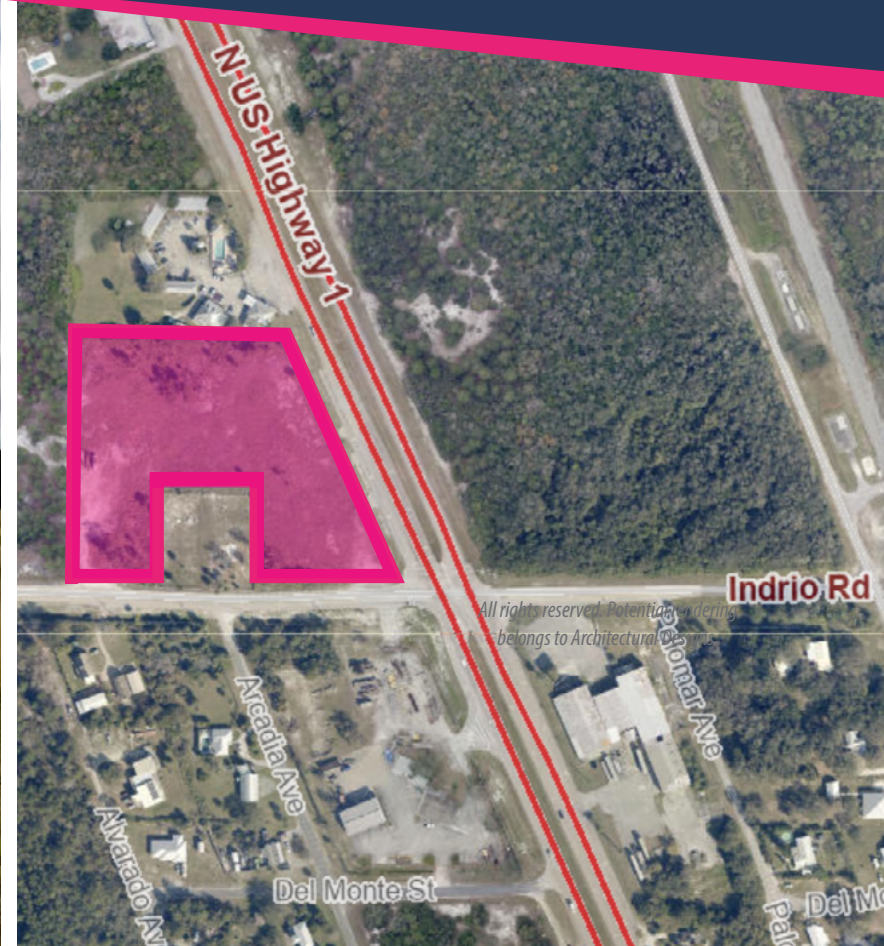


4875 N US Highway 1, Fort Pierce, FL 34951

**SITE PLAN APPROVED
INDRIO SELF STORAGE**



FOR **SALE**



TERRY KEATHLEY
Broker Associate
T: 941.628.2807
E: phkeathley@comcast.net



MIKE MCCARTY
Sales Associate
T: 772.341.9322
E: mike@mccartylandplanning.com

5.06 ACRES
Fort Pierce, FL

EXECUTIVE SUMMARY

4875 N US Highway 1, Fort Pierce, FL 34951

SITE PLAN APPROVED INDRIO SELF STORAGE

SPECS

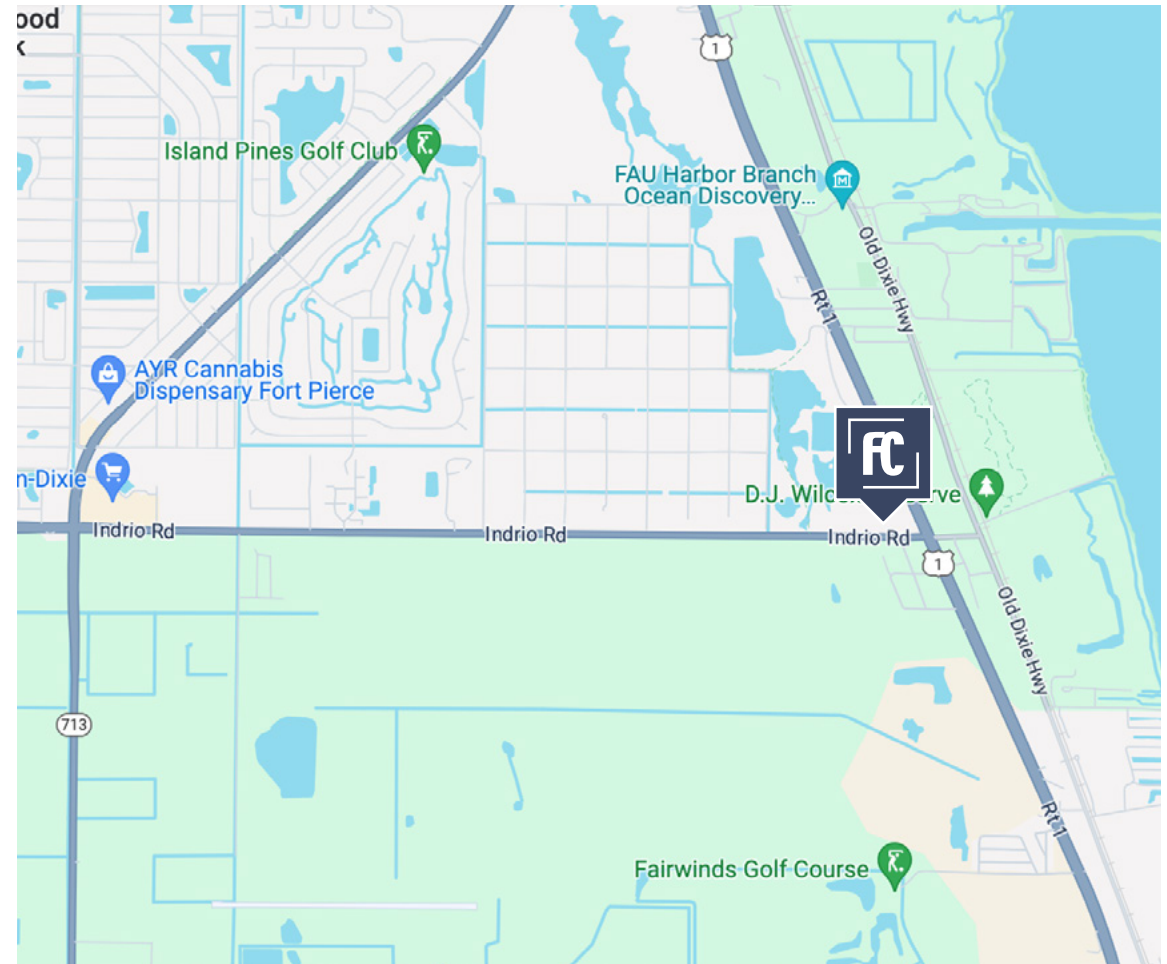
Price: **NOW \$1,350,000 / WAS \$1,500,000**

Lot Size: 5.06 Acres

Zoning: CG / Commercial-Storage

PROPERTY OVERVIEW

Discover an exceptional investment opportunity with this site plan approved Indrio Self Storage project, strategically located on the busy US Hwy 1 and Indrio Rd in Ft. Pierce, Florida. This valuable 5.06-acre commercial property boasts plans for two state-of-the-art self-storage buildings—one offering 49,349 square feet and the other 16,926 square feet of premium storage space. The site features enhanced landscaping and is ready for immediate development and operation. Don't miss this lucrative opportunity to tap into the thriving Ft. Pierce market.



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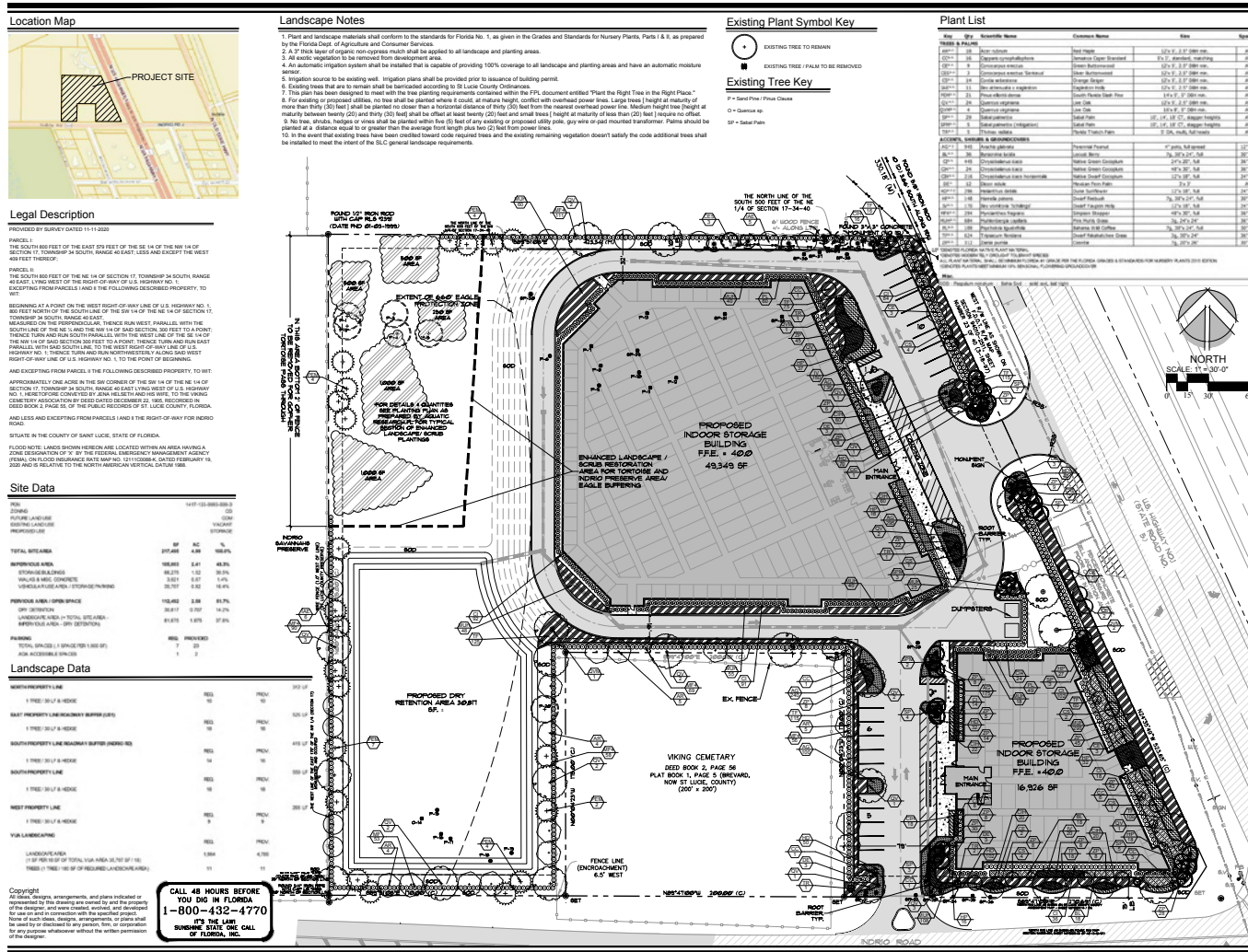
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5.06 ACRES
Fort Pierce, FL

SITE PLAN

4875 N US Highway 1, Fort Pierce, FL 34951

SITE PLAN APPROVED INDRIO SELF STORAGE



Indrio Storage
Saint Lucie County, Florida
Landscape Plan

Drawn By DMS
Checked By MM
Scale 1"=30'-0"
Drawing Date 4-12-23
 9-8-23
 11-8-23
 12-11-23
 12-21-23

L-2



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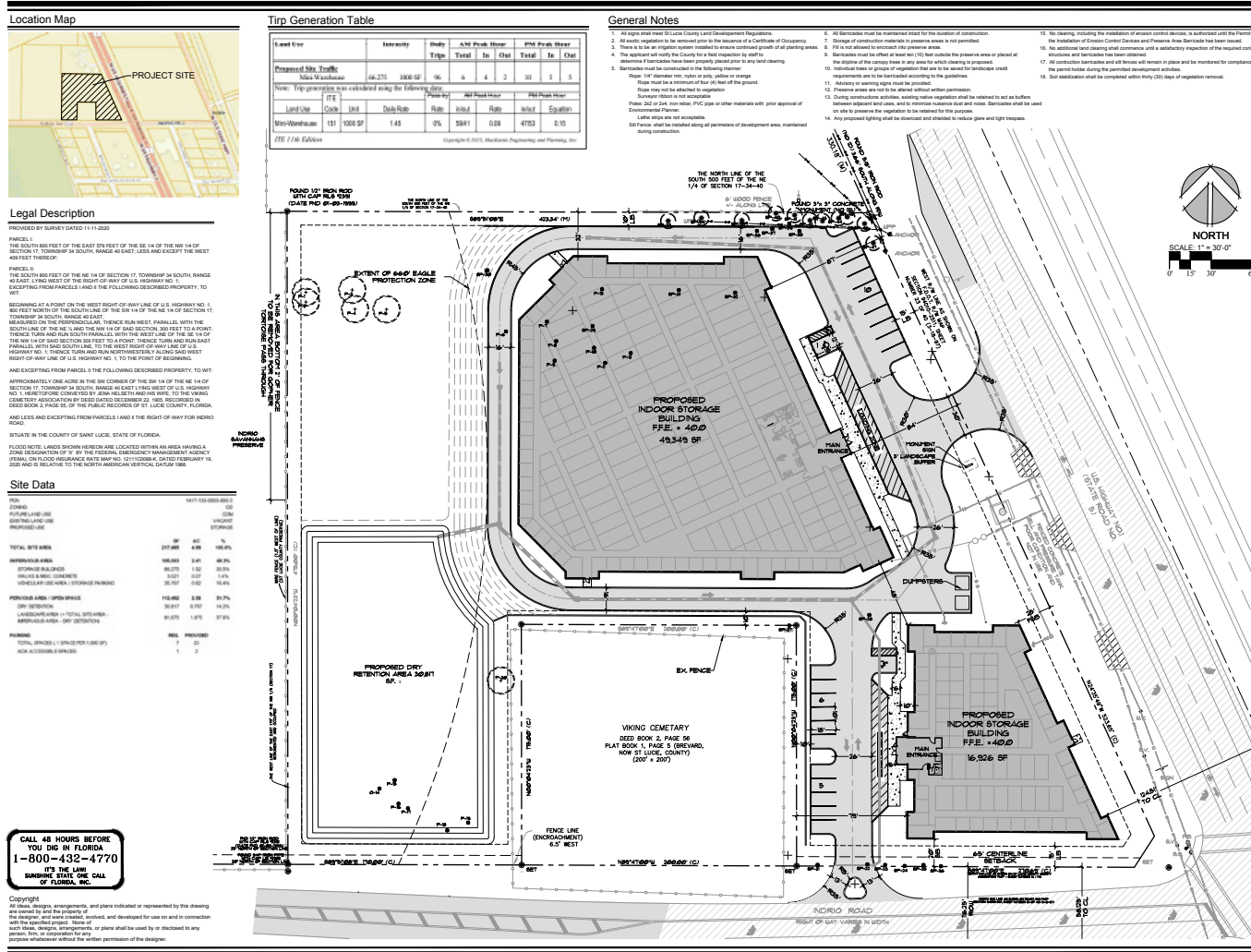
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5.06 ACRES
Fort Pierce, FL

SITE PLAN

4875 N US Highway 1, Fort Pierce, FL 34951

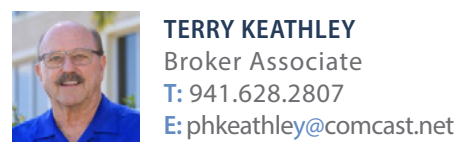
SITE PLAN APPROVED INDRIIO SELF STORAGE



Indrio Storage
Saint Lucie County, Florida
Major Site Plan

Drawn By DMS
Checked By MM
Scale 1"=30'-0"
Drawing Date 4-22-22
 8-25-22 2-9-23 2-17-23
 4-12-23 9-8-23 11-8-23
 11-27-23 revised lighting note
 12-21-23

S-1

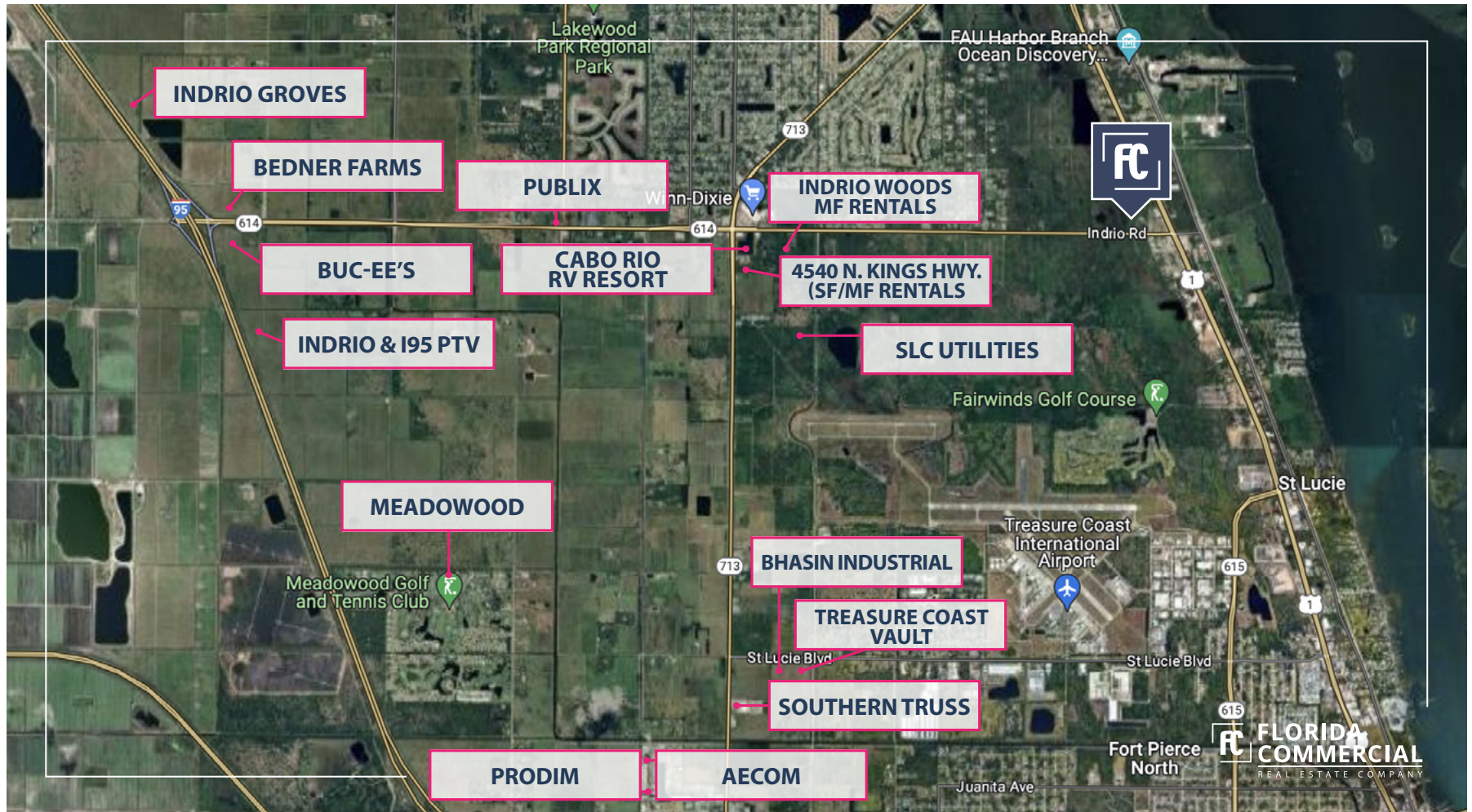


5.06 ACRES
Fort Pierce, FL

DEVELOPMENT MAP

4875 N US Highway 1, Fort Pierce, FL 34951

SITE PLAN APPROVED INDRIO SELF STORAGE



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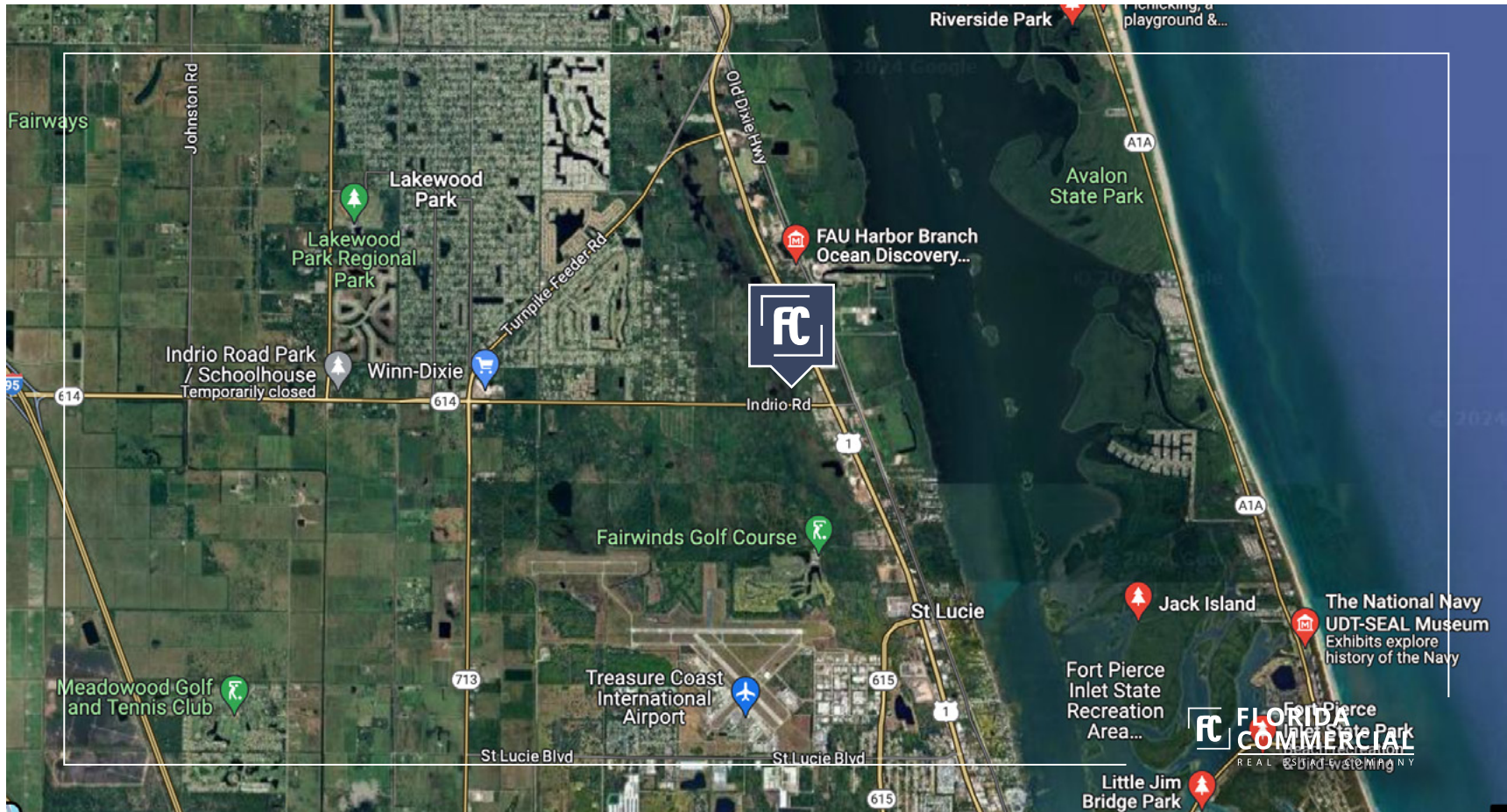
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5.06 ACRES
Fort Pierce, FL

LOCATION MAP

4875 N US Highway 1, Fort Pierce, FL 34951

SITE PLAN APPROVED INDRIO SELF STORAGE



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5.06 ACRES
Fort Pierce, FL

DEMOGRAPHICS REPORT & MAP

4875 N US Highway 1, Fort Pierce, FL 34951

SITE PLAN APPROVED INDRIO SELF STORAGE



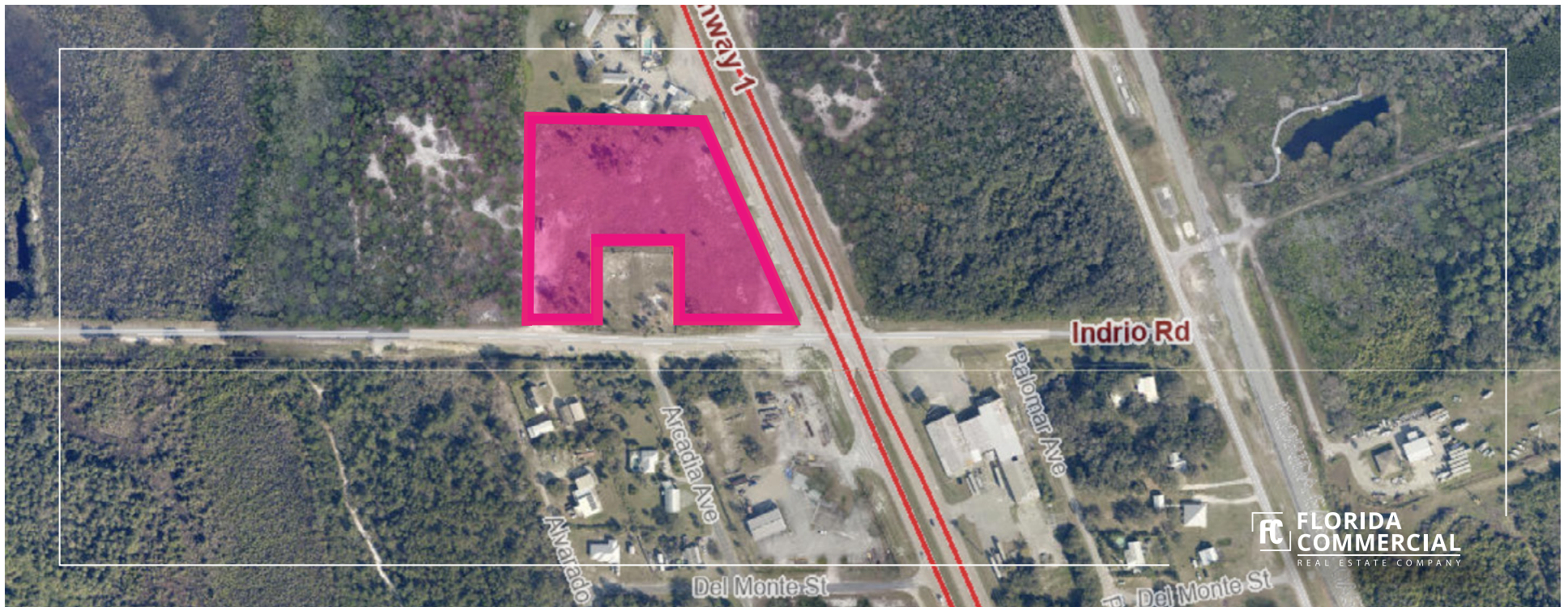
POPULATION

	1 MILE	3 MILES	5 MILES
Population	11.9K	35.6K	85.5K
Median age	47	48	47



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,348	14.9K	33.5K
# of Employees	9.8K	30.1K	72.1K
Average HH income	\$61K	\$60.2K	\$58.8K



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