

# 301 FLORIDA AVE

301 FLORIDA AVE, FORT PIERCE, FL 34950

## INDUSTRIAL PROPERTY FOR SALE OR LEASE



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

This versatile industrial/flex property presents an excellent opportunity in a growing Fort Pierce market. The building offers adaptable space suitable for a wide range of business operations, along with functional layouts and on-site parking to support daily use. Positioned in an established commercial area with convenient access to major roadways, the property provides strong long-term value, flexibility, and potential for future growth.

#### PROPERTY HIGHLIGHTS

- 7,500 SF industrial space for sale or lease
- Flexible unit layout
- Modern construction
- Prime Fort Pierce Location
- Constructed in 2025
- Zoned C-3 for versatile use

#### OFFERING SUMMARY

Sale Price:	\$1,850,000
Lease Rate:	\$15.00 SF/yr + \$4.50 Operating Expenses
Number of Units:	1-4
Available SF:	1,875 - 7,500 SF
Lot Size:	16,853 SF
Building Size:	7,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	207	593	2,865
Total Population	599	1,741	7,640
Average HH Income	\$45,894	\$48,248	\$52,189

#### JOHN W. CHAPMAN, BROKER

772.631.9168

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Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168

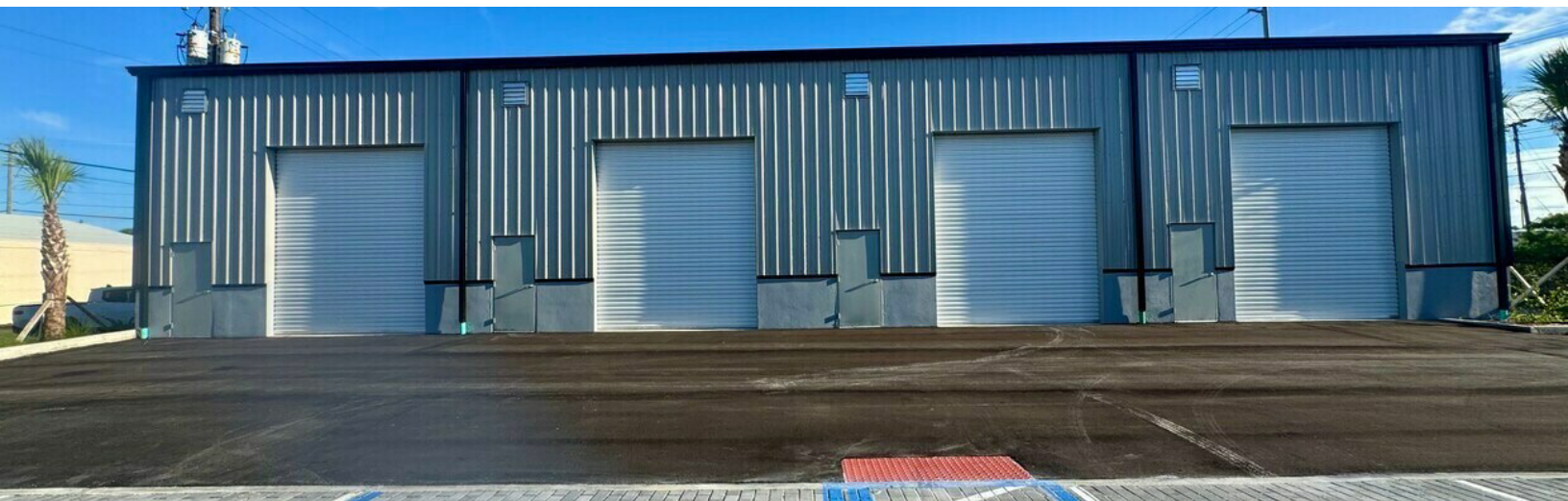




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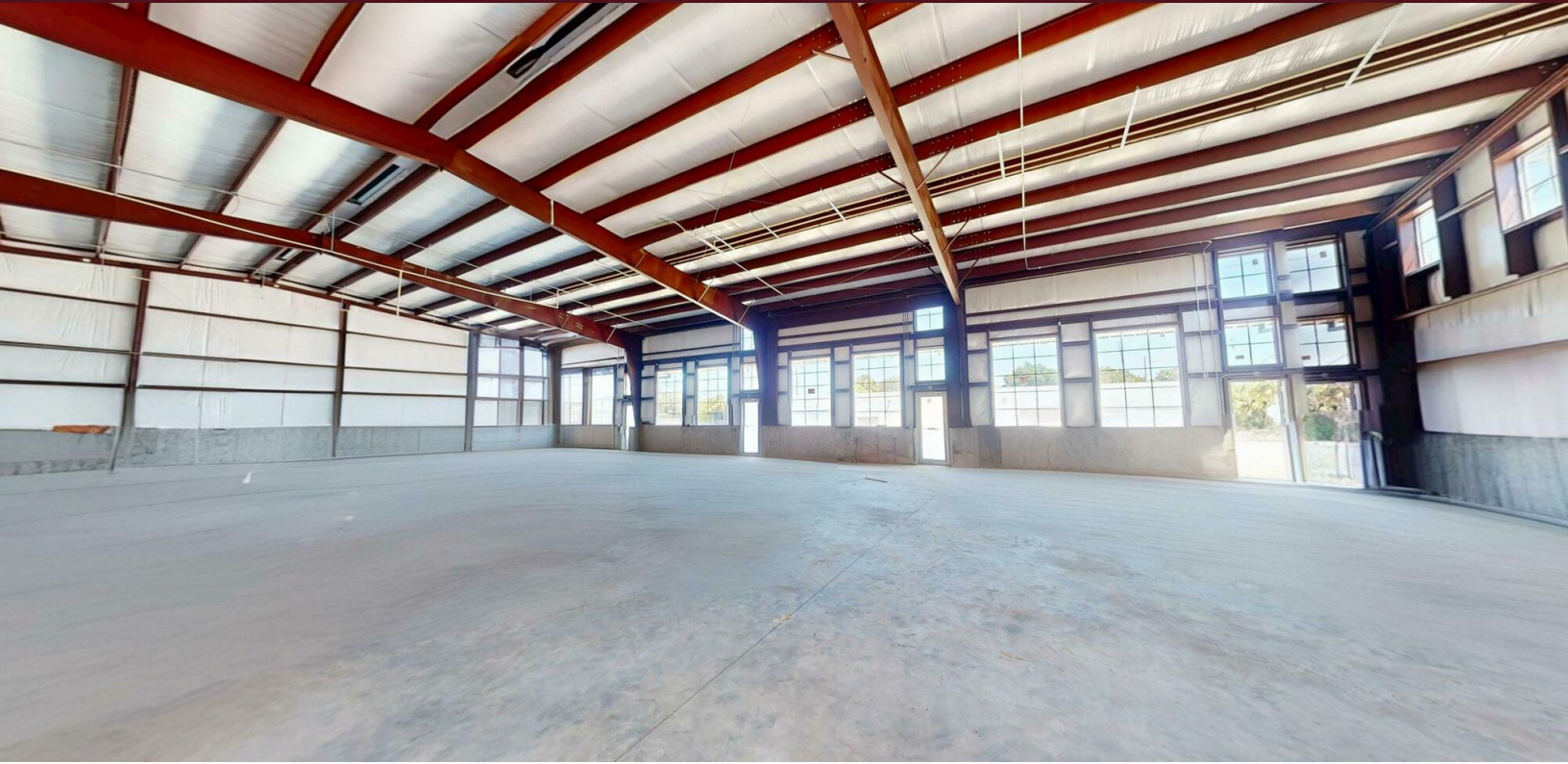




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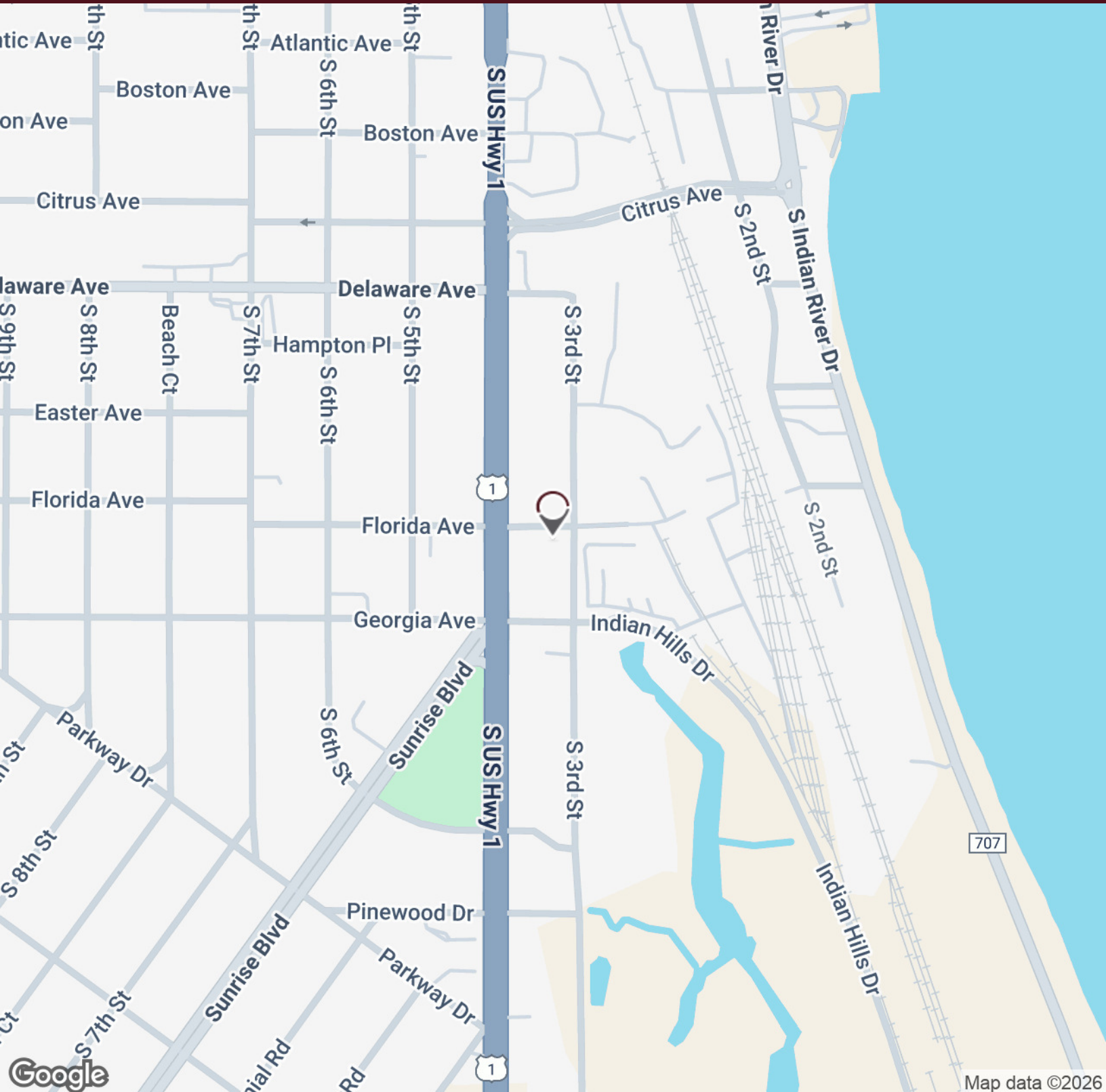




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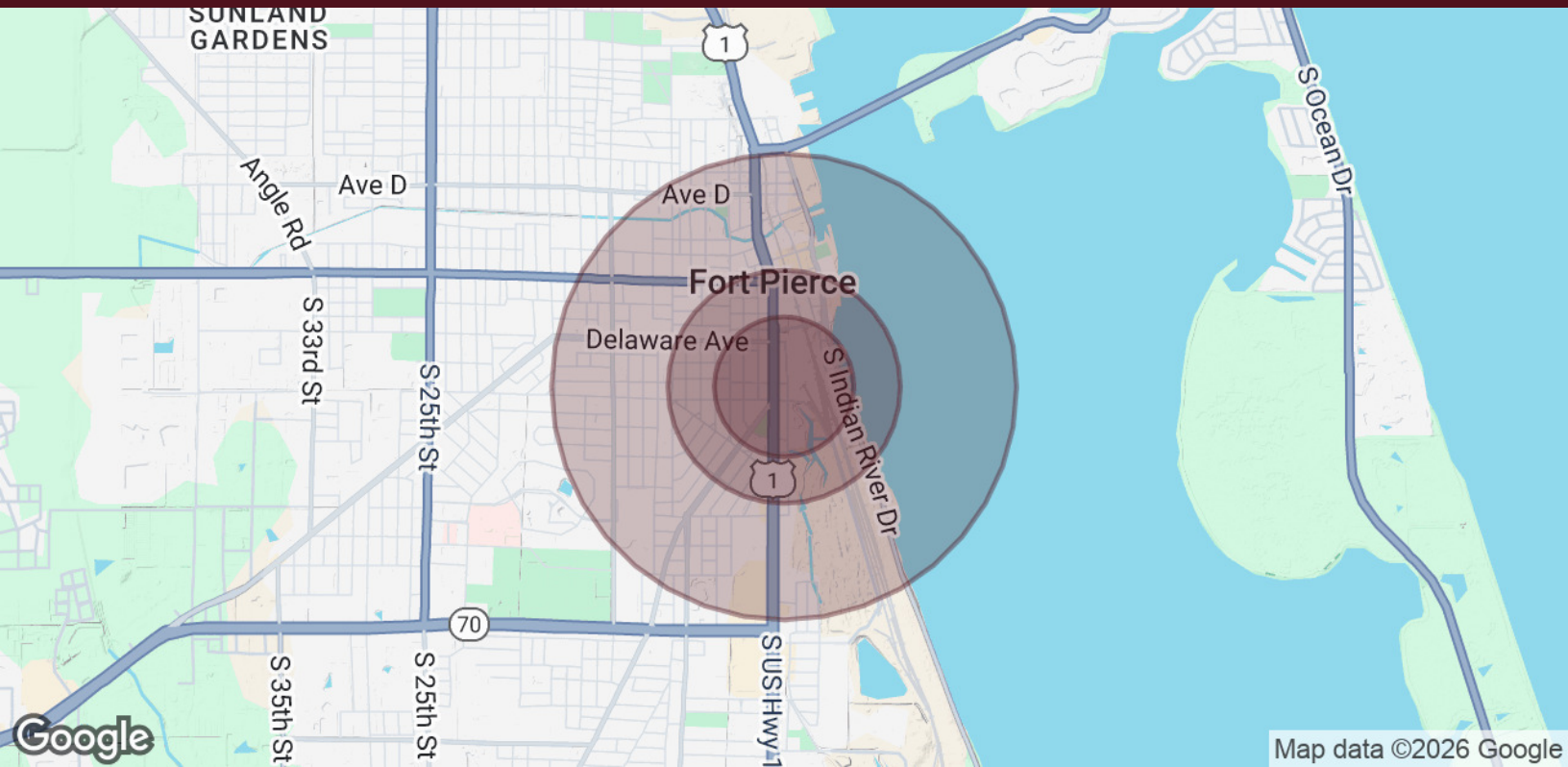
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	599	1,741	7,640
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	207	593	2,865
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$45,894	\$48,248	\$52,189
Average House Value	\$294,192	\$292,186	\$296,271

Demographics data derived from AlphaMap

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