

# Freestanding Building with Drive-Thru

2716 S US Highway 1, Ft. Pierce, FL 34982

**NAI**Southcoast



**PROPERTY ALSO AVAILABLE FOR SALE**

*Presented by*  
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FOR LEASE:

**\$35.00/SF NNN**



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## Property Details

- Address: 2716 S US Hwy 1  
Ft. Pierce, Florida 34982
- Parcel ID: 24-22-601-0023-0004
- Pricing: \$35.00/SF NNN
- Lot Size: ±0.80 Acres
- Building Size: ±3,367 SF
- Year Built: 2019
- Zoning: C3
- Annual Average Daily Traffic: 33,000 cars
- Population: 79,324 (5-mile radius)

## Property Overview

This well positioned, free-standing building is in excellent condition, and ready for a Quick Serve Restaurant with a Drive-Thru.

The location provides great visibility and ease of access for a convenient customer experience.

Located on busy US Hwy 1 in Ft. Pierce's primary commercial corridor, the property is well positioned on a hard corner with access from US Hwy 1 and Savannah Rd.





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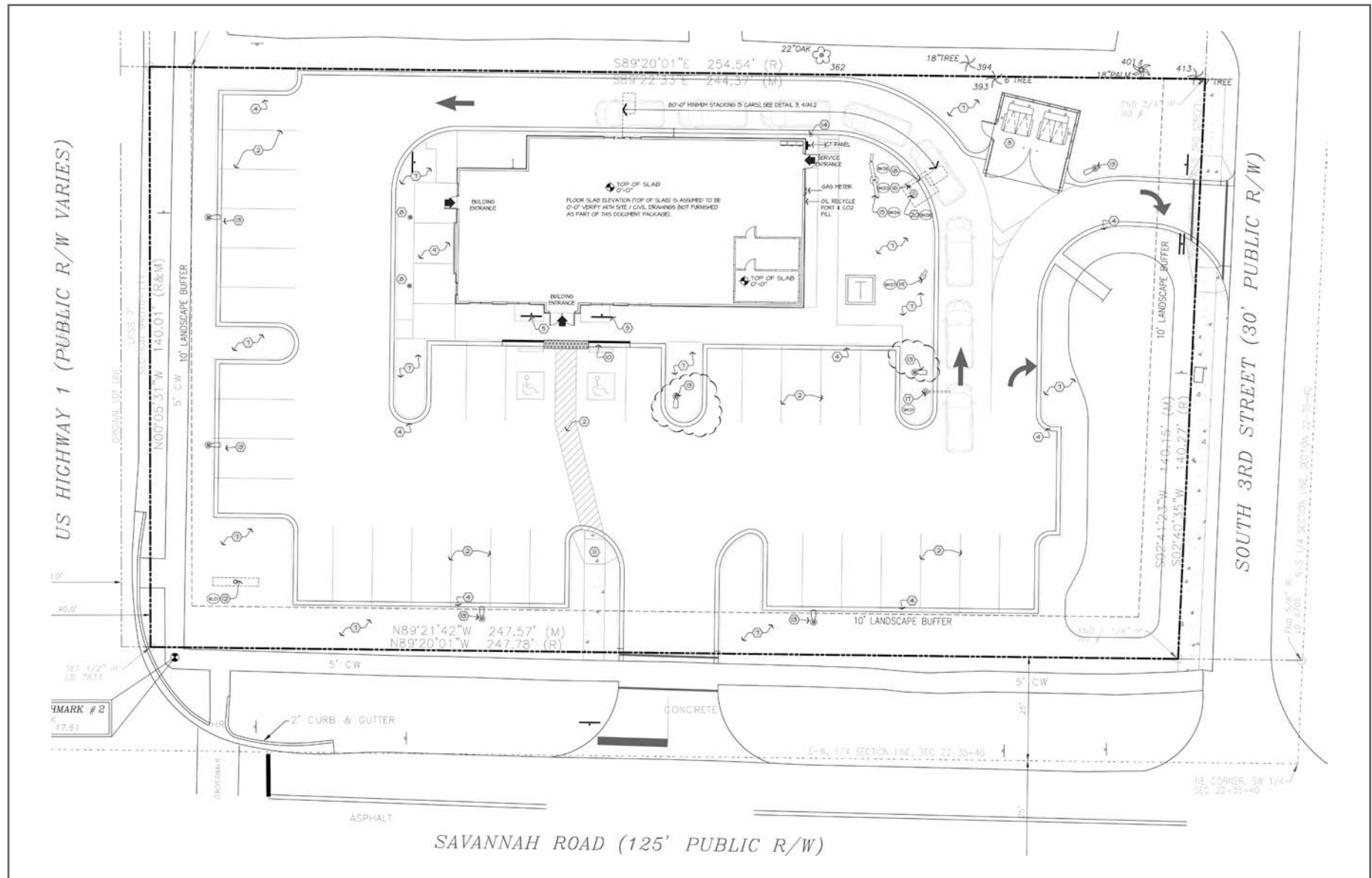




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## Site Plan





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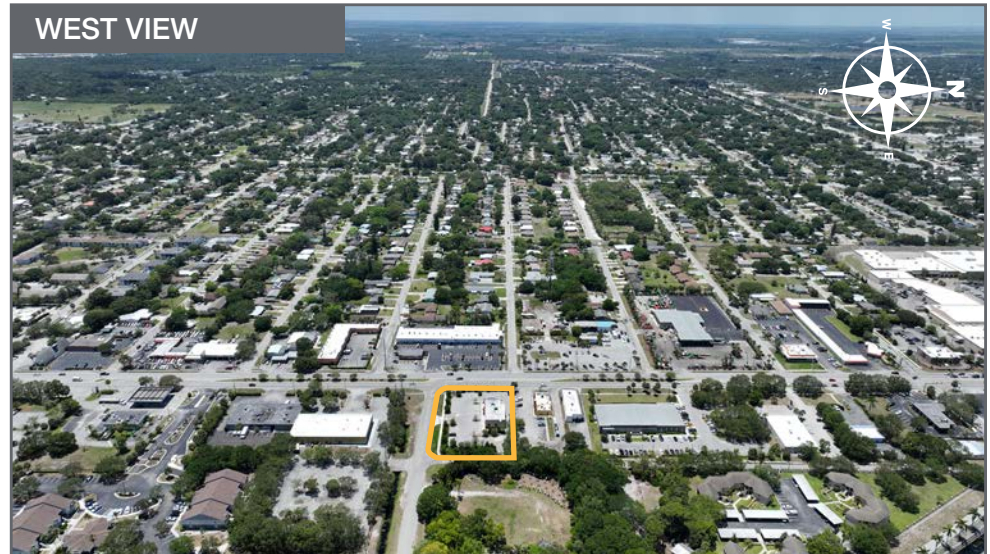
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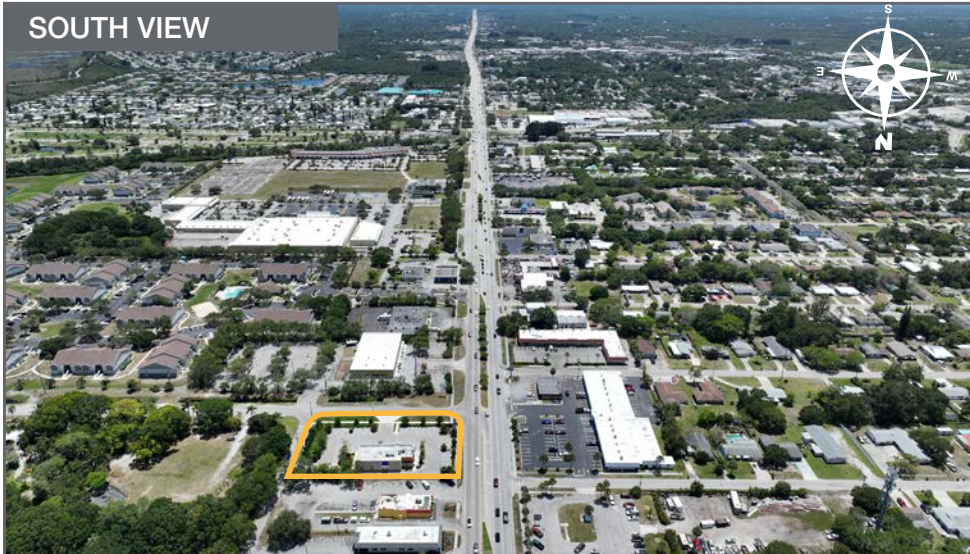
NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW

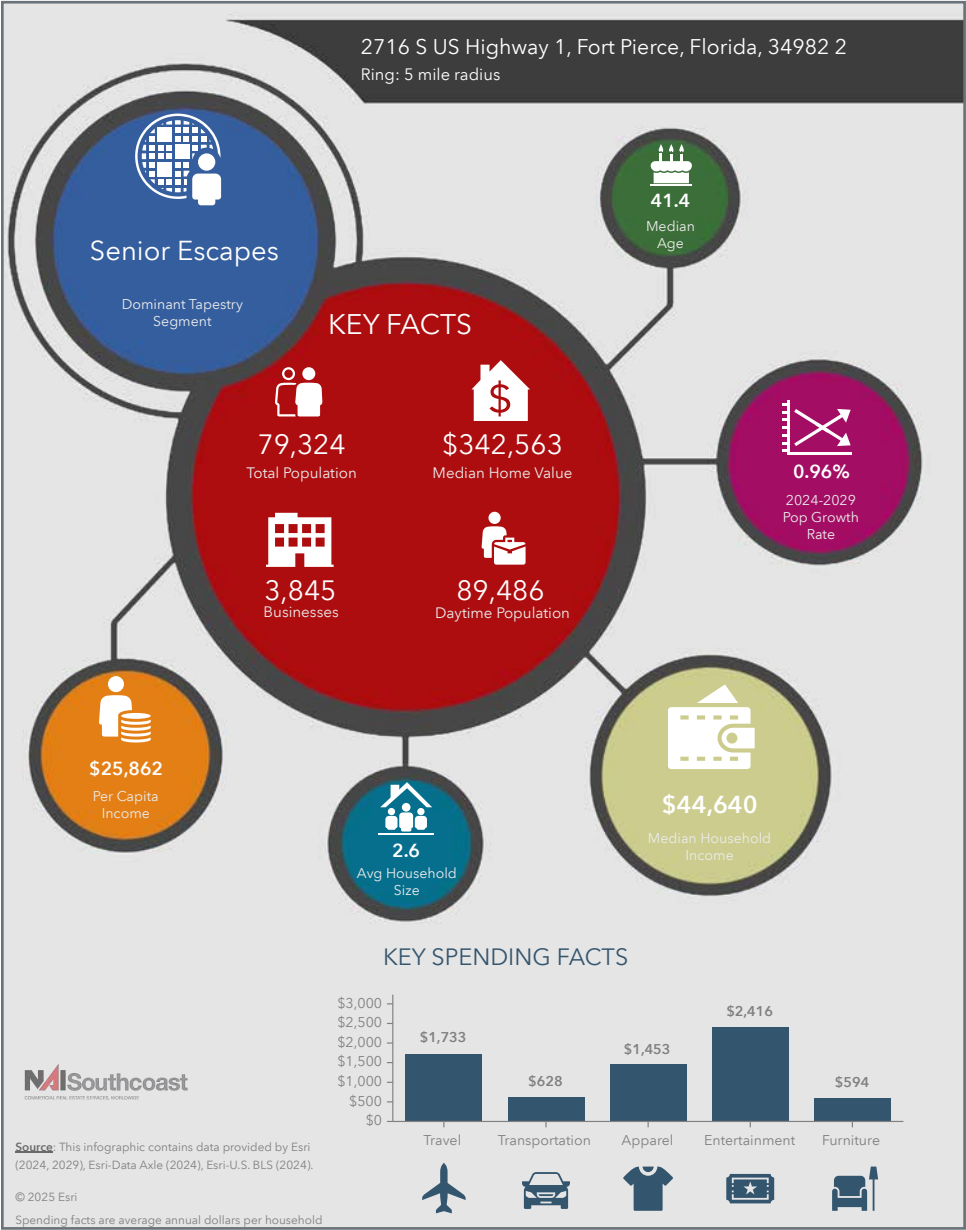




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## 2024 Demographics



### Population

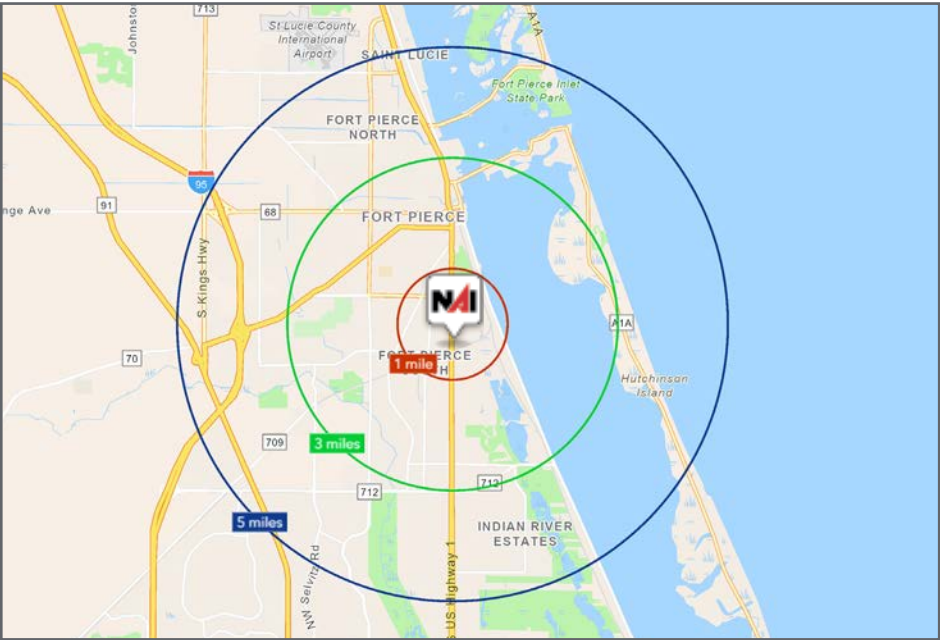
- 1 Mile 9,827
- 3 Mile: 42,484
- 5 Mile: 79,324

### Average Household Income

- 1 Mile \$58,995
- 3 Mile: \$57,929
- 5 Mile: \$66,506

### Median Age

- 1 Mile 37.6
- 3 Mile: 39.3
- 5 Mile: 41.4



# County Overview

## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring Training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%) and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%) and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job-creating projects with a net growth of building area of approximately 6,500,000 square feet.







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