

**HIGH-EXPOSURE MIXED-USE INVESTMENT | CAR WASH ANCHOR + RETAIL INCOME**

FORT PIERCE, FL 34947

**3901 ORANGE AVE**

SELLER FINANCING AVAILABLE

**\$2,500,000**

LIST PRICE

**CG**

ZONING

**\$153K NOI**

NOI

**9,060 SF**

BUILDING SIZE



**FAUSTO COMMERCIAL PRESENTS**

Rare opportunity to acquire a stabilized mixed-use investment in the growing Fort Pierce market with projected annual NOI of \$153,596. **The asset offers diversified income through a complementary mix of service-oriented tenants and a high-demand car wash operation**, creating consistent traffic and durable cash flow. Positioned on a sizable CG-zoned parcel along a major corridor to the beach, the property also presents future upside through lease optimization, operational improvements, and long-term repositioning potential.

**ALLOWABLE USES**

**AUTOMOTIVE**

**RETAIL**

**OFFICE**

**RESTAURANT**

**ENTERTAINMENT**

**HOTEL**

**KEY HIGHLIGHTS**

- Stabilized cash flow
- Diversified income streams
- Service-oriented tenancy
- CG zoning flexibility
- Major corridor exposure
- Value-add potential

EXCLUSIVELY LISTED BY



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# RENT ROLLS

3901 ORANGE AVE

INCOME				
UNIT	RENT/MO	EXP DATE	NOTES	PROFORMA RATE
* 3901 - Car Wash	3500*	Vacant	*Prior Leased Amount	\$4,000.00
* 3903 - Coin Laundry	\$2,472.00	8/1/2027	4% Increase /Yr	\$2,800.00
* 3905 - Church (1st bay)	\$1,700.00	8/1/2026	Year to Year Lease	\$2,200.00
* 3907 - Church (2nd bay)	\$1,900.00	8/1/2026	Year to Year Lease	\$2,200.00
* 3909 - Hair Salon	\$1,230.00	MTM		\$2,600.00
* 3911 - Restaurant	\$3,000.00	Vacant	*Prior Leased Amount	\$3,000.00
			<b>Total Rent</b>	<b>\$16,800</b>

*\*All 5 of the businesses/bays are legally one parcel, registered as 3901 Orange Ave in the Auditor's site.*

**\*EACH RETAIL BAY IS 1,200 SQFT**

# OPERATING EXPENSES

EXPENSES	
Electric - parking lights	\$600/month
Water & sewer	\$200/month
Landscaping	\$300/month
Liability Insurance	\$300/month
Taxes (2025)	\$2600.37/month
<b>Total Expenses</b>	<b>\$4,000.37/month</b>