



# FOR LEASE

■ 108 North Depot Drive

Fort Pierce, FL 34950

## LOCATION OVERVIEW

A unique business location, this building offers up to 6,900 SF of flexible office space located in the downtown district right in the heart of downtown Fort Pierce, FL. Customizable to a wide variety of businesses in an incredibly accessible location in the hub of the Fort Pierce business district, within a short walk to the Fort Pierce waterfront, adjacent to the Fisherman's Wharf District and Peacock Arts District, this a thriving area for an array of business types.

## OFFERING SUMMARY

Building Size:	6,900 SF
Unit Size:	6,900 SF
Land Size:	0.16 Acres
Zoning:	Central Commercial C4
Available SF:	2,200 - 6,900 SF

LEASE RATE

\$18.00 SF/yr (NNN) + \$2.97 CAM



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**SLC Commercial**  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# Property Details

108 NORTH DEPOT DRIVE

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Lease Rate	<b>\$18.00 SF/YR (NNN) +\$2.97 CAM</b>
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## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Central Commercial C4
Lot Size	0.16 Acres
APN #	2410-503-0082-000-7
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
Number of Parking Spaces	8

## UTILITIES & AMENITIES

Central HVAC	Yes
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## LOCATION INFORMATION

Street Address	108 North Depot Drive
City, State, Zip	Fort Pierce, FL 34950
County	Saint Lucie
Market	Treasure Coast, South Florida
Sub-market	Fort Pierce
Side of the Street	East
Road Type	Paved
Nearest Highway	US-1 & I-95

## BUILDING INFORMATION

Building Size	6,900 SF
Building Class	B
Occupancy %	40.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1897
Year Last Renovated	2017
Gross Leasable Area	6,900 SF
Construction Status	Existing
Condition	Good
Number of Buildings	1



# Additional Photos

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# Additional Photos

108 NORTH DEPOT DRIVE

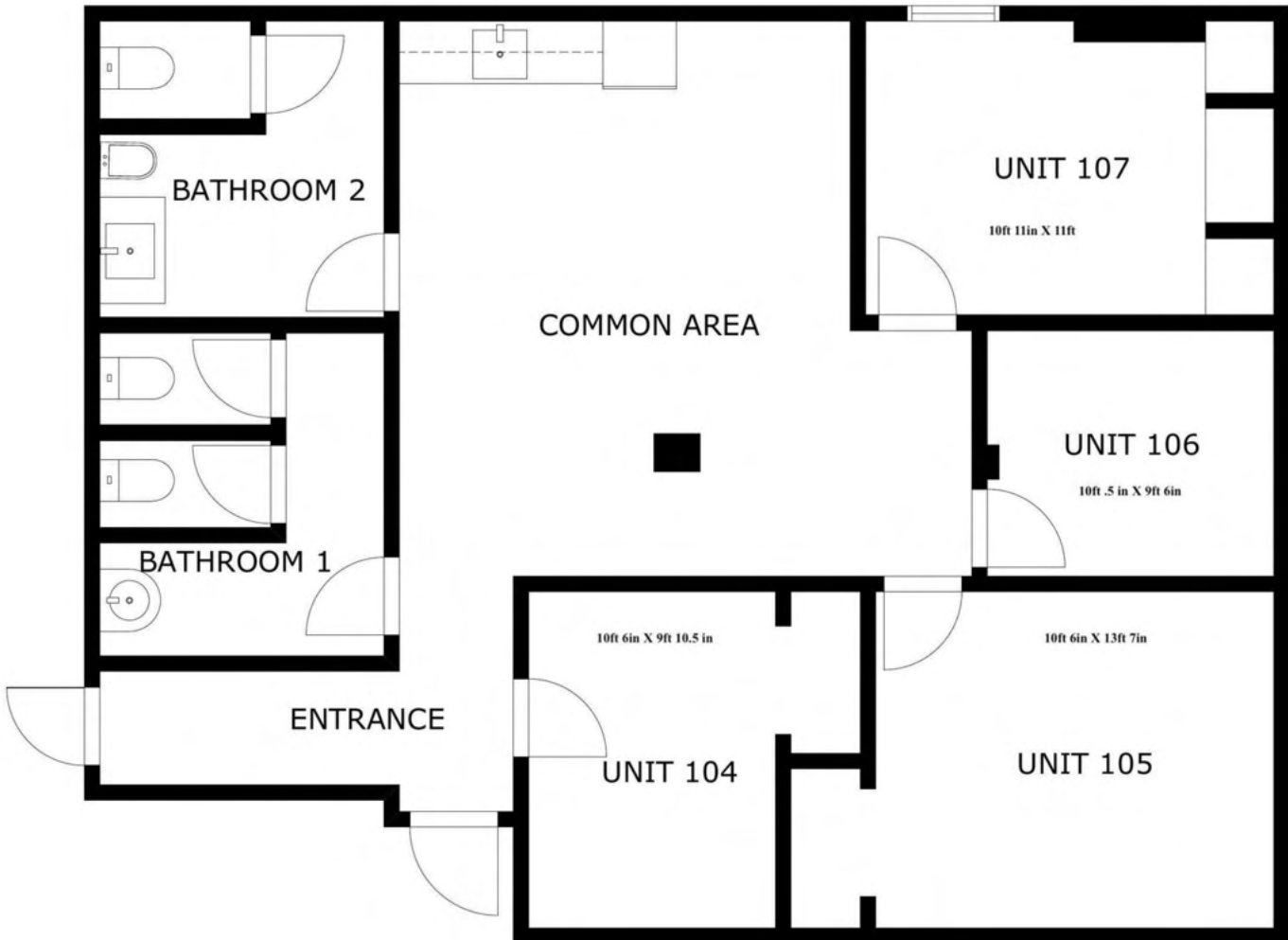
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# 1st Floor

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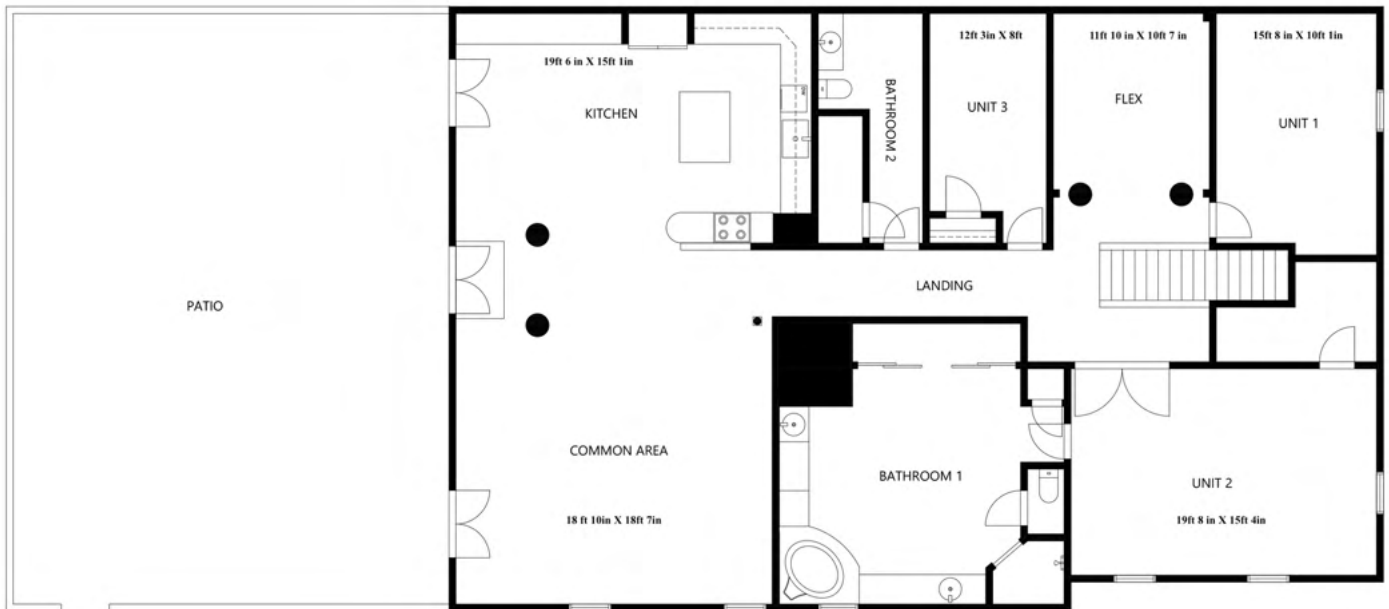
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# 2nd Floor

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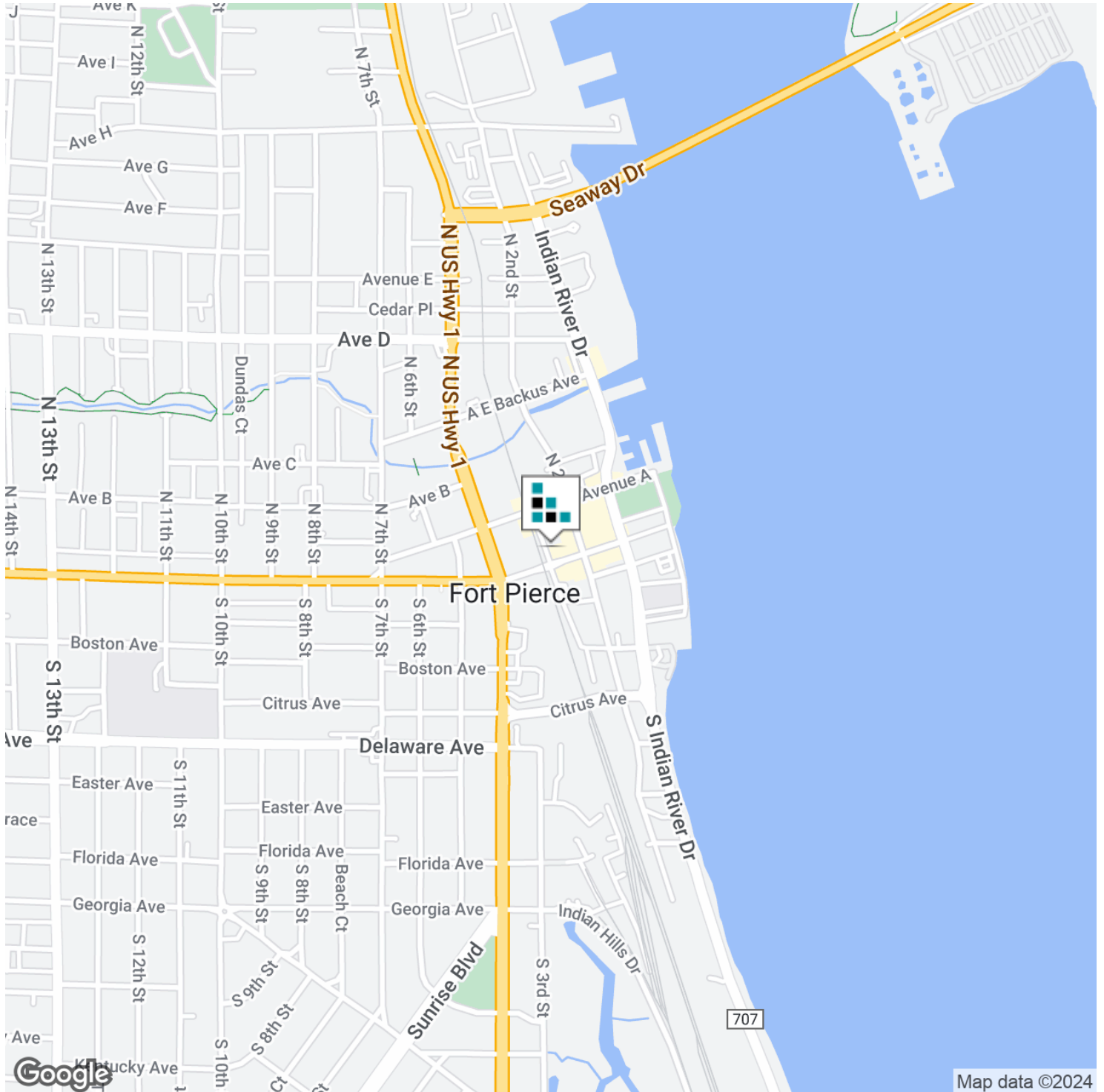


FLOOR 1

# Location Map

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# Retailer Map

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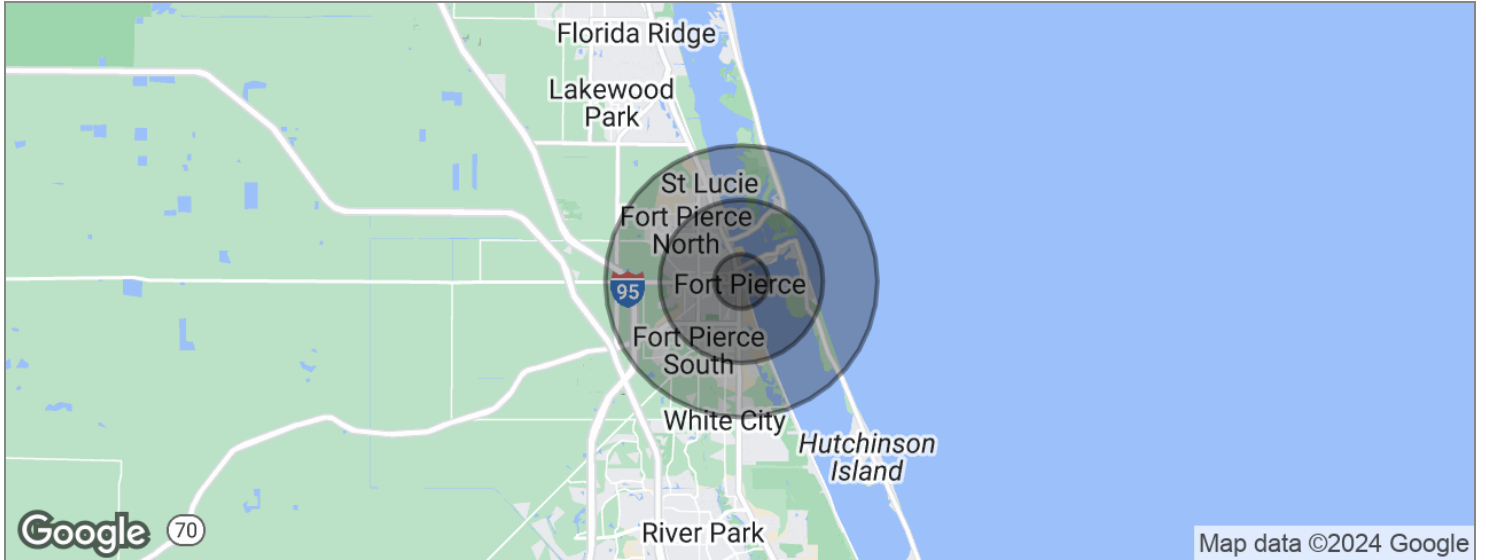




# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,119	51,548	71,462
Median age	40	41	41
Median age (Male)	40	40	41
Median age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,336	19,582	27,851
# of persons per HH	2.6	2.6	2.6
Average HH income	\$44,573	\$59,125	\$62,588
Average house value	\$298,120	\$252,920	\$273,310

\* Demographic data derived from 2020 ACS - US Census

# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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