

FOR SALE

Freestanding Light Industrial Investment Property

1620 ORANGE AVE
FORT PIERCE, FL 34950

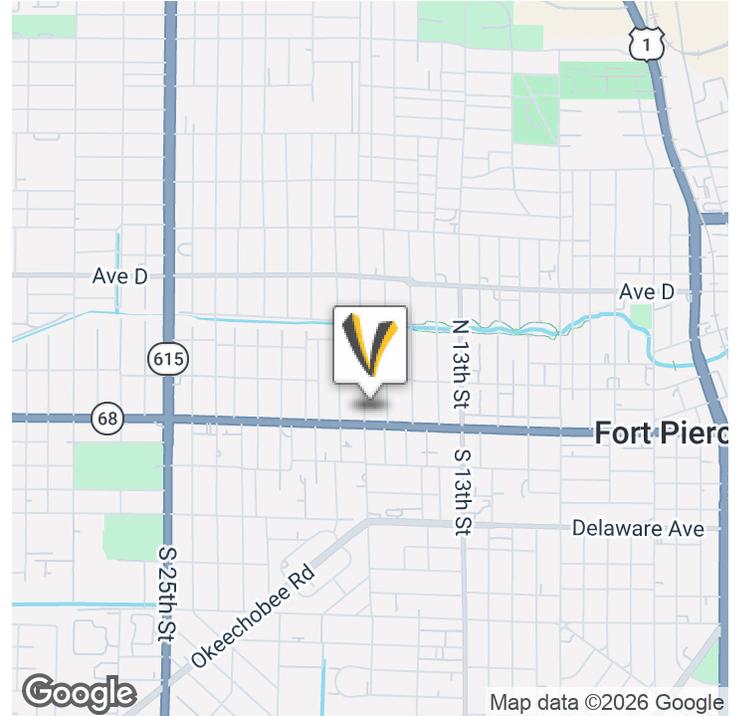


RICH VAALER

Principal Broker
772.266.9065
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	6,600 SF
Available SF:	
Lot Size:	0.45 Acres
Number of Units:	2
Price / SF:	\$181.82
Year Built:	1959
Zoning:	C-3
Market:	Treasure Coast
Submarket:	Fort Pierce

PROPERTY OVERVIEW

Single tenant light industrial on main corridor in Fort Pierce. Tenant has new 5 year lease with 1 option to renew. Property includes 6,600 sf building + adjacent lot

PROPERTY HIGHLIGHTS

- 6,600 SF industrial building
- C-3 zoning
- Located in Treasure Coast
- Easy access to major highways
- High-demand industrial area
- Flexible use for warehouse/distribution
- Excellent investment opportunity



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

RICH VAALER Principal Broker
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ADDITIONAL PHOTOS



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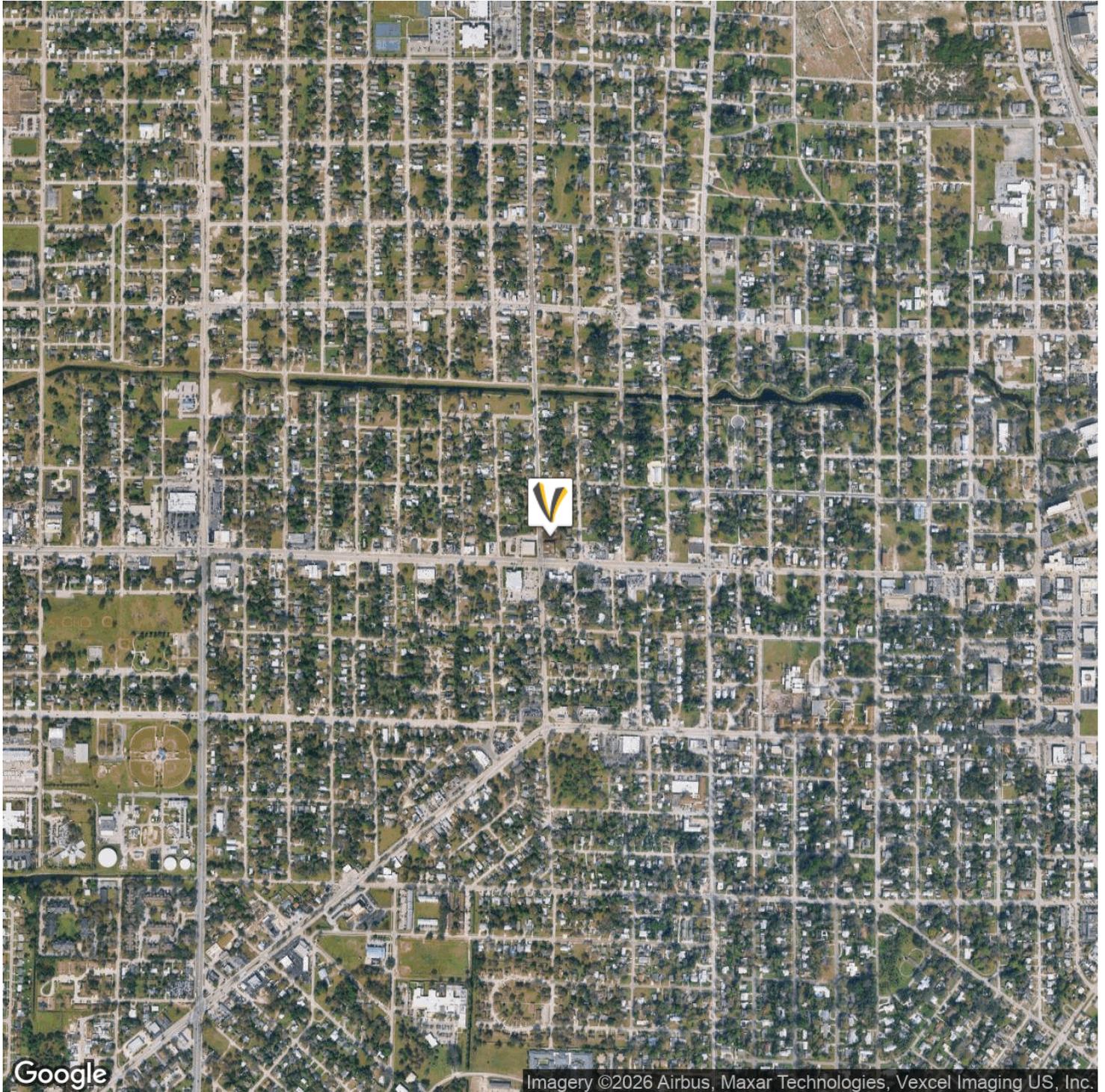
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AERIAL MAP



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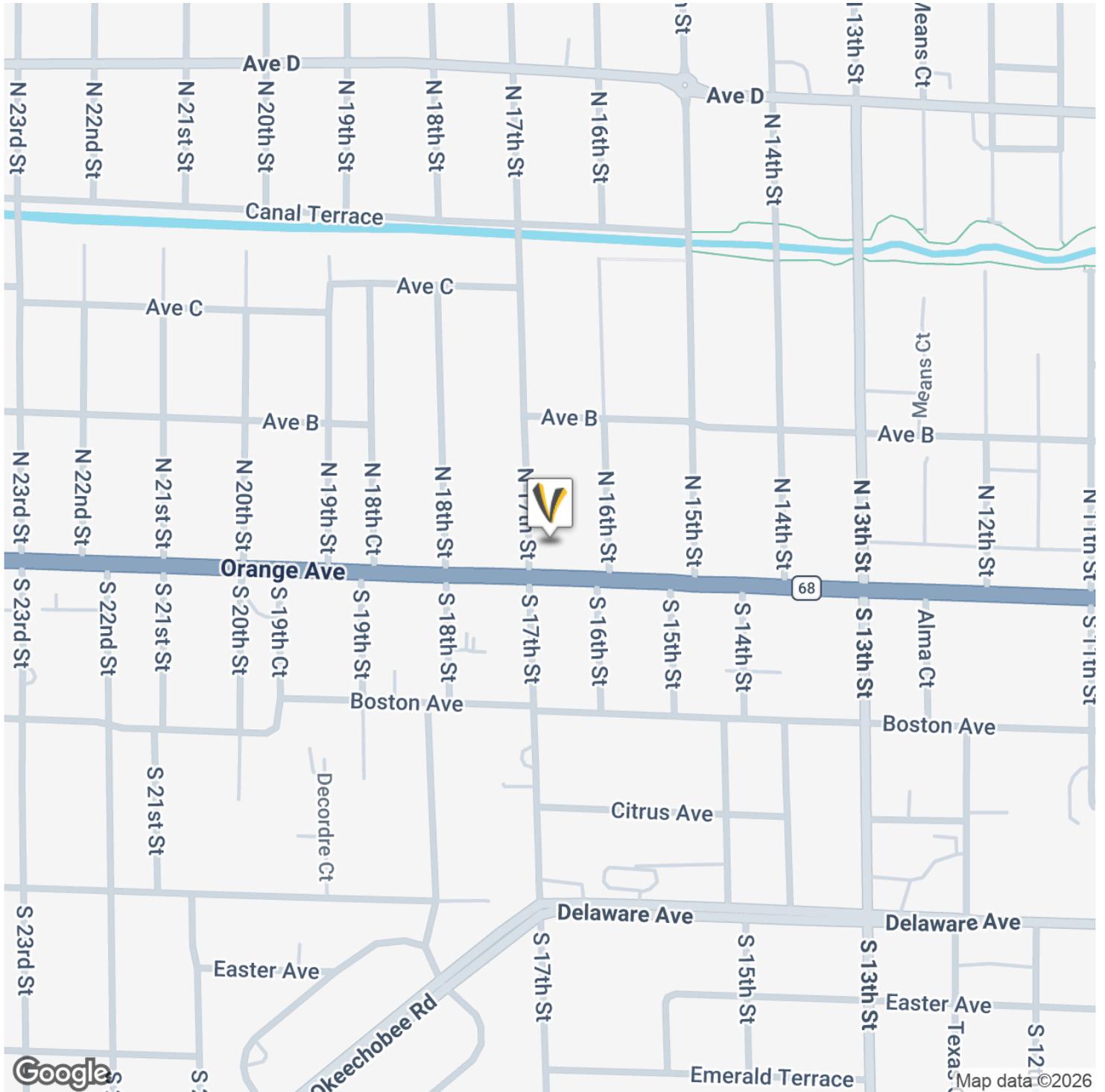
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LOCATION MAP



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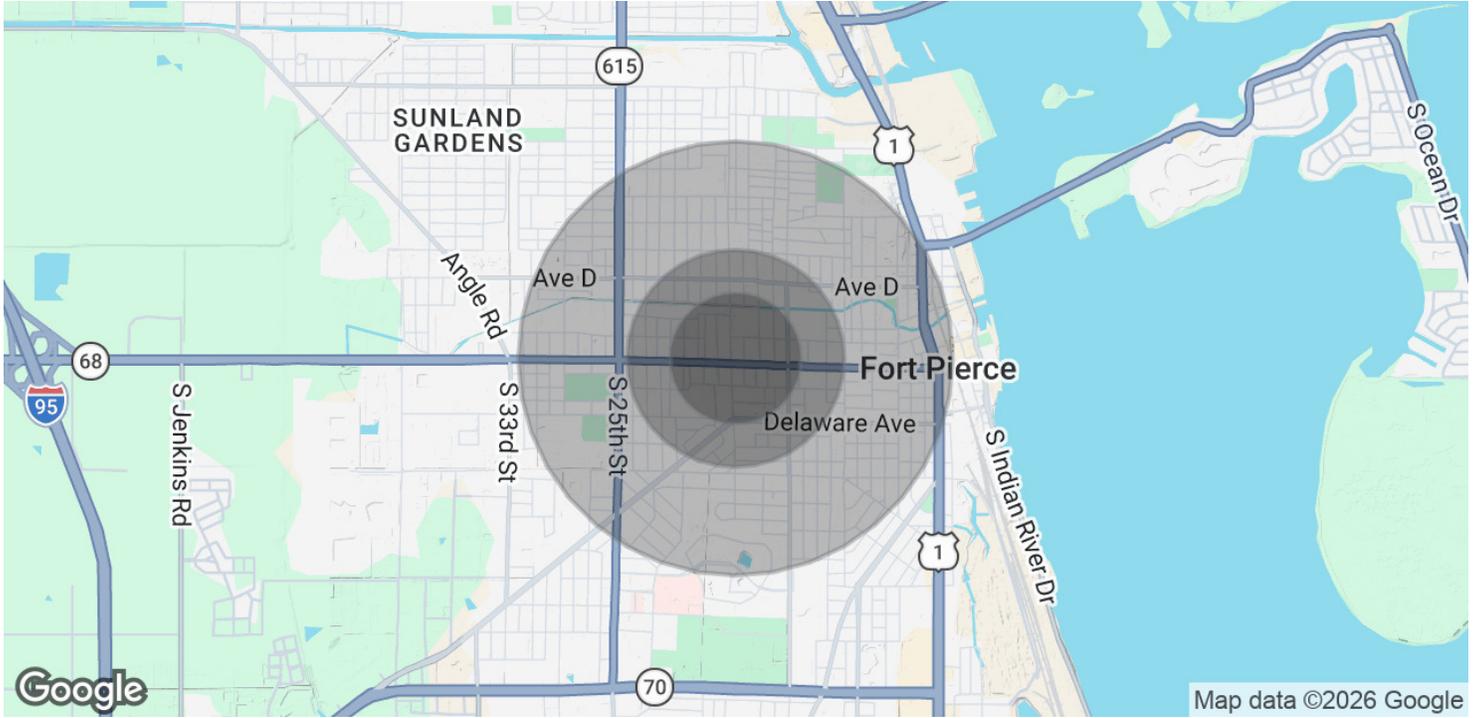
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,008	3,937	15,203
Average Age	38	38	38
Average Age (Male)	38	38	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	1,305	5,358
# of Persons per HH	3.1	3	2.8
Average HH Income	\$43,864	\$42,099	\$45,630
Average House Value	\$275,285	\$248,436	\$220,035

Demographics data derived from AlphaMap



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