

4.95 Acres Commercial Land For Sale

6200 S US Highway 1, Fort Pierce, FL 34952

NAI Southcoast



4.95 Acres
Commercial Land
AVAILABLE



Presented By

Stuart Duffin, P. A., SIOR, CCIM

Partner | Broker Associate
+1 772 579 0370
sduffin@naisouthcoast.com
www.naisouthcoast.com

JJ Sanguily

Sales Associate
+1 772 834 3519
jj@naisouthcoast.com
www.naisouthcoast.com

FOR SALE:

\$1,850,000

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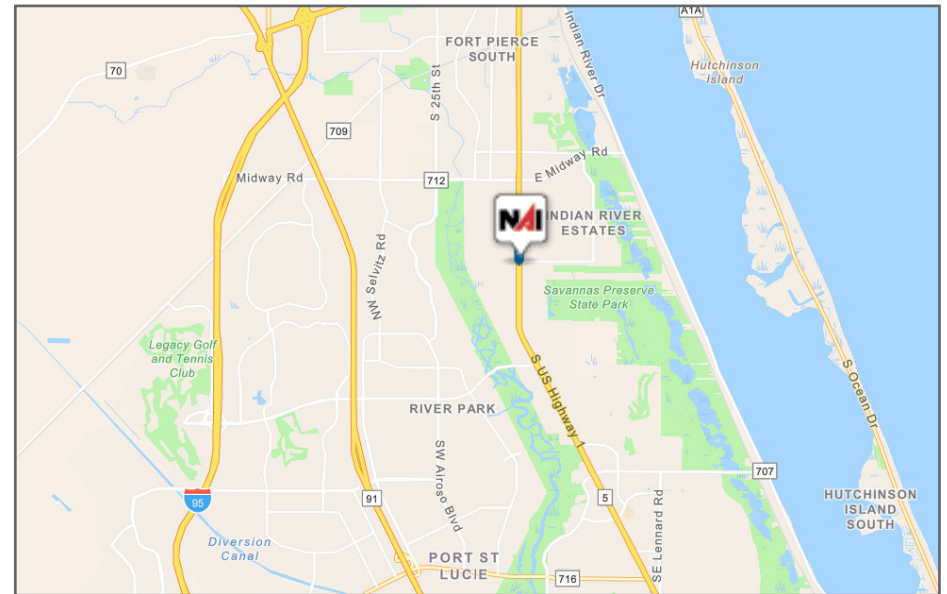
Property Features

- Address: 6200 S US Highway 1, Fort Pierce, FL 34952
- Price: \$1,850,000
- Frontage: 397 feet on US1
- Land Size: 215,717 SF
- Zoning: Commercial General (GC)
- Future Land Use: Commercial
- Parcel ID: 3415-501-0009-000-4



Property Overview

This strategically positioned 4.95-acre parcel of commercial land is nestled along the bustling thoroughfare of US-1, offering unparalleled visibility and accessibility for businesses seeking a prime location. With its attractive position in a high-traffic area, this property presents an exceptional opportunity for investment and development.



4.95 Acres Commercial Land For Sale

6200 S US Highway 1, Fort Pierce, FL 34952

Looking North



SITE

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Looking South



SITE



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Looking East



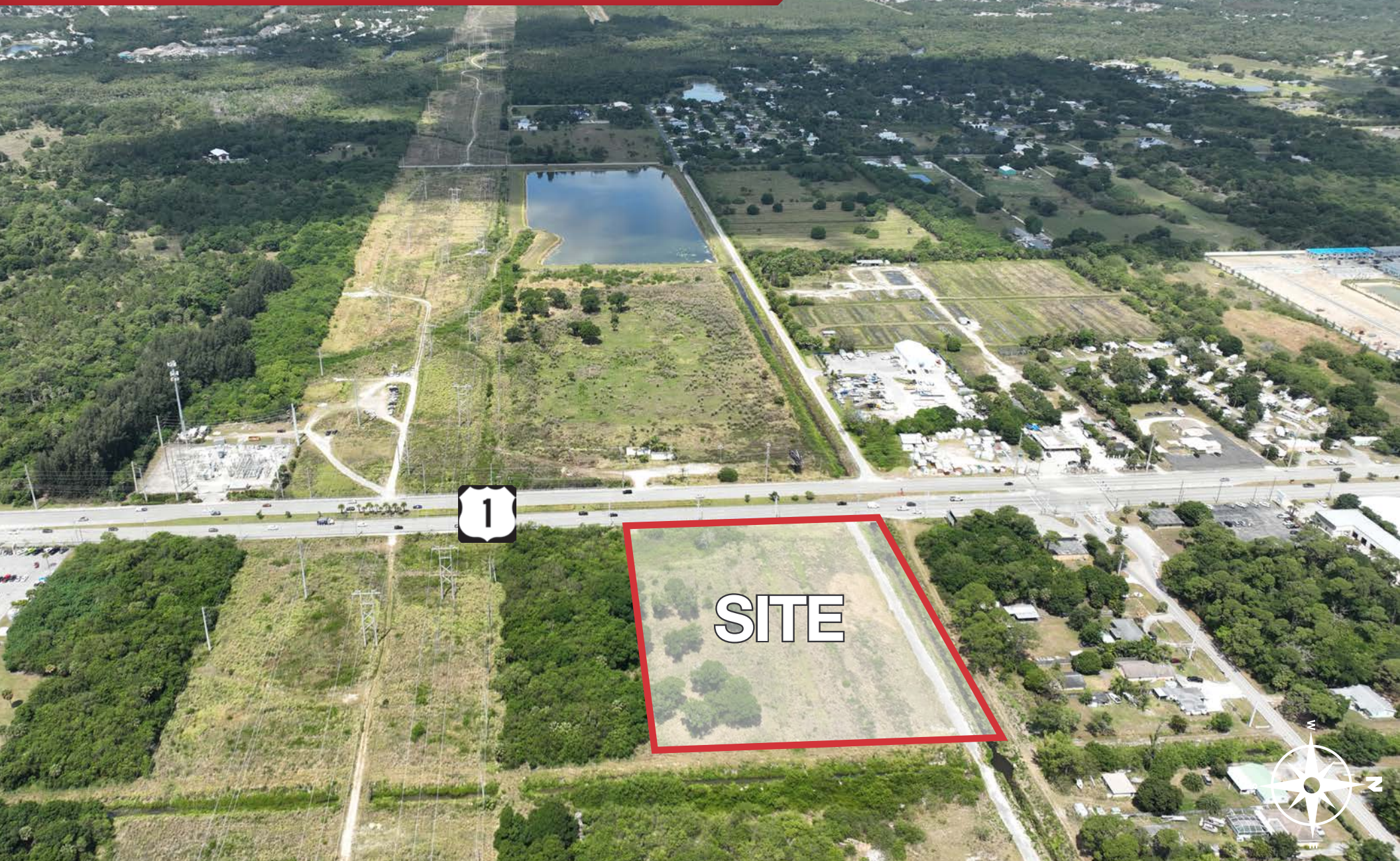
SITE



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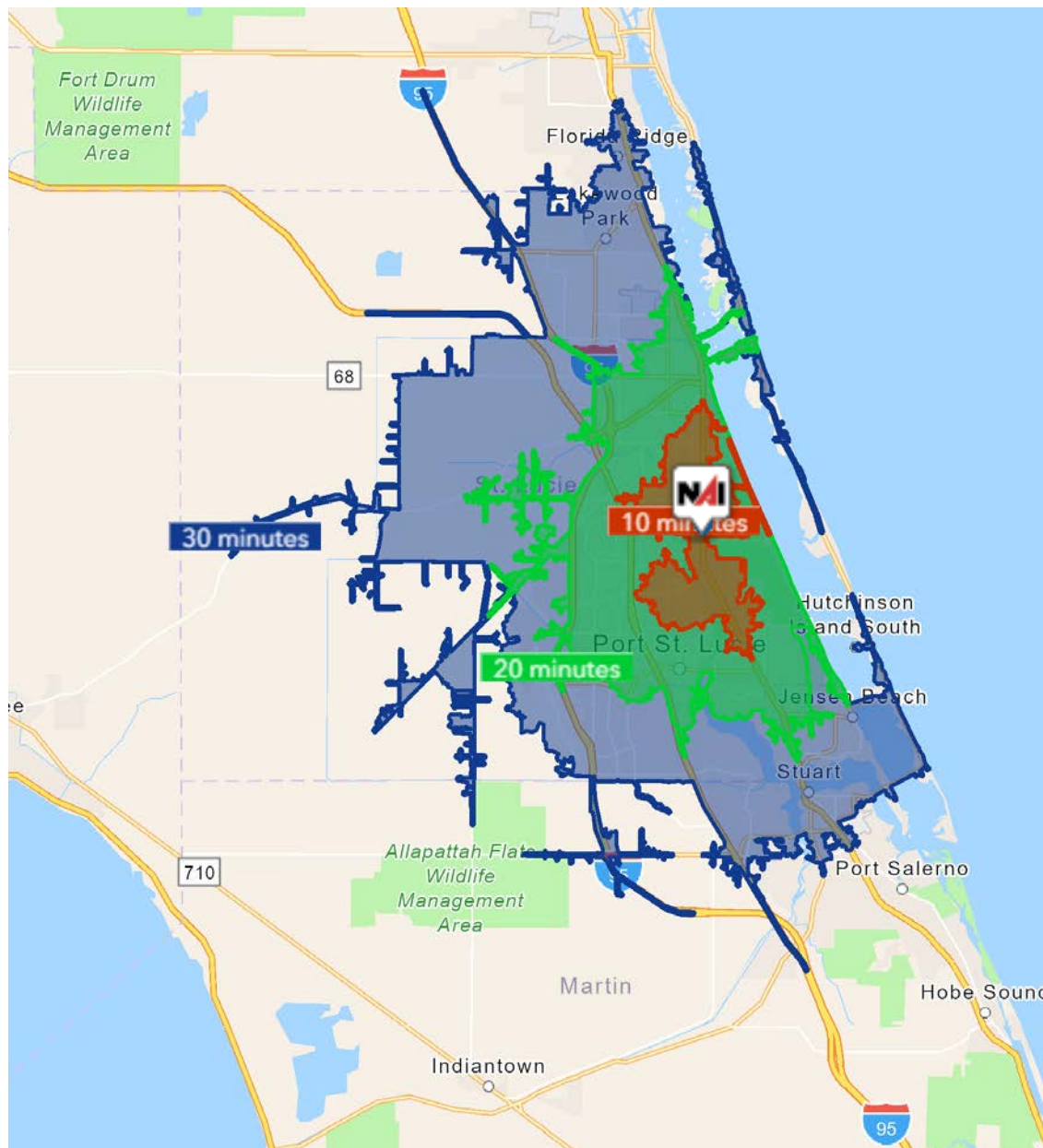
Looking West



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Drive Time

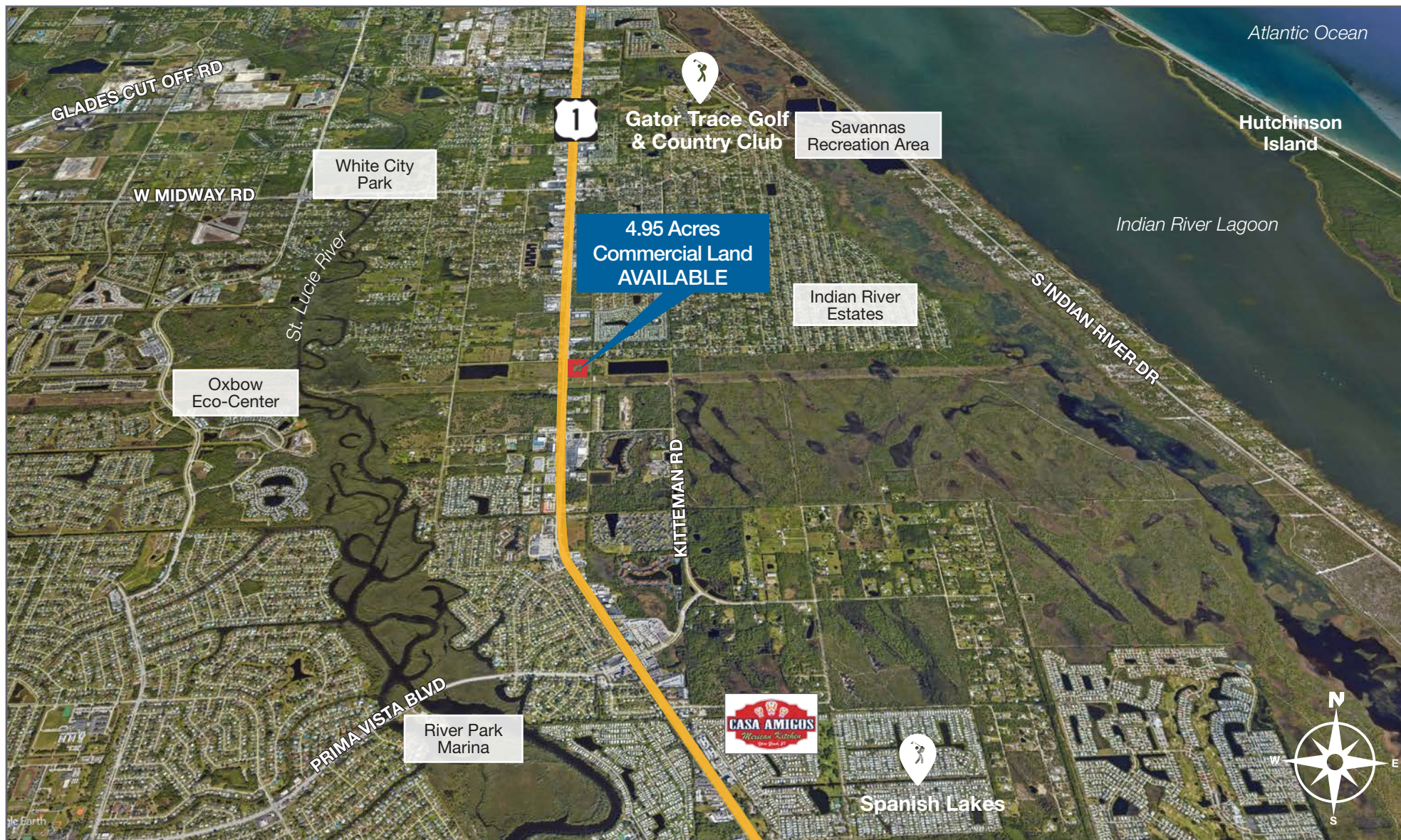


10 Minutes	20 Minutes	15 Minutes
50,221 2010 Population	194,154 2010 Population	331,429 2010 Population
57,181 2023 Population	233,220 2023 Population	418,528 2023 Population
13.85% 2010-2023 Population Growth	20.12% 2010-2023 Population Growth	26.27% 2010-2023 Population Growth
0.25% 2023-2028 (Annual) Est. Population Growth	0.60% 2023-2028 (Annual) Est. Population Growth	1.32% 2023-2028 (Annual) Est. Population Growth
46.4 2023 Median Age	43.9 2023 Median Age	45.7 2023 Median Age
\$71,067 Average Household Income	\$78,151 Average Household Income	\$87,227 Average Household Income
33.4% Percentage with Associates Degree or Better	35.4% Percentage with Associates Degree or Better	40.0% Percentage with Associates Degree or Better
55.5% Percentage in White Collar Profession	56.5% Percentage in White Collar Profession	58.0% Percentage in White Collar Profession

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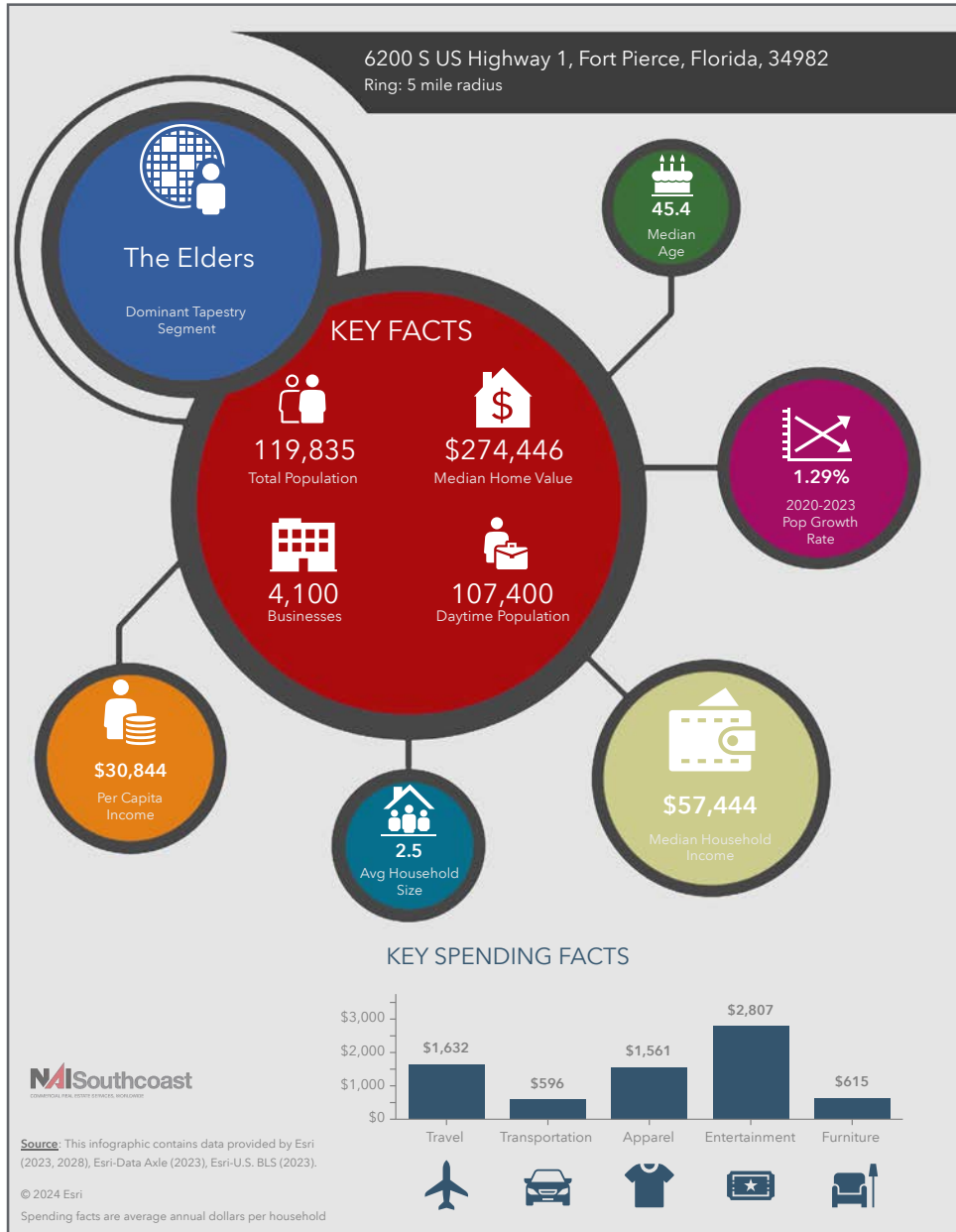
Satellite Image



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2023 Demographics



Population

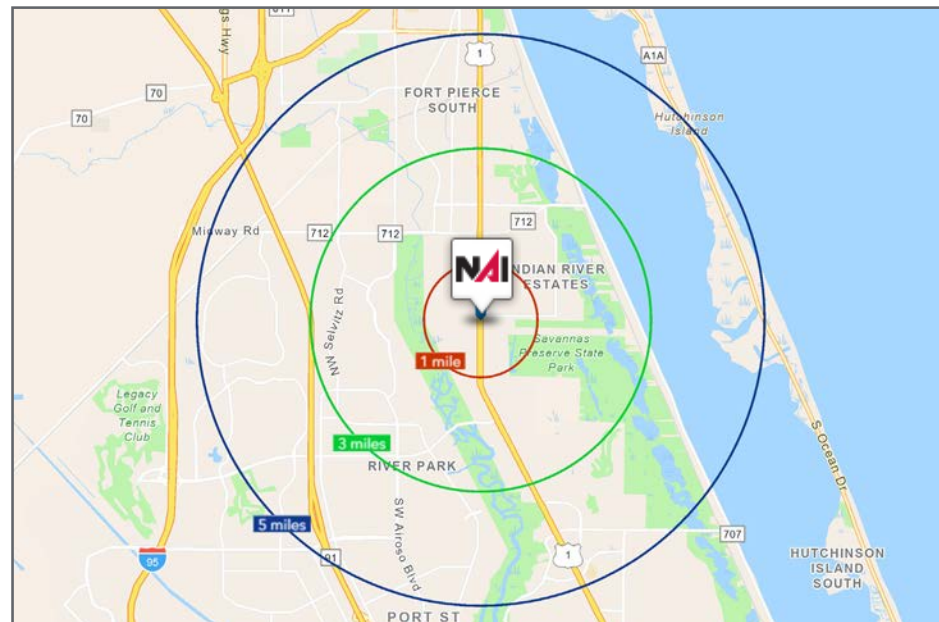
- 1 Mile: 3,763
- 3 Mile: 41,784
- 5 Mile: 119,835

Average Household Income

- 1 Mile: \$72,055
- 3 Mile: \$76,451
- 5 Mile: \$77,534

Median Age

- 1 Mile: 57.6
- 3 Mile: 49.4
- 5 Mile: 45.4



City Overview

City of Fort Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

County Overview

St. Lucie County, Florida

St. Lucie County, Florida is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island. It is located on the east coast of Florida about 120 miles southeast of Orlando and about 115 miles north of Miami. St. Lucie County is proud of its most valuable assets such as the 21 miles of uncrowded and unspoiled beaches, over 10,000 acres of parks and preserves, world record sport fishing, horseback riding on the beach, NY Mets Spring Training baseball, championship golf at PGA Village and other top-notch golf courses, the one and only museum dedicated to the US Navy SEALs, a charming and award-winning waterfront downtown, year round arts and cultural activities, a rich history and so much more.

Admirers of the outdoors will be delighted to discover the beautiful natural gardens, including the Port St. Lucie Botanical Gardens and Heathcote Botanical Gardens in Fort Pierce which features the largest public display of tropical bonsai trees in the United States. Eco-tourists will appreciate St. Lucie's dedication to protecting the environment through environmental education facilities such as the Oxbow Eco-Center, Harbor Branch Ocean Discovery Center, the St. Lucie County Aquarium featuring the Smithsonian Marine Ecosystems Exhibit and the Manatee Education and Observation Center.



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