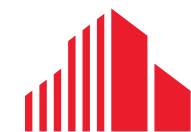




TURNPIKE FEEDER RD
17,200 AADT

FOR SALE \$3,300,000

SELF STORAGE FACILITY
5010-5014 TURNPIKE FEEDER RD
FORT PIERCE, FL 34951



**CUSHMAN &
WAKEFIELD**

NEW CONSTRUCTION SELF STORAGE

5010-5014 TURNPIKE FEEDER RD, FORT PIERCE, FL 34951

Property Overview

Now available for sale, 5010 Turnpike Feeder Road offers the opportunity to acquire a newly constructed $\pm 20,400$ SF self-storage facility in one of the fastest-growing areas of St. Lucie County. Situated within a rapidly expanding corridor of residential and commercial development, the property is strategically positioned to benefit from continued population growth and new investment throughout the market.

With strong growth fundamentals across St Lucie County and the Treasure Coast, this asset presents investors with a compelling opportunity to acquire a modern facility in a high-demand market poised for long-term expansion.

Property Features

Address: 5010-5014 Turnpike Feeder Rd
Fort Pierce, FL 34951

Sale Price: \$3,300,000

Parcel ID: 13-01-615-0201-0004

Zoning: Commercial Neighborhood

Total Building Size: $\pm 20,400$ SF

Lot Size: ± 1.46 Acres

Number of Units: 107 Total Units

Unit Sizes:
10x10 Units: 12
10x15 Units: 5
10x20 Units: 90

Security:
24/7 video surveillance
Gated access
Noke digital access system



LOOKING WEST



INDRIO RD

SUBJECT

TURNPIKE FEEDER RD

MIRAMAR AVE



LOOKING NORTH

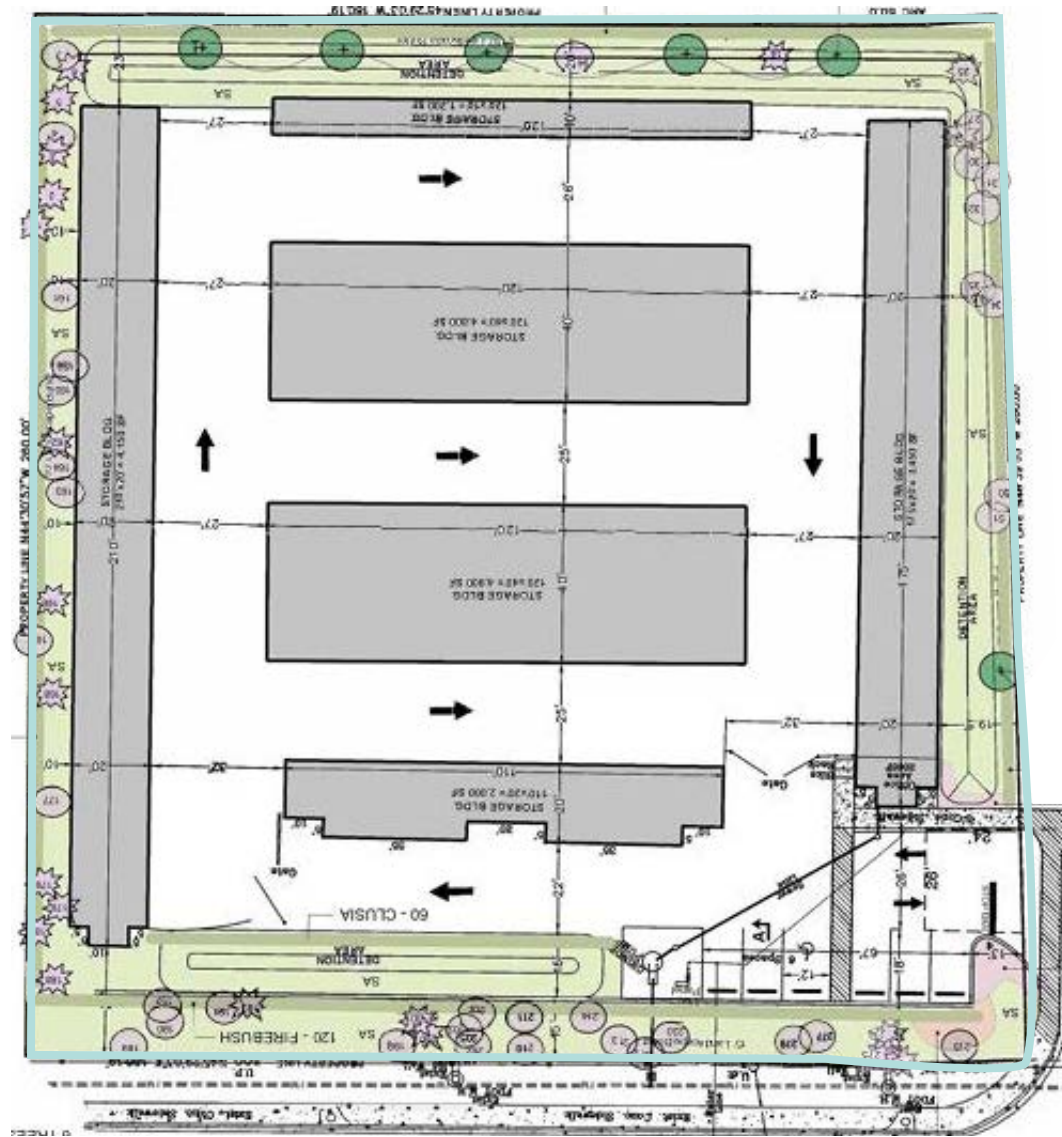
SUBJECT

TURNPIKE FEEDER RD

MIRAMAR AVE



SITE PLAN



TURNPIKE FEEDER RD



SITE RENDERINGS

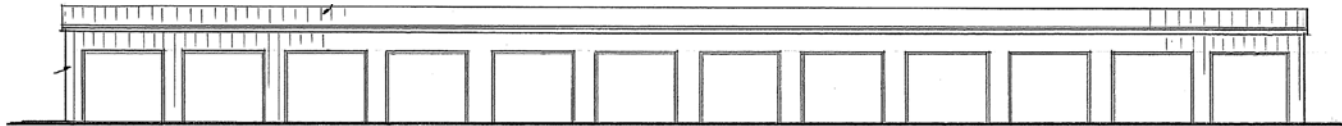


RENDERINGS & ELEVATIONS

RENDERING



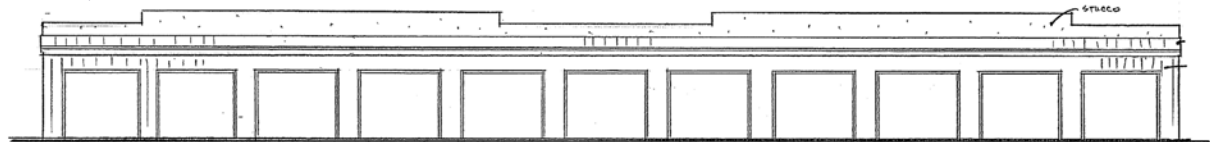
NORTH & SOUTH ELEVATIONS (BLDG C&D)



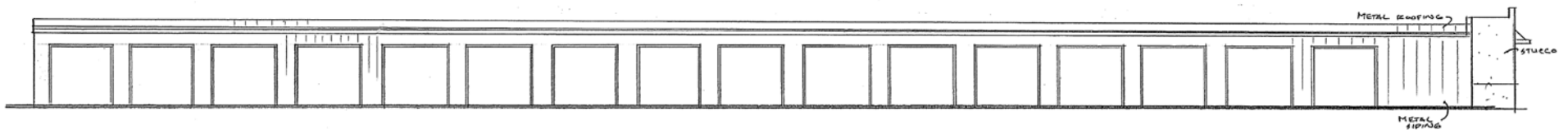
NORTH ELEVATION (BLDG B)



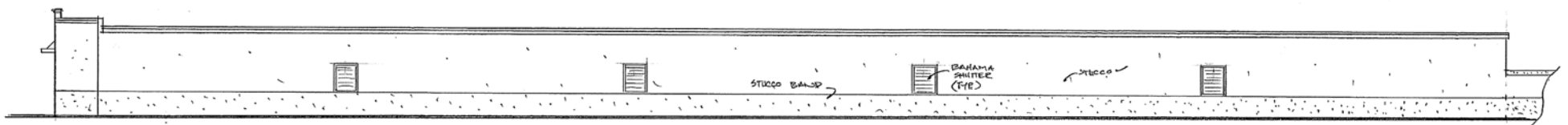
SOUTH ELEVATION (BLDG B)



EAST ELEVATION (BLDG A)



WEST ELEVATION (BLDG A)



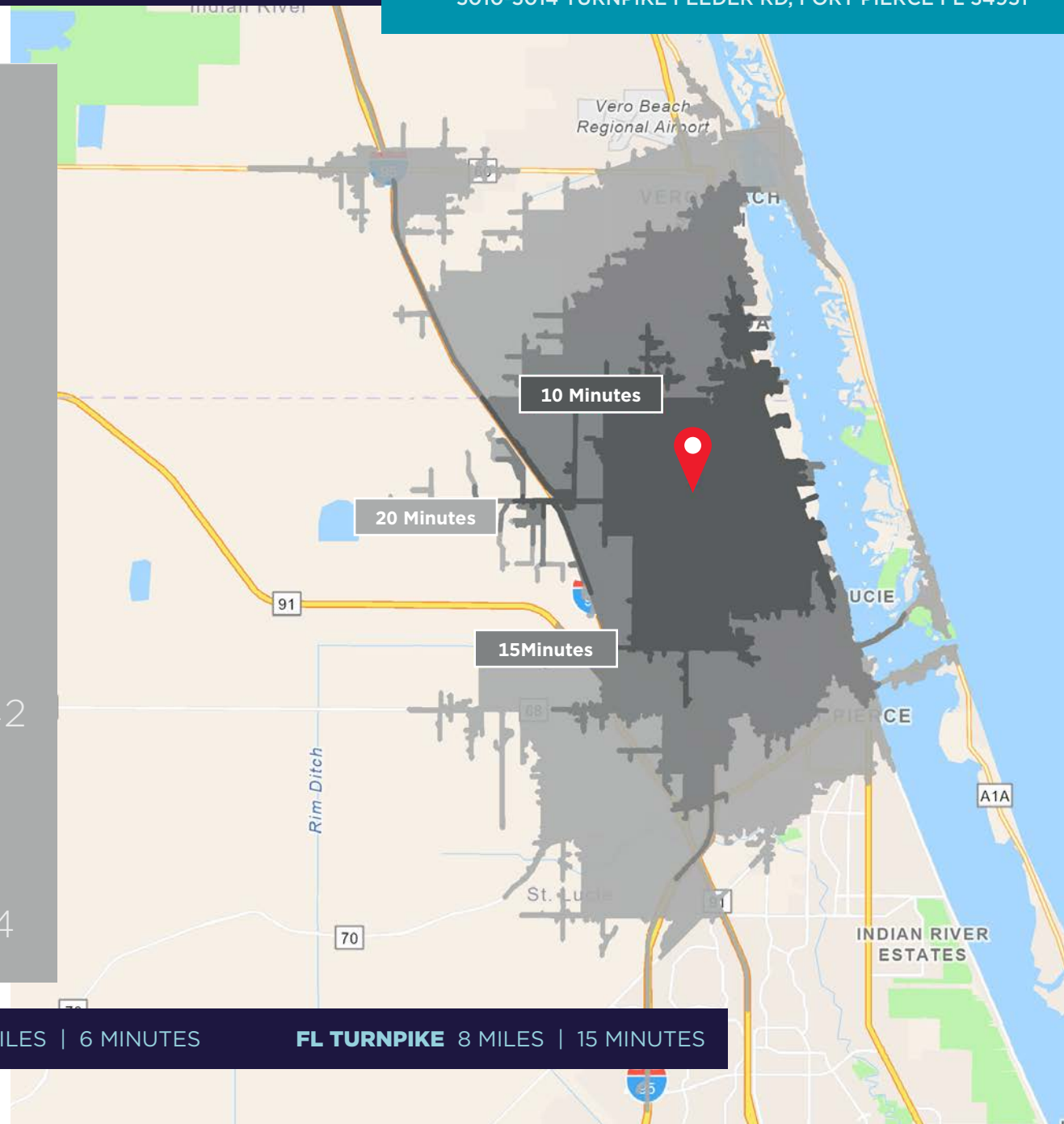
POPULATION GROWTH & ACCESS

NEW CONSTRUCTION SELF-STORAGE

5010-5014 TURNPIKE FEEDER RD, FORT PIERCE FL 34951

DRIVE TIME

10 Minutes	15 Minutes	20 Minutes
2010 Population 19,441	69,737	123,551
2026 Population 26,030	84,973	151,687
2010-2026 Population Growth 33.8%	21.8%	22.7%
2024-2029 (Annual) Est. Population growth 1.85%	1.14%	1.26%
2025 Median Age 48.9	45.6	47.0
Average Household Income \$87,897	\$89,933	\$95,942
Projected Number of Housing Units by 2031 13,859	41,910	79,311
Total Daytime Population 21,140	75,486	155,704



US-1 3.1 MILES | 6 MINUTES

I-95 3.5 MILES | 6 MINUTES

FL TURNPIKE 8 MILES | 15 MINUTES

2025 DEMOGRAPHICS

NEW CONSTRUCTION SELF-STORAGE

5010-5014 TURNPIKE FEEDER RD, FORT PIERCE FL 34951

KEY FACTS (5 MILES)



53,048

2026 Total
Population



\$93,123

2026 Average
Household Income



22,071

2026 Total
Households



47.6

2026 Median Age



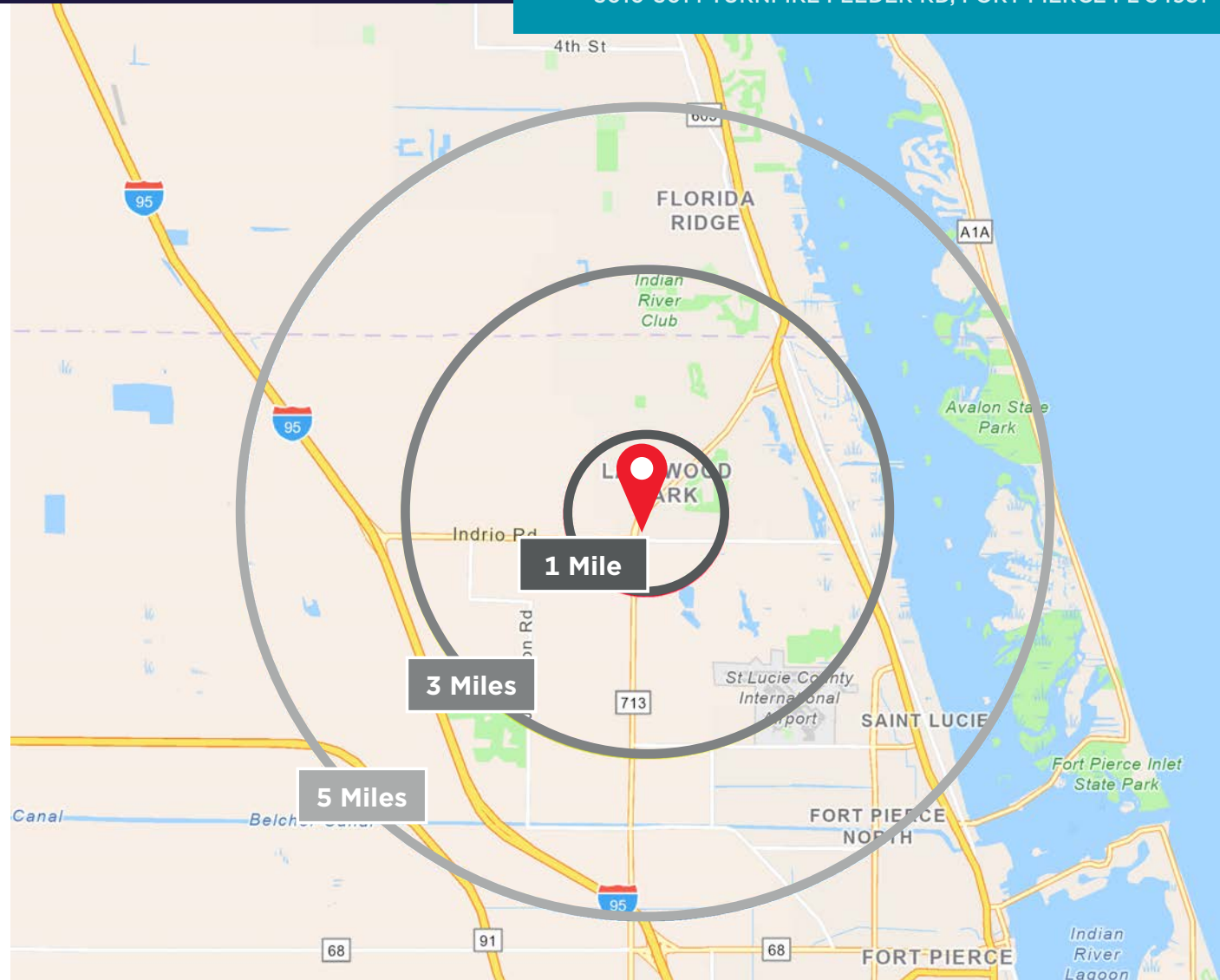
2.38

2026 Average
Household Size



\$409,088

2026 Average Home
Value



Population

- 1 Miles: 5,629
- 3 Miles: 21,783
- 5 Miles: 53,048

Average Household Income

- 1 Miles: \$84,557
- 3 Miles: \$86,656
- 5 Miles: \$93,123

Median Age

- 1 Miles: 43.0
- 3 Miles: 47.1
- 5 Miles: 47.6

CITY OVERVIEW

City of Ft 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.

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 375,226 and has experienced growth of over 35% 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 45,661 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.

REGIONAL OVERVIEW





NEW CONSTRUCTION

**TURNPIKE FEEDER RD
17,200 AADT**

FOR MORE INFORMATION, CONTACT:

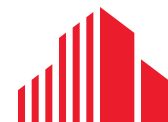


DOUGLAS LEGLER
Senior Director
M: +1 772 405 7778
O: +1 772 678 7606
doug.legler@cushwake.com



CASEY COMBS
Director
M: +1 772 285 8769
O: +1 772 678 7611
casey.combs@cushwake.com

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