



7397 Commercial Circle | Kings Highway Industrial Park

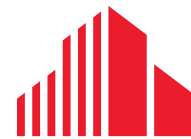


FOR LEASE \$ 16.00/SF GROSS

FLEX INDUSTRIAL/WAREHOUSE SPACE

7397 COMMERCIAL CIRCLE

FORT PIERCE, FL 34951



**CUSHMAN &
WAKEFIELD**

7397 COMMERCIAL CIRCLE

FORT PIERCE, FL 34951

Property Overview

Position your business in this well-maintained small-bay industrial flex property located in the desirable Kings Highway Industrial Park. Each unit offers a functional blend of warehouse and air-conditioned office space, designed to support a wide range of operational needs. Tenants benefit from 18' clear ceiling heights and a 12' x 14' metal roll-up door for efficient loading and distribution.

Built in 2007 and kept in excellent condition, the property features an efficient site layout that allows for convenient vehicle circulation and dedicated laydown areas. The park is secure and professionally maintained, with a gated driveway and ample security lighting, providing peace of mind for tenants and their operations.

Ideally located near major highways and surrounded by strong residential density, this property offers outstanding access to the Treasure Coast and surrounding markets—making it an excellent choice for businesses seeking convenience, visibility, and functionality.

Property Details

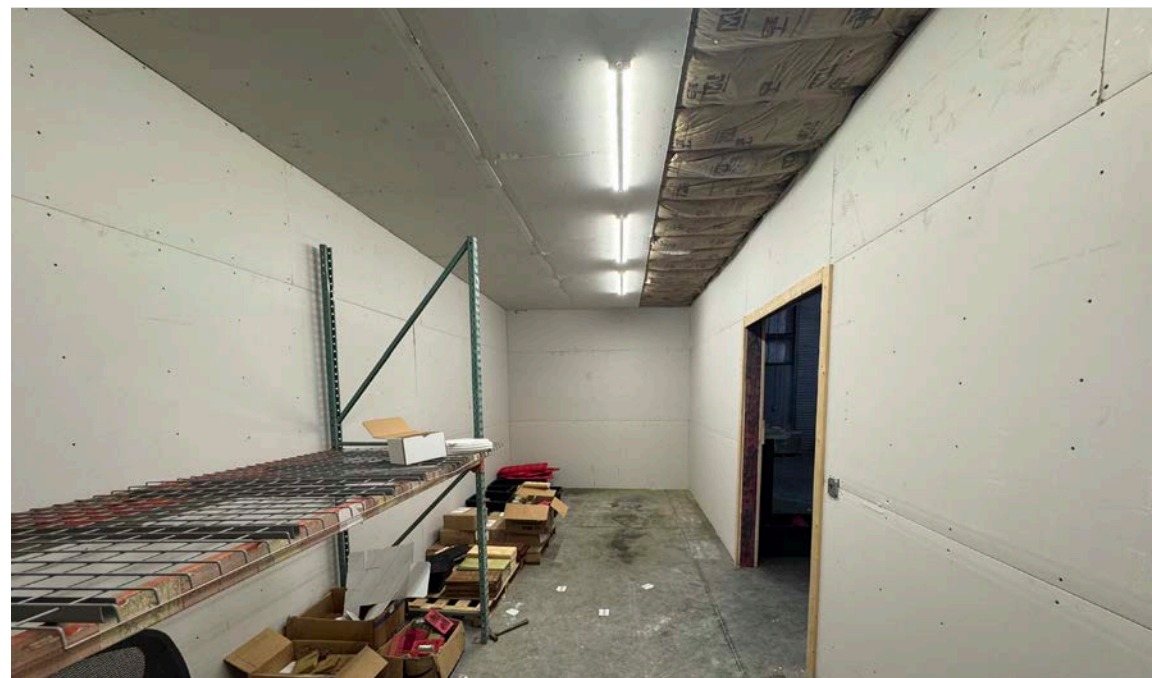
Available Units:	Unit 5: 2,090 SF Unit 6: 2,090 SF
Lease Rate:	\$16.00/SF Gross
Zoning:	IL, Industrial Light
Utilities:	Fort Pierce Utilities Authority
Year Built:	2007
Building Height:	18' Eve Height
Roll-Up Doors:	12'x14' Metal Door



AERIAL VIEWS



UNIT 5 & 6
2,090 SF & 2,090 SF



COMMERCIAL CIRCLE

**PROPERTY
BOUNDARY**



AERIAL VIEW



W ANGLE RD

Al's Family Farm
Citrus

American Pressure Systems

Boat Builder Central

True Stone Masonry

Paul Jaquin & Sons

Pet Angel Memorial
Center

FCC Environmental

Aramark Uniform
Services

COMMERCIAL CIRCLE

United Rentals



2025 DRIVE TIME



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Fort Pierce, FL 34951

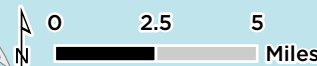
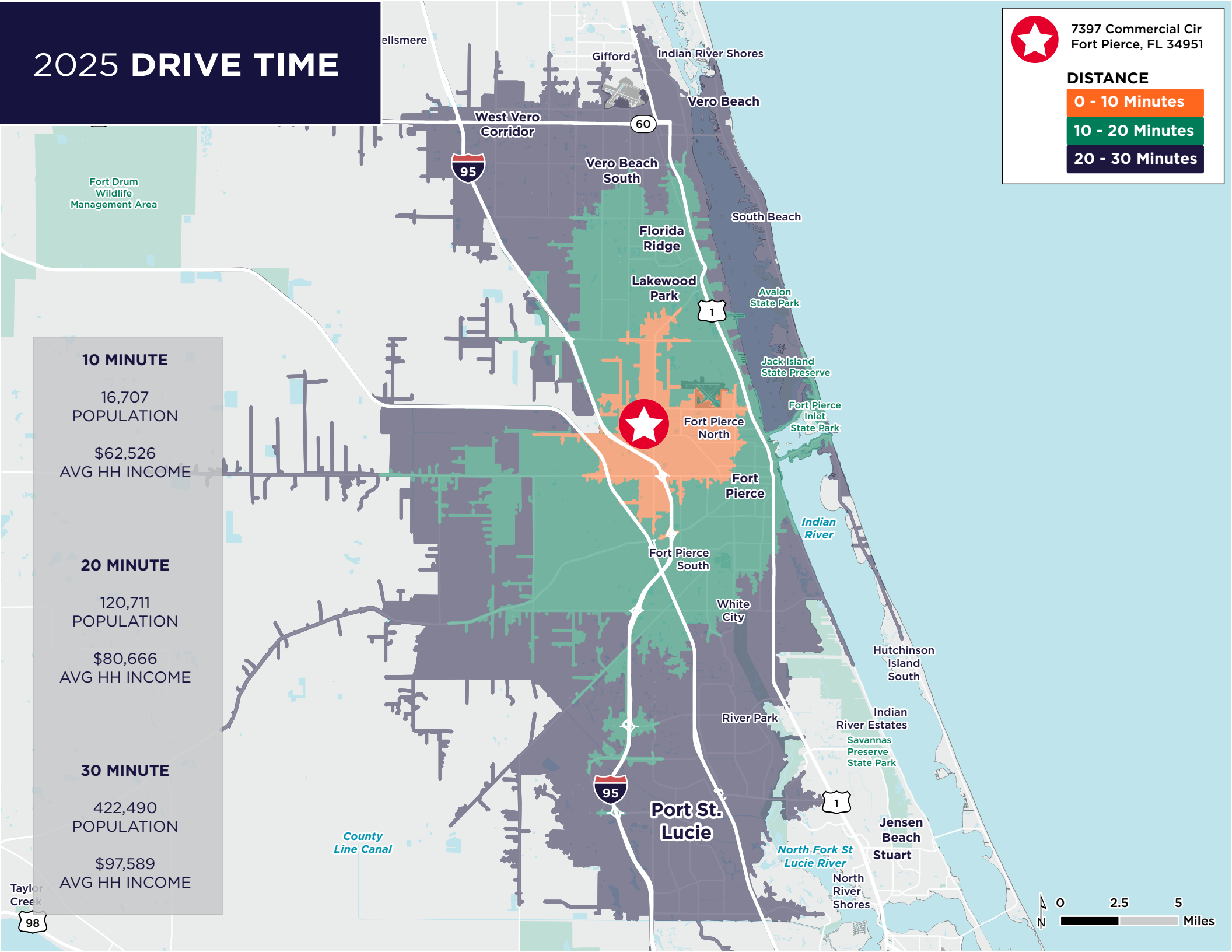
DISTANCE

0 - 10 Minutes


10 - 20 Minutes

20 - 30 Minutes




10 MINUTE
16,707 POPULATION
\$62,526 AVG HH INCOME
20 MINUTE
120,711 POPULATION
\$80,666 AVG HH INCOME
30 MINUTE
422,490 POPULATION
\$97,589 AVG HH INCOME



2025 DEMOGRAPHICS

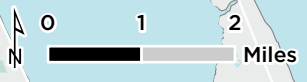
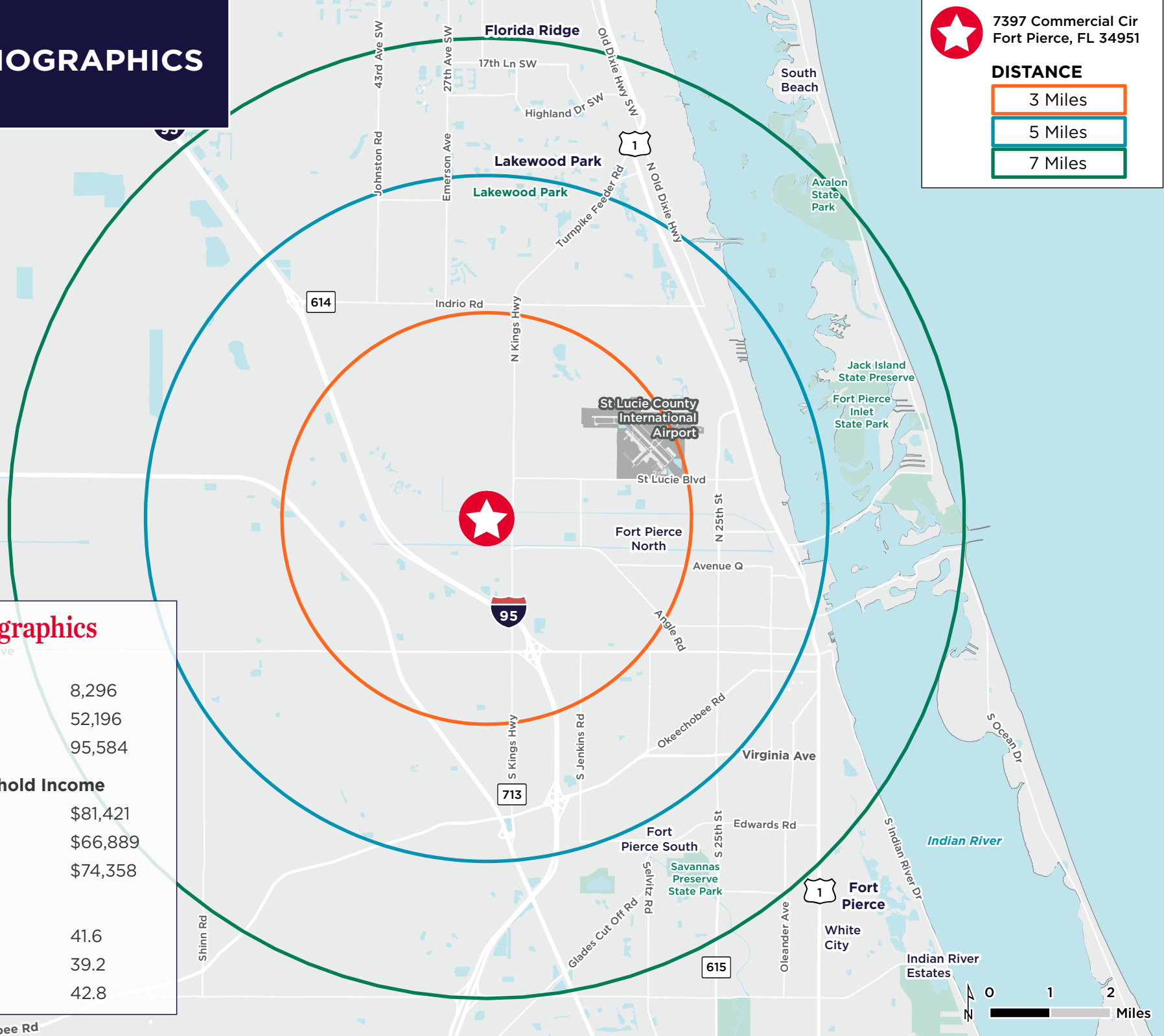
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Fort Pierce, FL 34951

DISTANCE

-  3 Miles
-  5 Miles
-  7 Miles

Area Demographics

Population	
• 1 Mile:	8,296
• 3 Mile:	52,196
• 5 Mile:	95,584
Average Household Income	
• 1 Mile:	\$81,421
• 3 Mile:	\$66,889
• 5 Mile:	\$74,358
Median Age	
• 1 Mile:	41.6
• 3 Mile:	39.2
• 5 Mile:	42.8





CITY OVERVIEW

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.

REGIONAL OVERVIEW

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 Healthcare and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Healthcare 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.





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FOR MORE INFORMATION, CONTACT:



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