

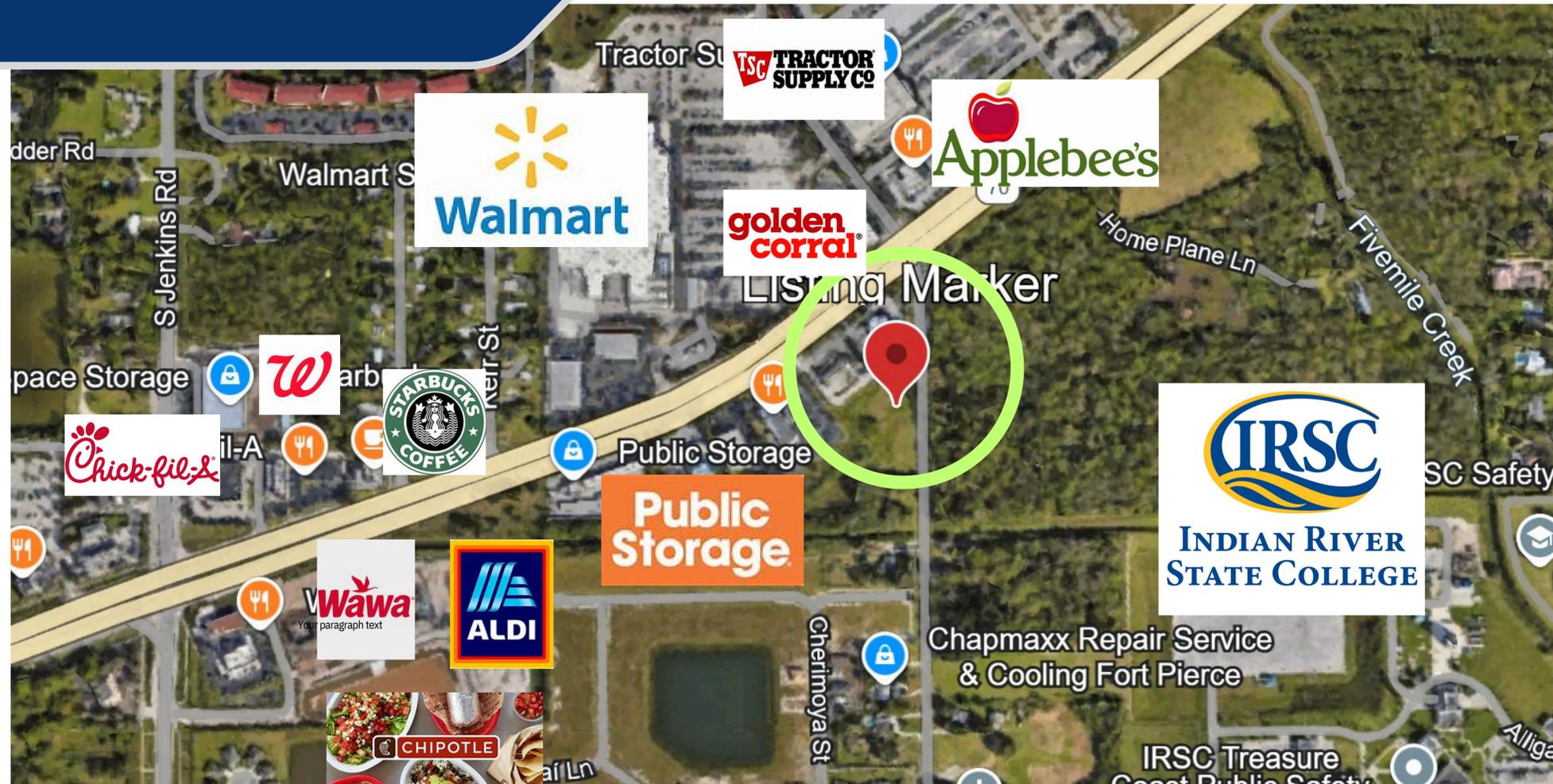
# "THE DISTRICT" 18,000SF flex office/ warehouse condominiums

2561 McNeil road, Fort Pierce, Florida 34981



## Property Details

- Permitted Uses: 18,000SF flex office space
- Land Size: 3.4 Acres
- Frontage: 640' on Mcneil Road
- Zoning: General Commercial
- Unit Sizes: 1,500 SF- 8,500SF
- Pricing: Starting at \$487,500



## Property Overview

Introducing "The District" an 18,000SF flex office/ warehouse condominium located centrally on the Treasure Coast. This is an excellent opportunity to purchase between 1,500SF and 8,500SF of highly desirable air-conditioned flex office space with 16' clear height and 10' high overhead doors. These two new tilt wall buildings offer generous clear height, good signage opportunities, easy access to I95 and the Turnpike. Come join WAWA, ChickAFila, Starbucks, Walmart, Adli, Indian River State College and many more in this fast growing submarket in central Saint Lucie County. The buildings are designed to the highest quality standards with 8" concrete tilt panels, metal joists, TPO roof, impacted rated storefront and overhead doors.

**CRAIG MASON**  
BROKER

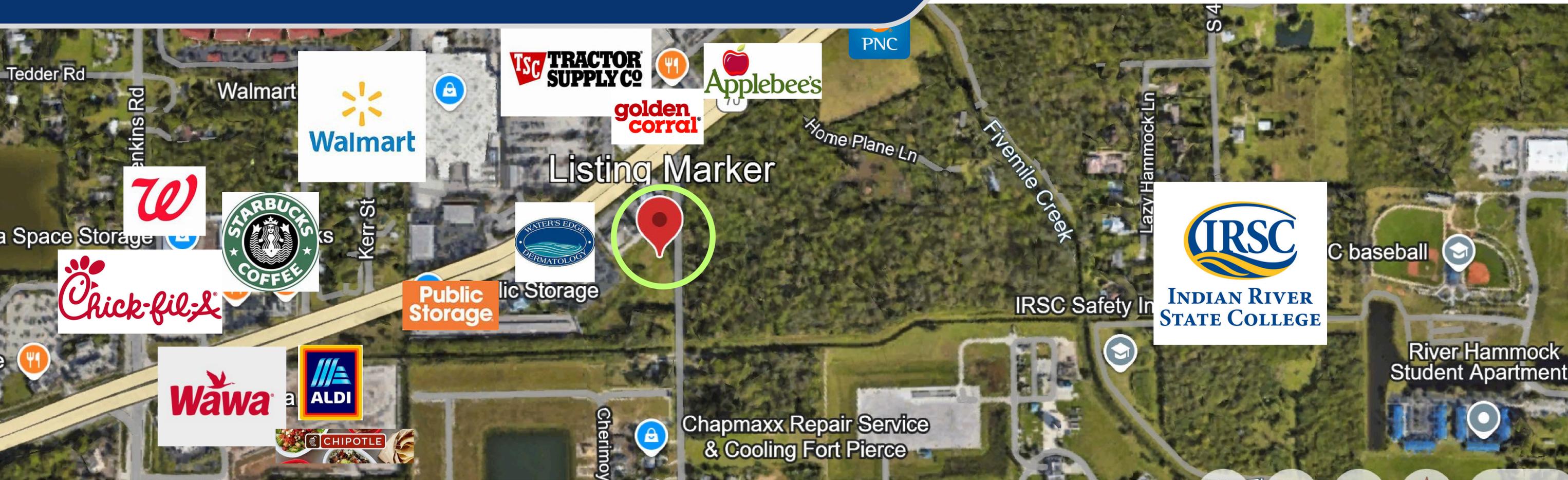
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MASON Real Estate, LLC.  
#BK3239066

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FRONT ELEVATION  
1/8" = 1'-0"



SIDE INTERIOR ELEVATION  
1/8" = 1'-0"



SIDE ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"

MATERIAL SCHEDULE		
MK	Material	Finish
1	CEMENT PLASTER	PAINT - LIGHT TEXTURED FINISH
2	SCORE LINE - 1/2" D X 1/2" W MIN.	PAINT
3	ALUM & GLASS STOREFRONT	DARK BRONZE - GLASS - CLEAR
4	CUSTOM MURAL	PAINT
5	METAL	PAINT BLACK FINISH
6	ARCHITECTURAL LIGHT FIXTURE	
7	HORIZONTAL SCORE LINE PATTERN	PAINT PAINT
8	ROLL-UP DOOR	PAINT TO MATCH ADJACENT WALL
9	ALUMINUM DOWNSPOUT	PRE-FINISHED BLACK
10	METAL CANOPY	
11		
12		
A	SHERWIN WILLIAMS	OFF WHITE
B	SHERWIN WILLIAMS	MEDIUM GRAY
C	SHERWIN WILLIAMS	LIGHT GRAY
D		
E		
F		

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## HOUSEHOLD INCOME

**\$66.8k**

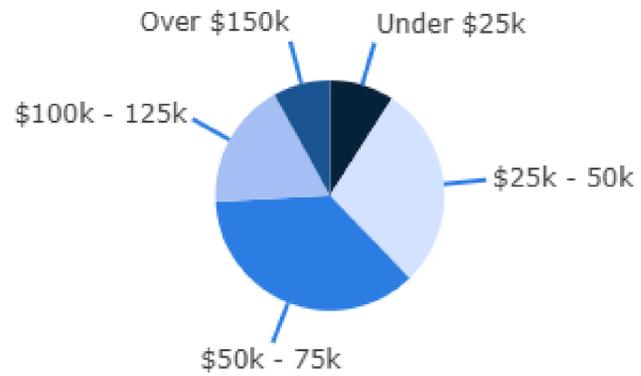
Median Income

**\$78k**

2028 Estimate

**↑ 17%**

Growth Rate



## AGE DEMOGRAPHICS

**34**

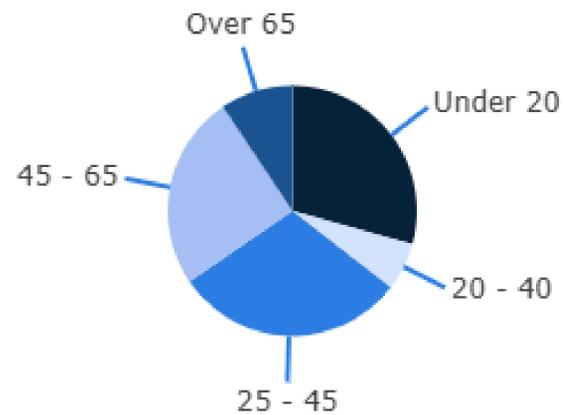
Median Age

**35**

2028 Estimate

**↑ 2%**

Growth Rate



## NUMBER OF EMPLOYEES

**88.7k**

Top Employment Categories

Management, business, scien...

Educational services, and heal...

Retail trade

Professional, scientific, and m...

Arts, entertainment, and recre...

Construction

Manufacturing

Transportation and warehousi...

Finance and insurance, and re...

Other services, except public ...

Public administration

Wholesale trade

Agriculture

Information

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