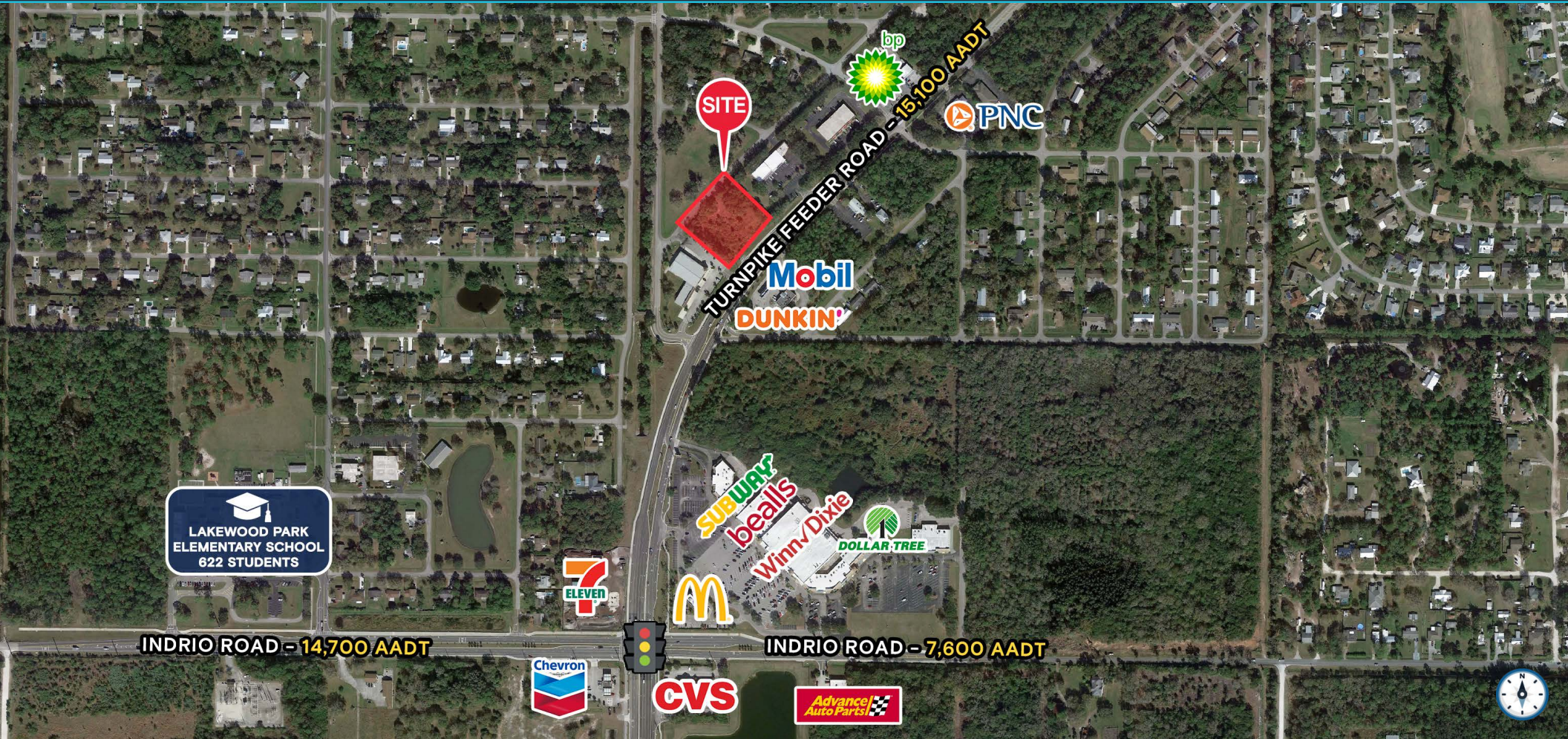


GROUND LEASE | FOR LEASE

±1.44 ACRES AVAILABLE

5021 Turnpike Feeder Road, Ft Pierce, FL



SEEKING GROUND LEASE OR BTS USERS FOR QSR, RETAIL, STORAGE & MORE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

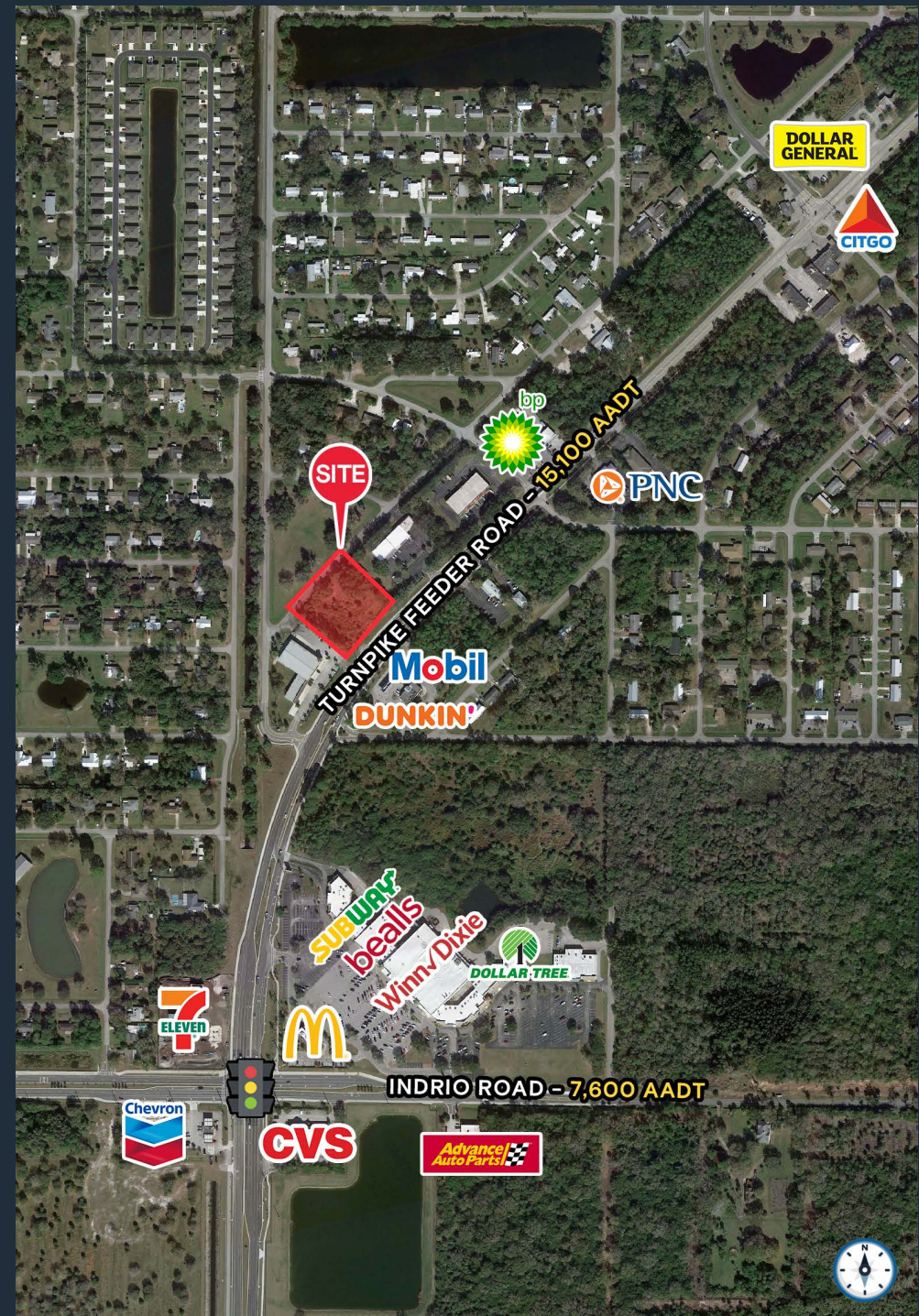
- ±1.44 acres on Turnpike Feeder Road
- Close proximity to: **Winn/Dixie bealls** **DOLLAR TREE**
DUNKIN' **McDonald's** **7 ELEVEN** **Advance Auto Parts** **SUBWAY** **CVS pharmacy**
- Seeking ground lease or BTS users for QSR, retail, storage and more
- ±109,000 people in a 5 mile radius

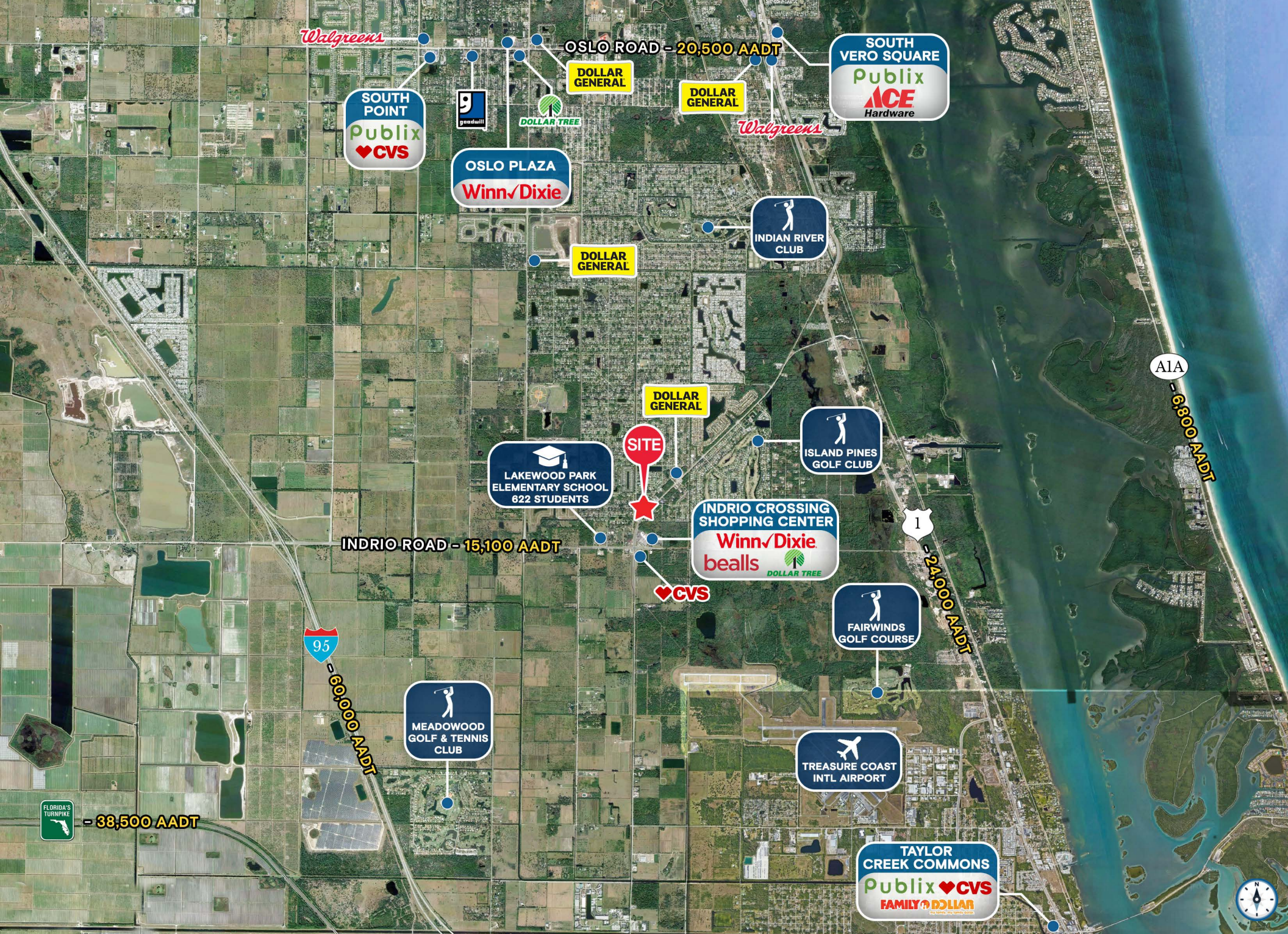
DEMOGRAPHICS

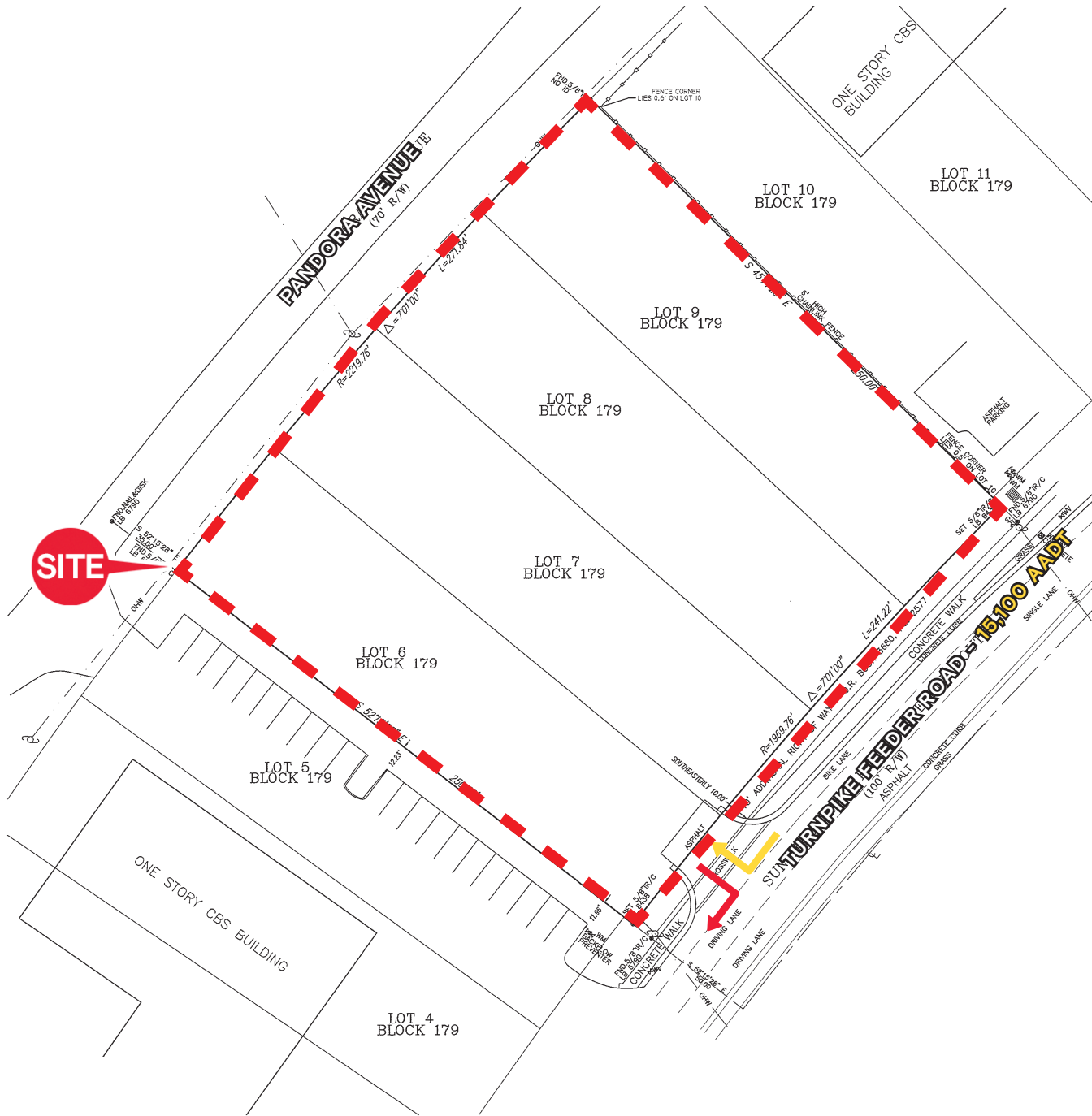
	1 MILE	3 MILES	5 MILES
POPULATION	4,585	19,832	50,901
HOUSEHOLDS	1,844	8,107	20,794
EMPLOYEES	3,731	16,409	42,711
AVERAGE HH INCOME	\$68,094	\$71,144	\$75,776

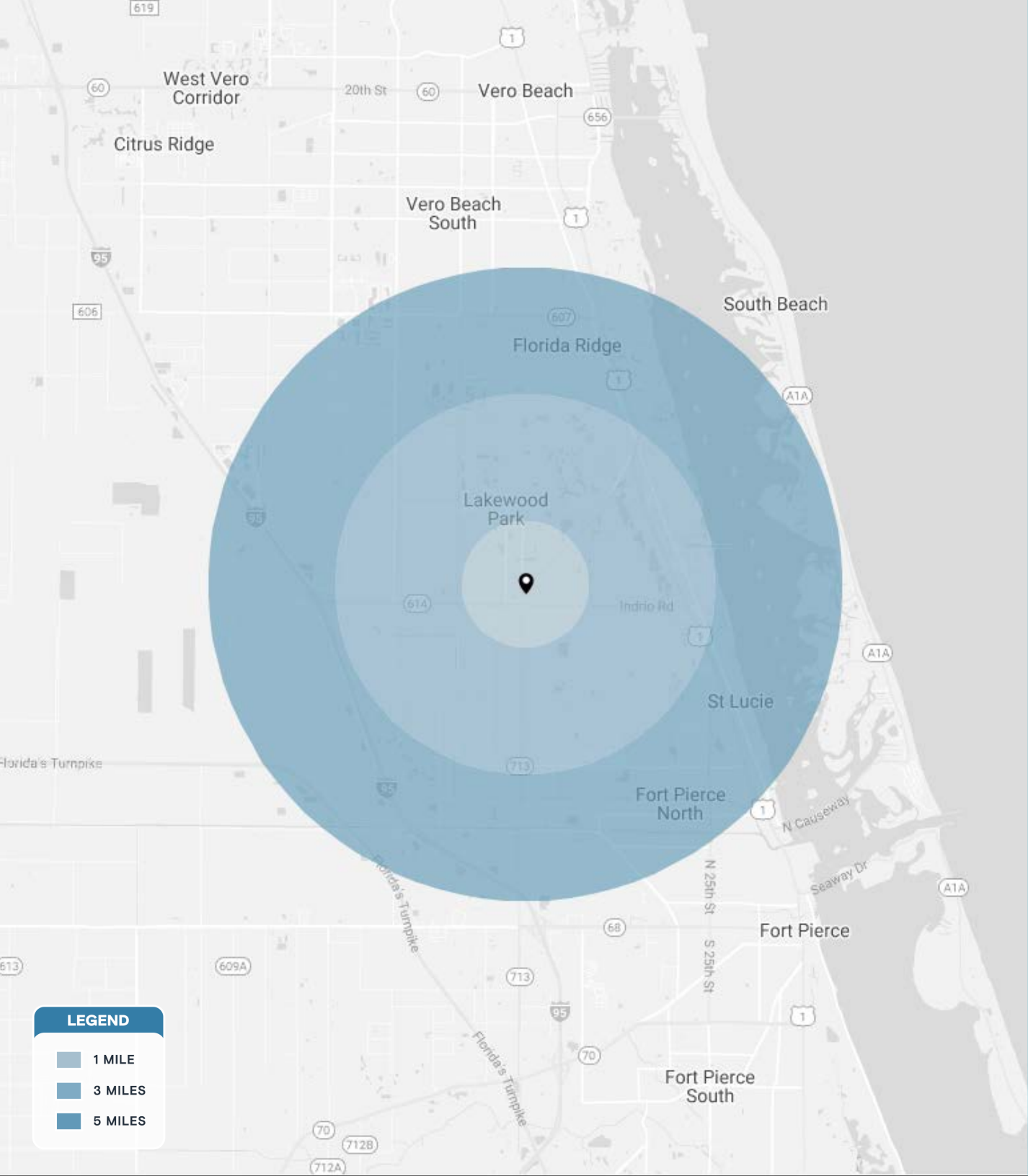
TRAFFIC COUNTS

TURNPIKE FEEDER ROAD	15,100 AADT
INDRIO ROAD	7,600 AADT









LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.30.24