

301 FLORIDA AVE

FORT PIERCE, FL 34950

FLEX WAREHOUSE SPACE FOR LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Discover the ideal industrial and flex space at 301 Florida Ave, Fort Pierce, FL. This versatile property offers spacious and adaptable layouts, perfect for a range of businesses. With modern facilities, high ceilings, and ample parking, it provides a comfortable and efficient work environment.

PROPERTY HIGHLIGHTS

- Modern facilities with high ceilings
- Spacious and adaptable layouts
- Ample parking for tenants
- Strategic location with easy access to major transportation routes
- Close proximity to the Port of Fort Pierce

Lease Rate:	\$15.00 SF/yr (NNN)
Operating Costs:	\$4.50/SF
Available SF:	1,875 SF to 7,500 SF
Lot Size:	0.38 Acres
Building Size:	7,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	593	2,865
Total Population	514	1,741	7,640
Average HH Income	\$48,018	\$48,248	\$52,189

JOHN W. CHAPMAN, BROKER

772.631.9168

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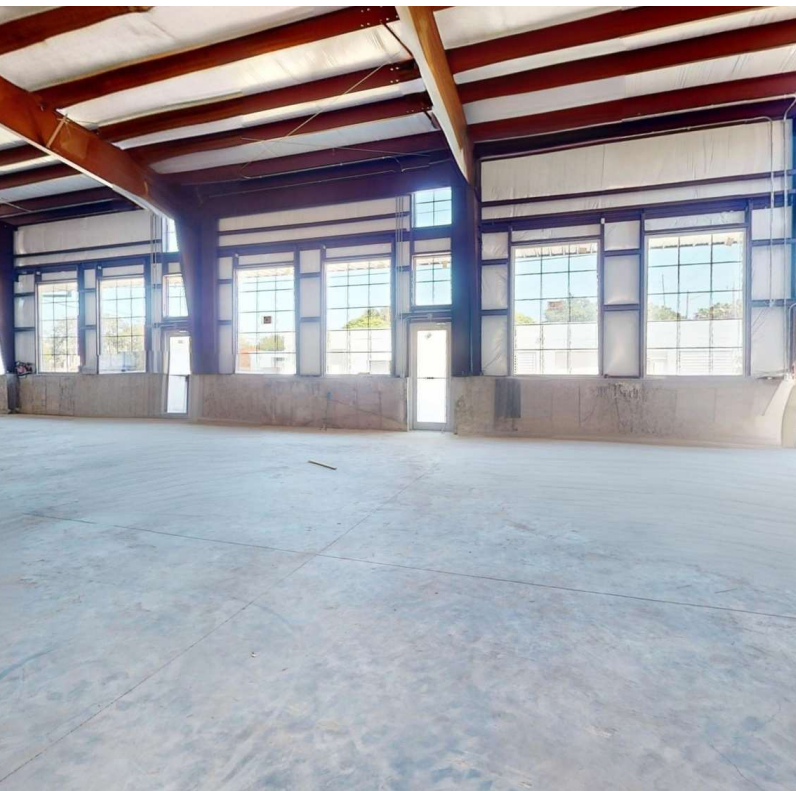
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



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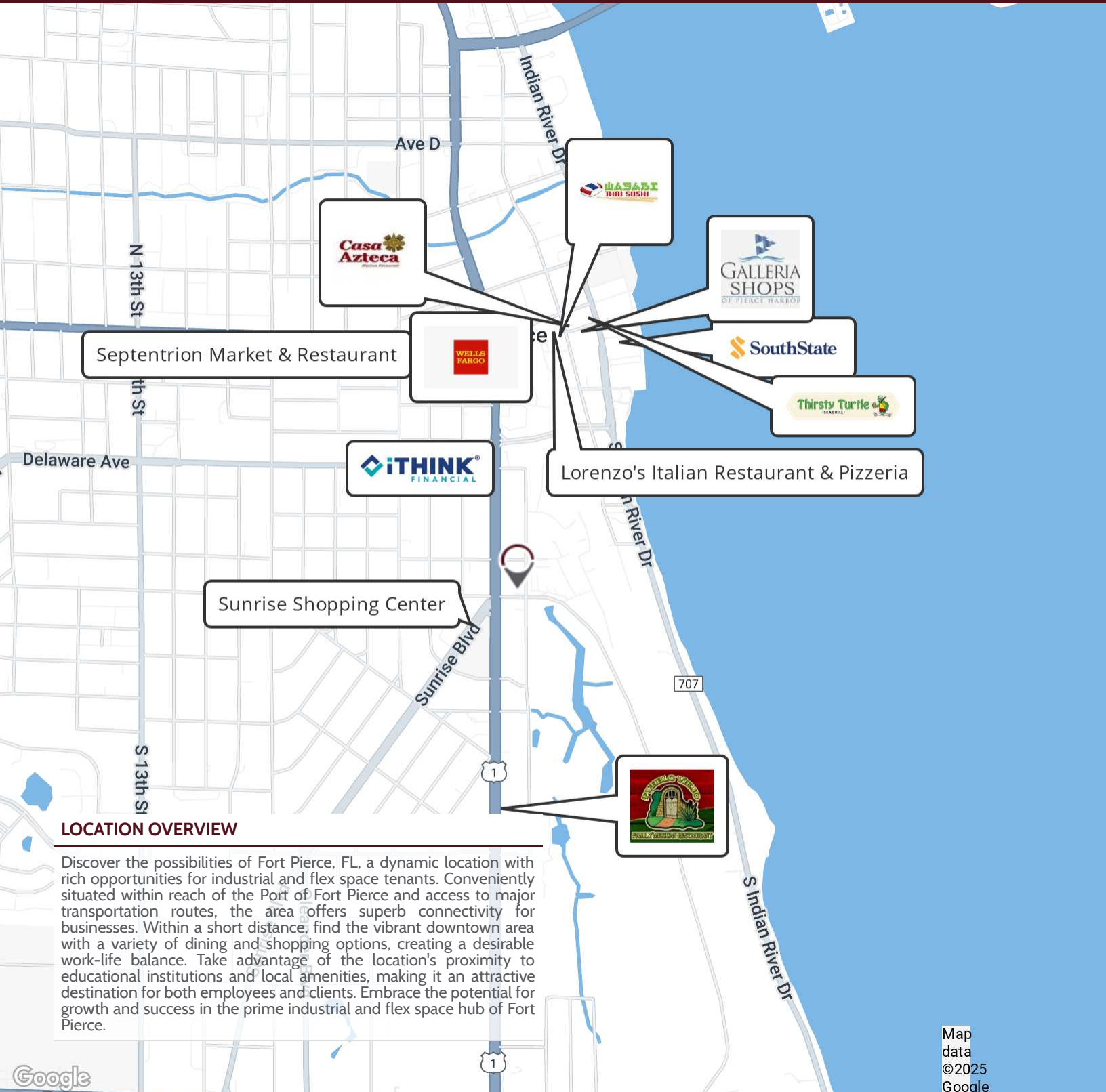
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LOCATION OVERVIEW

Discover the possibilities of Fort Pierce, FL, a dynamic location with rich opportunities for industrial and flex space tenants. Conveniently situated within reach of the Port of Fort Pierce and access to major transportation routes, the area offers superb connectivity for businesses. Within a short distance, find the vibrant downtown area with a variety of dining and shopping options, creating a desirable work-life balance. Take advantage of the location's proximity to educational institutions and local amenities, making it an attractive destination for both employees and clients. Embrace the potential for growth and success in the prime industrial and flex space hub of Fort Pierce.

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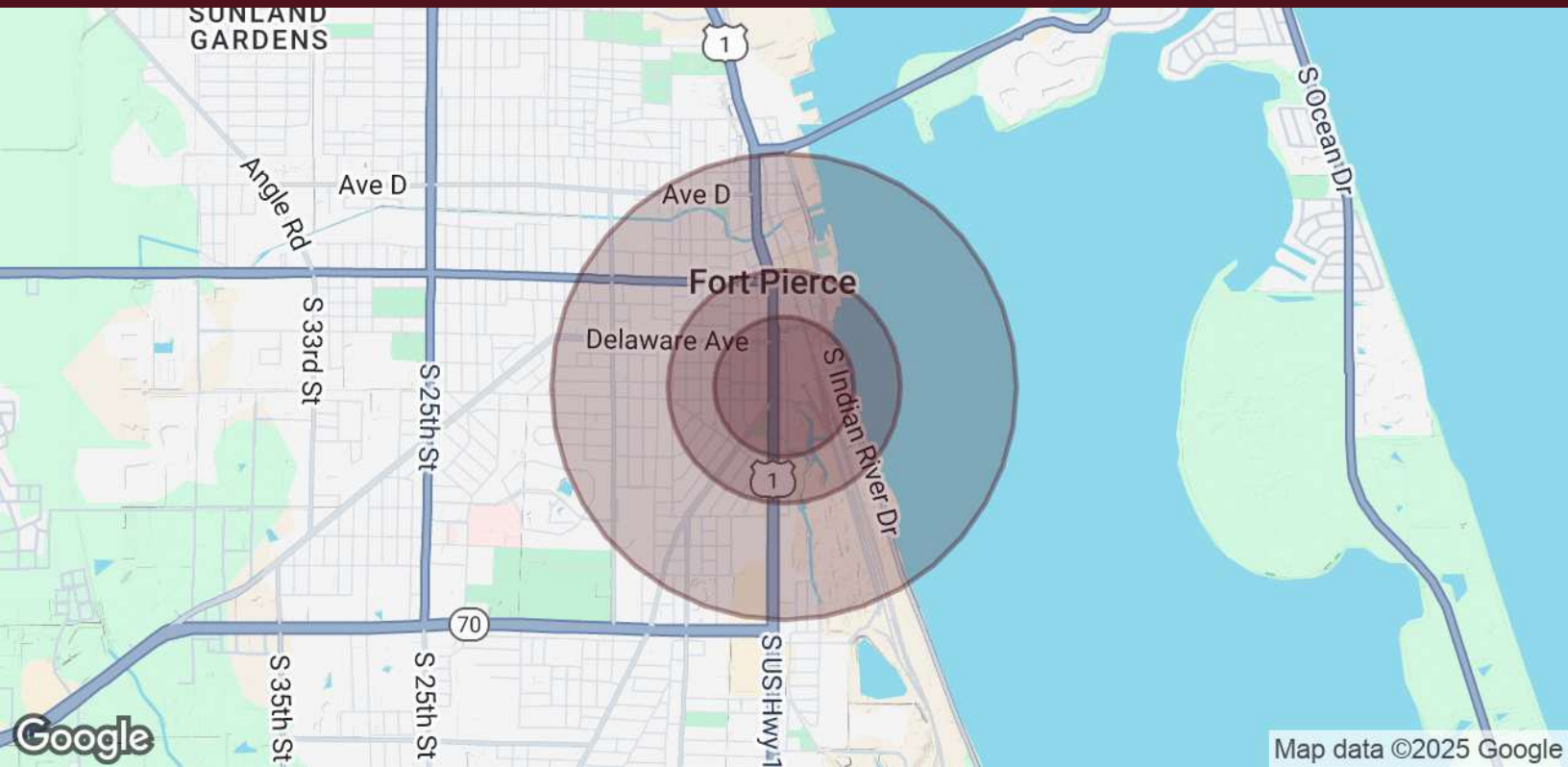
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	514	1,741	7,640
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	593	2,865
# of Persons per HH	3	2.9	2.7
Average HH Income	\$48,018	\$48,248	\$52,189
Average House Value	\$314,785	\$292,186	\$296,271

Demographics data derived from AlphaMap

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