



FOR SALE

■ 3000 Virginia Ave

3000 Virginia Ave

Fort Pierce, FL 34981

PROPERTY OVERVIEW

18+/- Acres with major frontage on Okeechobee Rd. at traffic light. Directly across from the orange Blossom Business Center.

LOCATION OVERVIEW

Located south of the intersection at Virginia Ave and Okeechobee Rd with the east boundary being Hartman Rd/S 41st Street.

OFFERING SUMMARY

Building Size:

Land Size:

Zoning:

Utilities:

Traffic Count:

17.83 Acres

Commercial General, St Lucie County

Fort Pierce Utilities Authority

31,500 AADT



AL CICHESE

BROKER ASSOCIATE

Mobile 772.233.7128

al@slccommercial.com

772.220.4096 | slccommercial.com

SALE PRICE

\$6,395,000



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

18+/- ACRES VIRGINIA AVE & OKEECHOBEE RD

FOR SALE

SALE PRICE

\$6,395,000

Location Information

Street Address 3000 Virginia Ave
City, State, Zip Fort Pierce, FL 34981
County/Township St Lucie County
Signal Intersection Yes

Land

Number Of Lots 1
Best Use Commercial Development
Irrigation Yes
Water Yes
Telephone Yes
Cable Yes
Sewer Yes

Location Overview

Located south of the intersection at Virginia Ave and Okeechobee Rd with the east boundary being Hartman Rd/S 41st Street.

Property Details

Property Type Land - Commercial General
Lot Size 17.83 Acres
Lot Frontage 1,699.57 FT
Corner Property Yes
Traffic Count 31,500 AADT
Traffic Count Street Okeechobee Rd
Taxes \$32,930.02

Parking & Transportation

Street Parking Yes

Utilities & Amenities

Gas / Propane Fort Pierce Utilities Authority
Sewer Force Main
Water 10" - 12" Watermain
Electricity Fort Pierce Utilities Authority

Zoning / Land Use Details

Permitted Use See Below

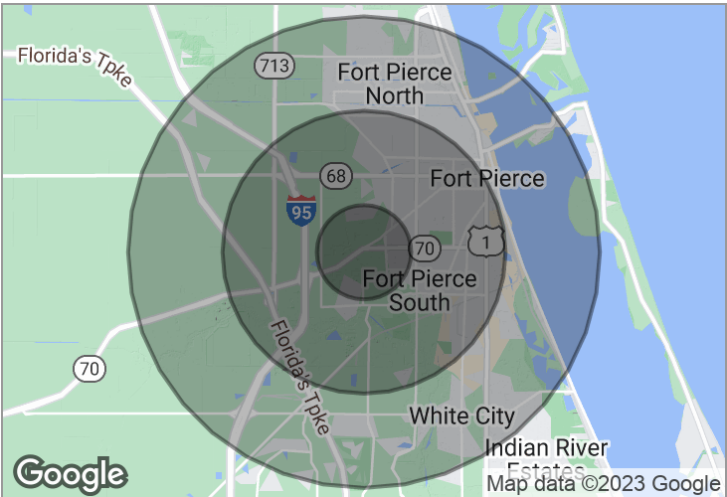
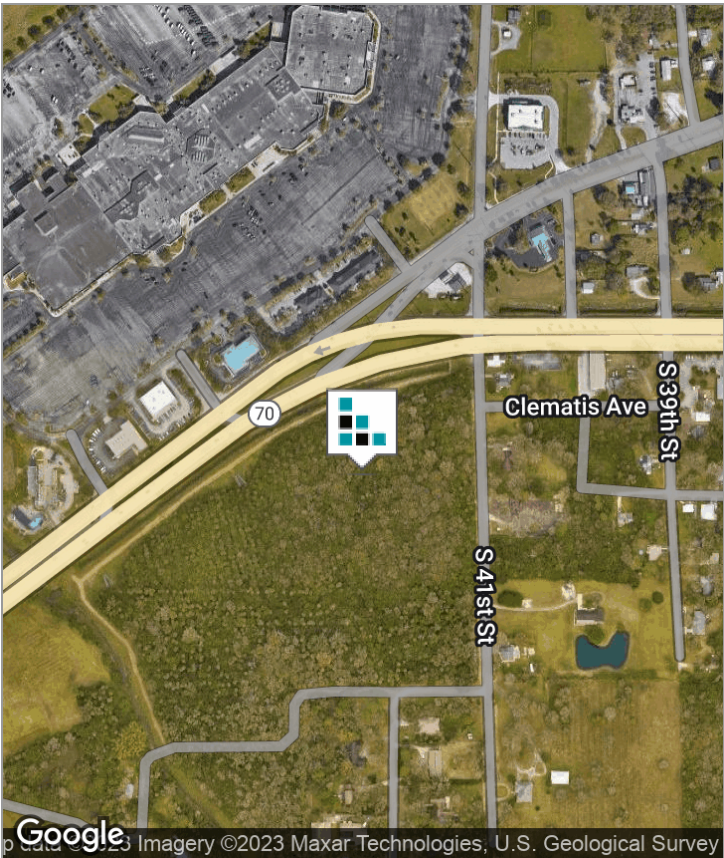
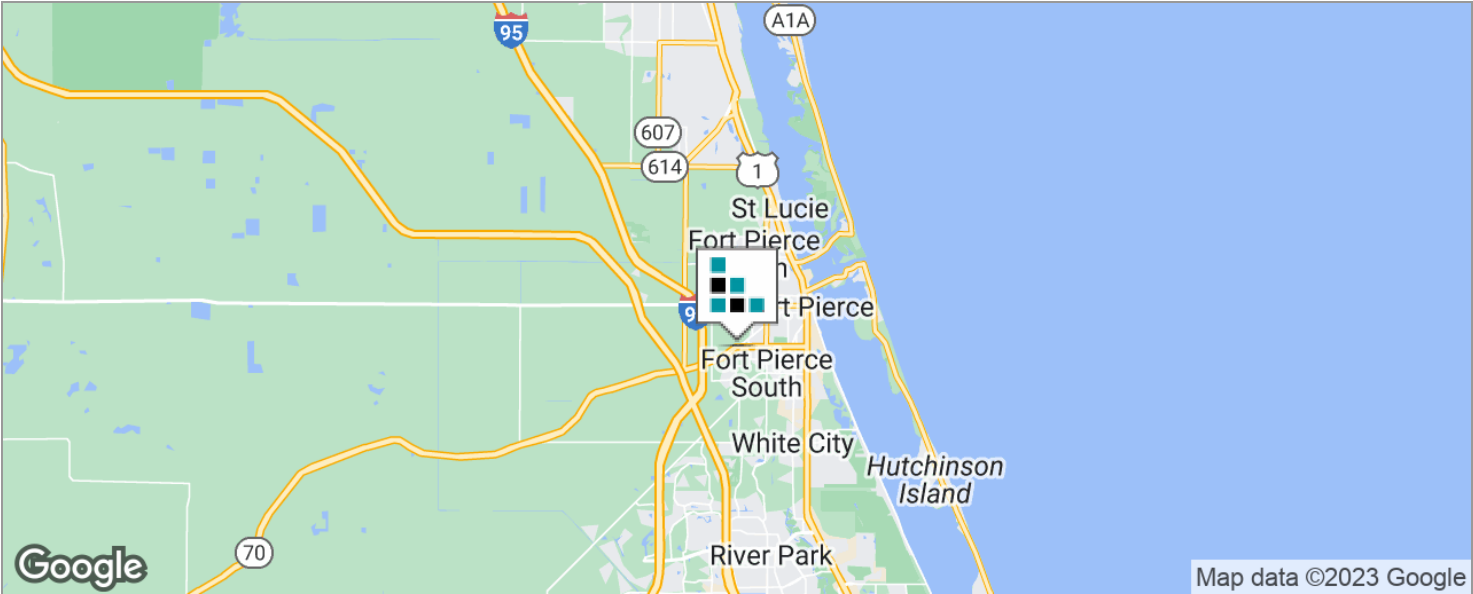
[Click Here for Permitted Uses](#)



Demographics Map

18+/- ACRES VIRGINIA AVE & OKEECHOBEE RD

FOR SALE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,583	39,012	73,865
Total Households	1,588	12,577	25,430
Average HH Income	\$43,668	\$43,036	\$46,939
Average Age	31.0	31.7	36.3

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Retailer Map - Virginia Ave

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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