

18,000 SF Warehouse

4301 Orange Ave, Fort Pierce, FL 34947

NAI Southcoast



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FOR SALE:

\$3,100,000

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Property Details

Building Size:	18,000 SF
Site Size:	±1.59 Acres
Features:	Fire Sprinklered, Air Conditioned
Frontage:	345 feet along Orange Ave
Overhead Doors:	(3) 14'x14' and (1) 12'x12'
Price:	\$3,100,000
Parcel ID:	2407-412-0002-000-4
Zoning:	C-3; General Commercial - City of Fort Pierce
Future Land Use:	CC; County Commercial - City of Fort Pierce



Property Overview

This well located property is 18,000 square feet of warehouse space located along Orange Avenue on 1.59 acres.

The site has great accessibility located 1.2 mile east of the I-95 and Orange Ave Interchange and 2.6 miles west of US-1.

Recent renovations include:

Three 12 ton AC units, fire suppression system, storefront glass, LED light fixtures, exterior repainted, four hurricane rated overhead doors.



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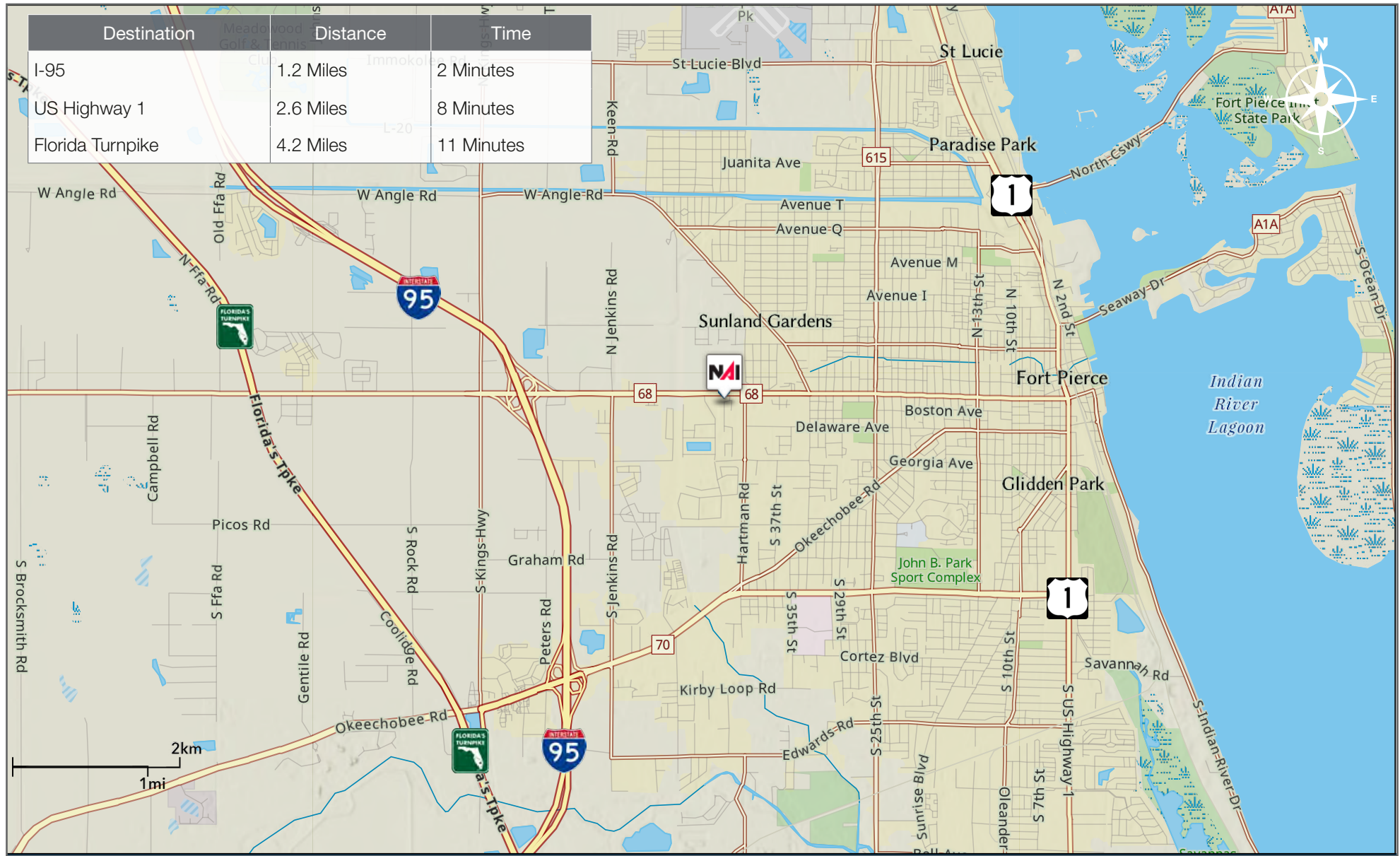
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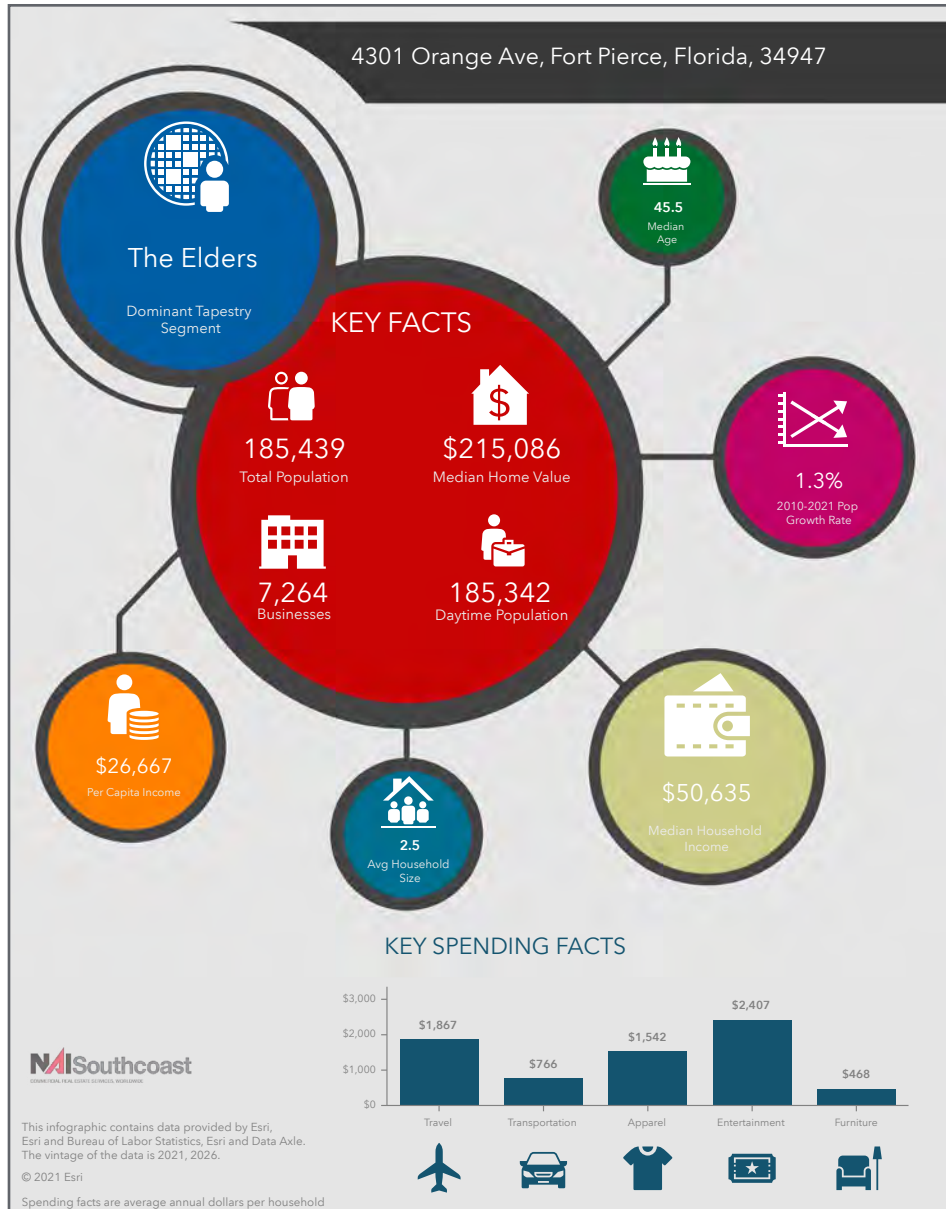
Drive Time



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2021 Demographics



Population

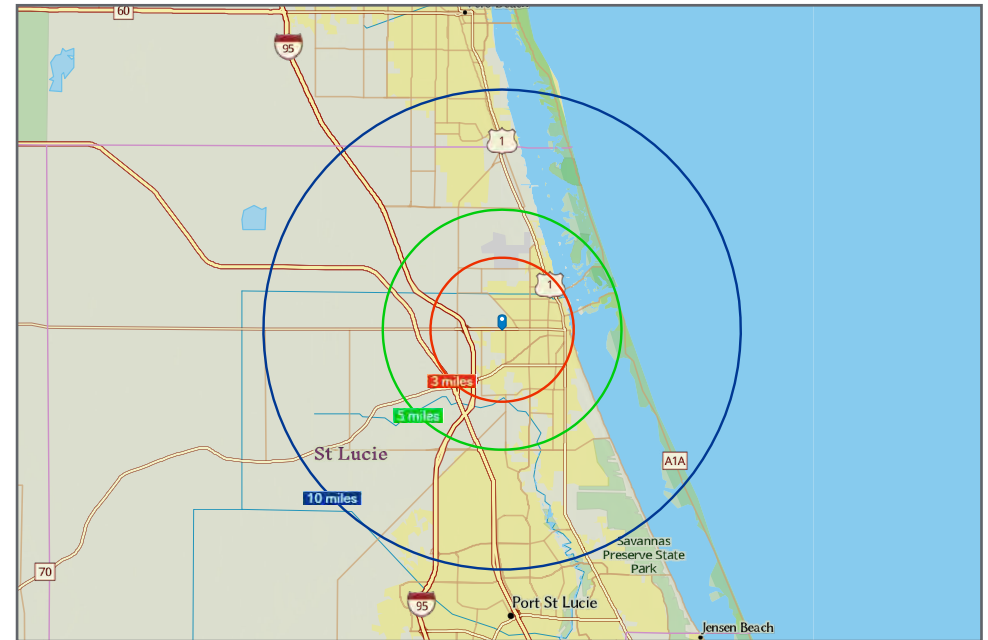
- 3 Mile: 45,441
- 5 Mile: 66,732
- 10 Mile: 185,539

Average Household Income

- 3 Mile: \$46,403
- 5 Mile: \$53,285
- 10 Mile: \$67,580

Median Age

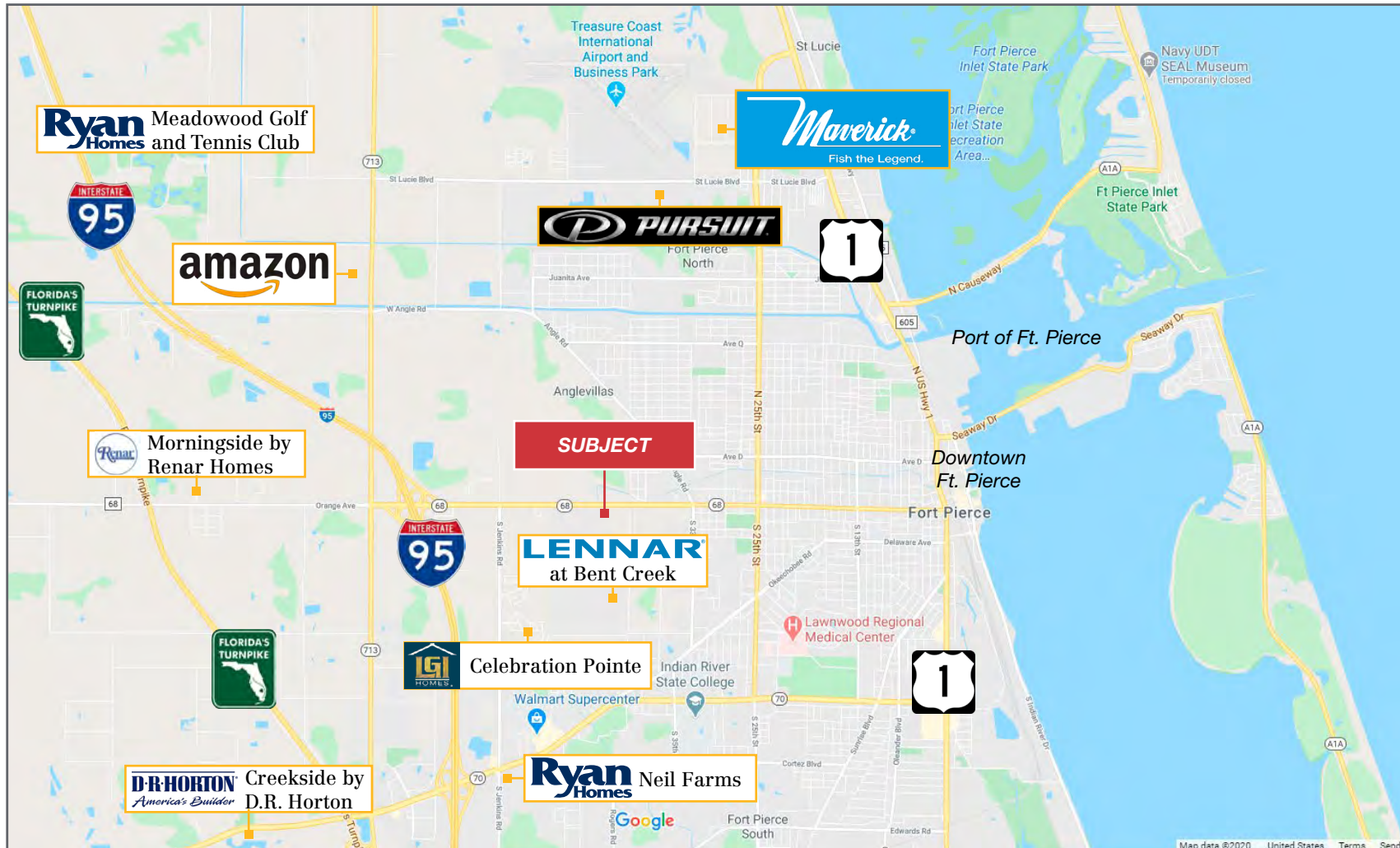
- 3 Mile: 35.5
- 5 Mile: 38.0
- 10 Mile: 45.5



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Ft. Pierce Area Map



Key Statistics

Closed Sales: 8.0% Increase
Median Sales Price: 29.1% Increase
Inventory: -29.2%

Key Statistics

Closed Sales: -20.5% Increase
Median Sales Price: -4.0% Increase
Inventory: -53.3%

Single Family Homes

Summary Statistics	November 2021	November 2020	Percent Change Year-over-Year
Closed Sales	592	548	8.0%
Paid in Cash	152	115	32.2%
Median Sale Price	\$335,000	\$259,575	29.1%
Average Sale Price	\$367,863	\$274,190	34.2%
Dollar Volume	\$217.8 Million	\$150.3 Million	44.9%
Median Percent of Original List Price Received	100.0%	99.6%	0.4%
Median Time to Contract	9 Days	15 Days	-40.0%
Median Time to Sale	53 Days	64 Days	-17.2%
New Pending Sales	669	597	12.1%
New Listings	652	614	6.2%
Pending Inventory	1,408	1,262	11.6%
Inventory (Active Listings)	704	994	-29.2%
Months Supply of Inventory	1.2	1.9	-36.8%

Townhomes

Summary Statistics	November 2021	November 2020	Percent Change Year-over-Year
Closed Sales	116	146	-20.5%
Paid in Cash	61	74	-17.6%
Median Sale Price	\$225,500	\$235,000	-4.0%
Average Sale Price	\$288,678	\$268,622	7.5%
Dollar Volume	\$33.5 Million	\$39.2 Million	-14.6%
Median Percent of Original List Price Received	98.8%	96.5%	2.4%
Median Time to Contract	9 Days	37 Days	-75.7%
Median Time to Sale	51 Days	80 Days	-36.3%
New Pending Sales	103	136	-24.3%
New Listings	100	148	-32.4%
Pending Inventory	148	196	-24.5%
Inventory (Active Listings)	169	362	-53.3%
Months Supply of Inventory	1.2	3.3	-63.6%

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Strong Economic Expansion
2018-Present

CALENDAR YEAR 2020

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2020 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	Fort Pierce	EXPANSION	10	28	28	10,000
Citrus Extracts	Manufacturing	City of Fort Pierce	EXPANSION	40	35	35	75 ft Tower
FedEx	Warehouse/Distribution	Port St. Lucie	NEW	490	0	0	245,000
Indian River Spirits	Manufacturing	Fort Pierce	NEW	5	0	0	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	City of Fort Pierce	NEW	755*	0	0	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,970*	0	0	3,200,000
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	16	51,780
Wolflube	Warehouse/Distribution	Fort Pierce	NEW	15	0	0	30,000
				3,295	79	79	4,689,780

CALENDAR YEAR 2019

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2020 Total Employment	Facility Square Footage
A-1 Roof Trusses	Manufacturing	St Lucie County	EXPANSION	28	257	293	60,000
ACCEL	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex Industries	Manufacturing	St Lucie County	EXPANSION	10	25	N/R	10,000
Amazon	Distribution	St Lucie County	NEW	500	0	130**	60,000
AQUACO	Aquaculture	St Lucie County	NEW	5	0	7	20,000
Cleveland Clinic Florida Research & Innovation Center	Life Sciences	Port St. Lucie	NEW	50	0	20	60,000
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	150	0	773	55,000
Dirty Deeds Cleaning Service	Small Business	St Lucie County	EXPANSION	31	44	30	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	13	0
PlusOneAir	Aviation	St Lucie County	NEW	25	0	18	25,000
Pursuit Boats	Marine	St Lucie County	EXPANSION	200	404	558	236,000
Ross Mixers	Manufacturing	Port St. Lucie	EXPANSION	16	40	35	55,000
				1,165	770	1,877	737,000



CALENDAR YEAR 2018

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2020 Total Employment	Facility Square Footage
ABC Home Medical Supply (II)	Headquarters	St. Lucie County	EXPANSION	100	77	150	7,500
American Concrete Industries	Manufacturing	St. Lucie County	EXPANSION	15	24	32	15,000
Concrete Impressions	Manufacturing	Fort Pierce	NEW	15	0	8	18 acres
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	150	200	773	65,000
Hypower	Professional Services	Fort Pierce	NEW	50	0	40	2,000
Lawnwood Regional Medical Center	Life Sciences	Fort Pierce	EXPANSION	30	1,559	1,500	12,000
Martin Health System	Life Sciences	Port St. Lucie	EXPANSION	150	1,241	project not started	45,000
Natalie's Orchid Island Juice Company	Manufacturing	St. Lucie County	EXPANSION	50	150	173	100,000
OCULUS Surgical	Manufacturing	Port St. Lucie	EXPANSION	50	27	42	55,000
Precast Specialties (II)	Manufacturing	Fort Pierce	EXPANSION	25	0	N/R	12,000
PlusOneAir	Aviation	St. Lucie County	NEW	20	0	18	14,600
The Porch Factory	Manufacturing	St. Lucie County	EXPANSION	4	24	32	7,500
				659	3,302	2,768	335,600

City Overview

City of Ft. 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.

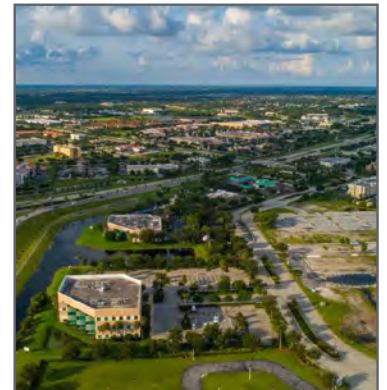
County Overview

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 328,000 and has experienced growth of over 18% 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 39 schools with a total of 41,409 students and 5,205 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 Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care 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.



Presented By



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