

EXECUTIVE SUMMARY

• 4005-4007 N AIA Fort Pierce, FL 34949



OFFERING SUMMARY

Sale Price:	\$2,175,000
Price / SF:	\$381.71
Lot Size:	0.97 Acres
Year Built:	2012
Building Size:	5,698 SF
Zoning:	CO
APN#:	1423-601-0002-000-1

PROPERTY OVERVIEW

Great investment opportunity with ability to occupy one of the buildings.
1 Fully Leased Office Buildings
AIA frontage views
Stunning, tropical landscaping
Across the street from the ocean

Building 4005:
+/-3,330sf (Leased)

Building 4007:
+/-2,368sf (Vacant)

LOCATION OVERVIEW

Prime Location - on AIA.
Directly across from the ocean.
1.7 miles from the nearest causeway.
Located in a residential area with condos, homes, and villas.

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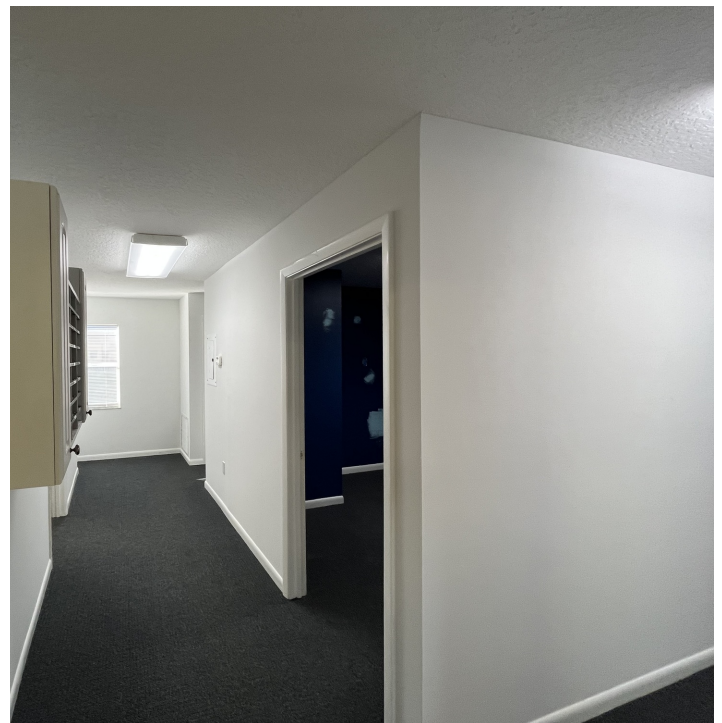
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BLDG 4007

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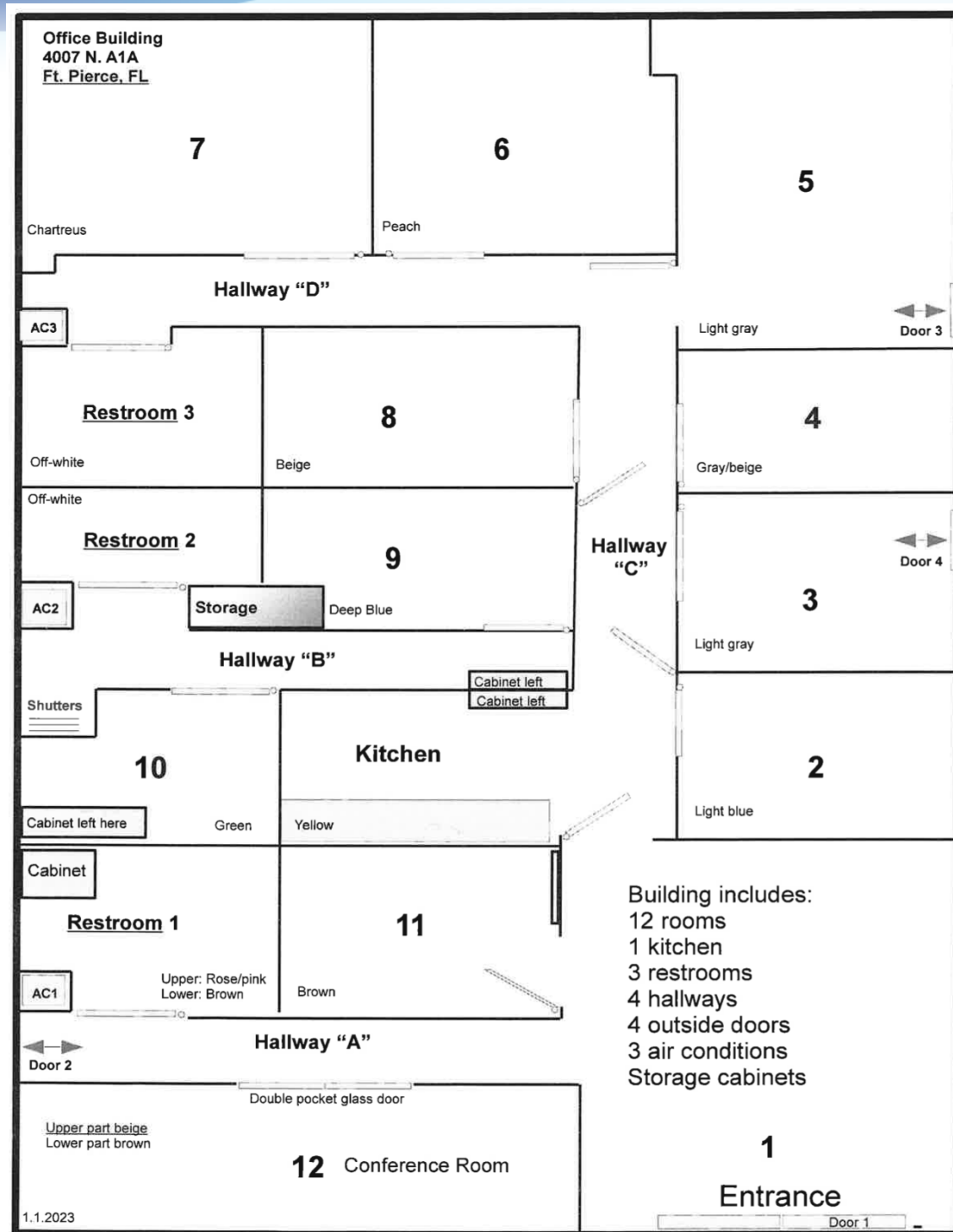
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4007 FLOORPLAN

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AERIAL

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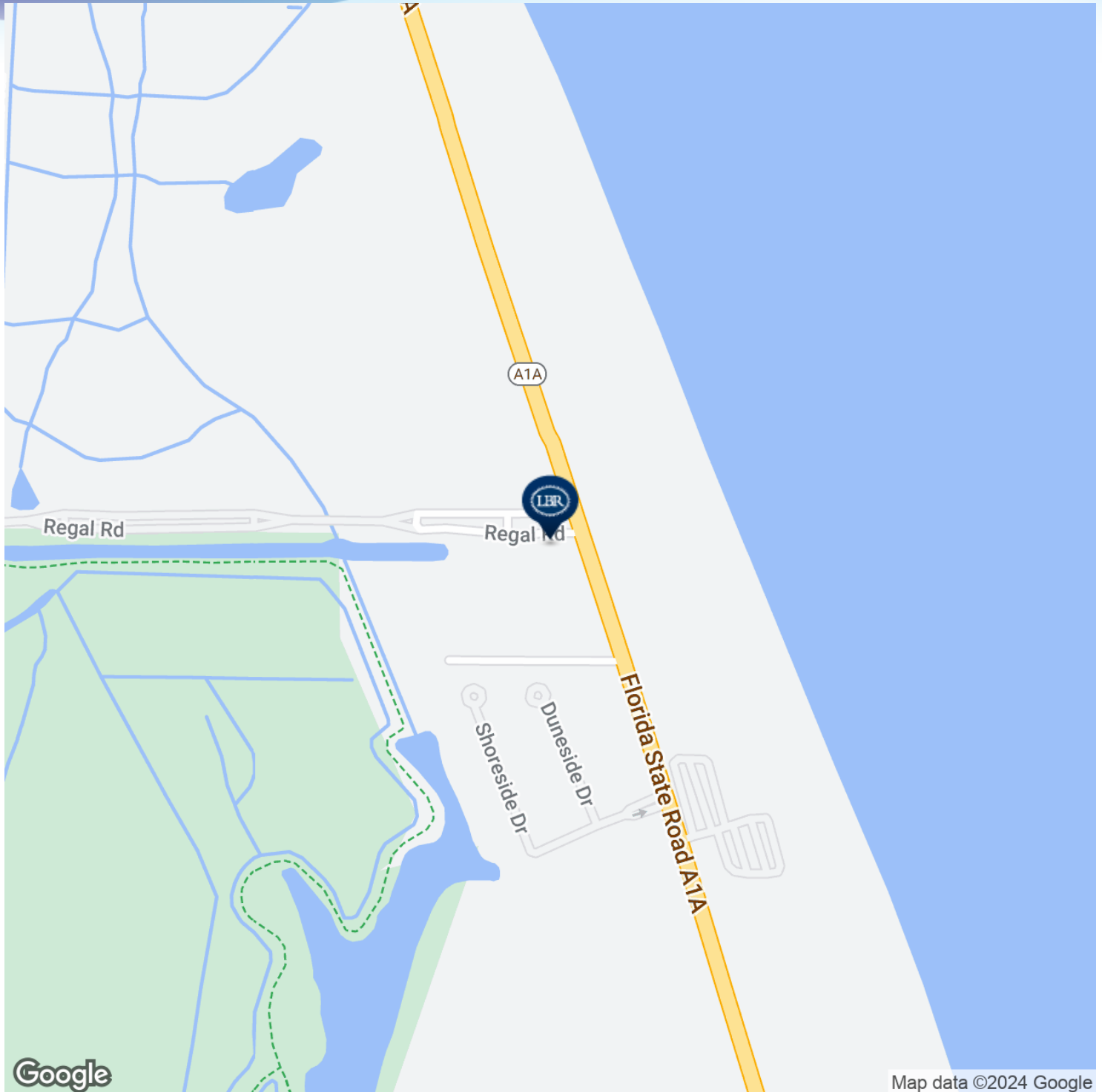
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LOCATION MAP

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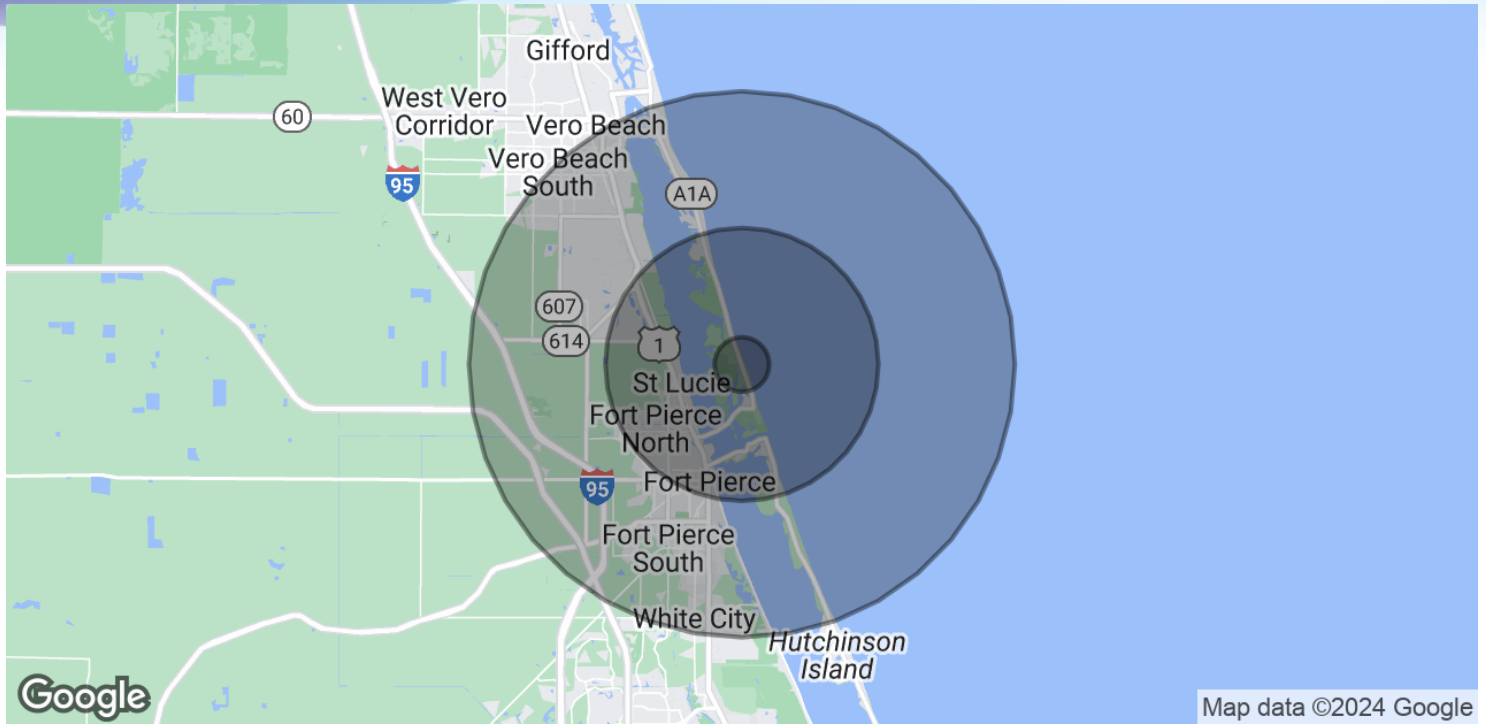
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	399	27,769	127,617
Average Age	65.0	42.6	41.6
Average Age (Male)	67.1	42.3	39.8
Average Age (Female)	64.3	41.9	42.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	223	10,788	49,427
# of Persons per HH	1.8	2.6	2.6
Average HH Income	\$84,798	\$52,428	\$56,731
Average House Value	\$435,405	\$257,043	\$198,317

* Demographic data derived from 2020 ACS - US Census

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