



# FOR SALE

■ 4100 Metzger Rd

4100 Metzger Rd

Fort Pierce, FL 34947

## PROPERTY OVERVIEW

3,400+ square foot office building located on 1 acre of land zoned for light industrial usage. Excellent property for construction headquarters, environmental companies, site contractors, etc. The office is configured into eight individual offices with large reception room, conference room, and ADA compliant restrooms. Plenty of outdoor storage, located close to interstate and numerous large scale residential developments. The property has historically served as headquarters for PSL Broadcasters. The current tower on site can be removed for full site utilization. Contact agent for more details on tower status and leaseback.

## LOCATION OVERVIEW

The property is located in a growing light industrial district of Fort Pierce with easy access to I-95 via Orange Avenue Interchange. High growth residential and industrial neighborhood.

## OFFERING SUMMARY

Building Size:	3,404 SF
Land Size:	1 Acres
Zoning:	Industrial
Utilities:	St. Lucie County Utilities and FPL

SALE PRICE

\$550,000



**COOPER OSTEEN**

VICE PRESIDENT/BROKER

Mobile 772.332.9544

[costeen@slccommercial.com](mailto:costeen@slccommercial.com)

772.220.4096 | [slccommercial.com](http://slccommercial.com)



**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

4100 METZGER RD

FOR SALE

SALE PRICE		\$550,000
Building Information		
Building Size	3,404 SF	
Tenancy	Single	
Year Built	1977	
Handicap Access	Yes	
Free Standing	Yes	
Building Class	C	
Number Of Floors	1	
Number Of Buildings	1	
Location Information		
Street Address	4100 Metzger Rd	
City, State, Zip	Fort Pierce, FL 34947	
County/Township	St. Lucie County	
Utilities & Amenities		
Handicap Access		Yes
Sewer		Septic
Water		Well Water
Electricity		FPL
Property Details		
Property Type		Office
Property Subtype		Office Building
Lot Size		1 Acre
APN#	2406-444-0035-000-0	
Corner Property		No
Utilities	St. Lucie County Utilities and FPL	
Zoning / Land Use Details		
Zoning		IL - Light Industrial
Future Land Use		Industrial
Permitted Use		See Below

[Permitted Uses Link](#)



# Additional Photos

4100 METZGER RD

FOR SALE

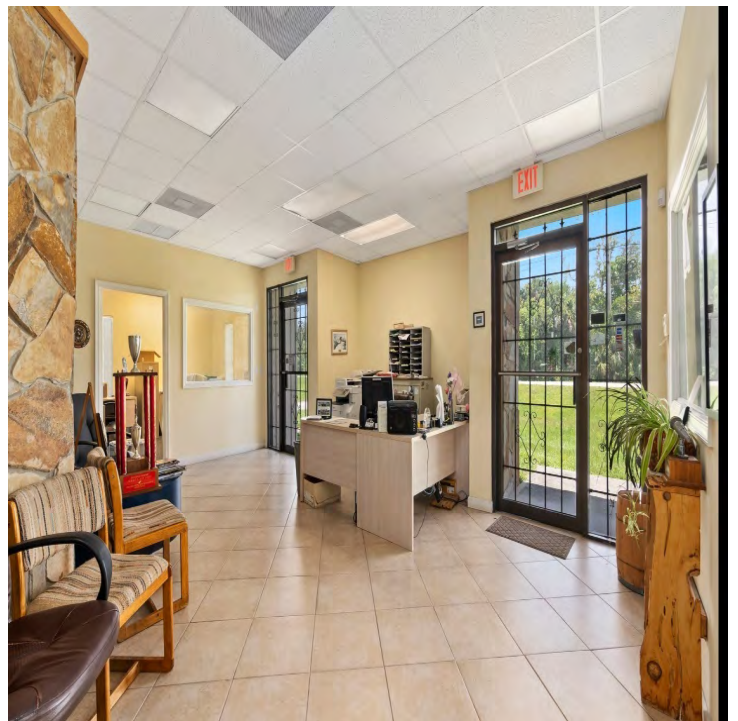
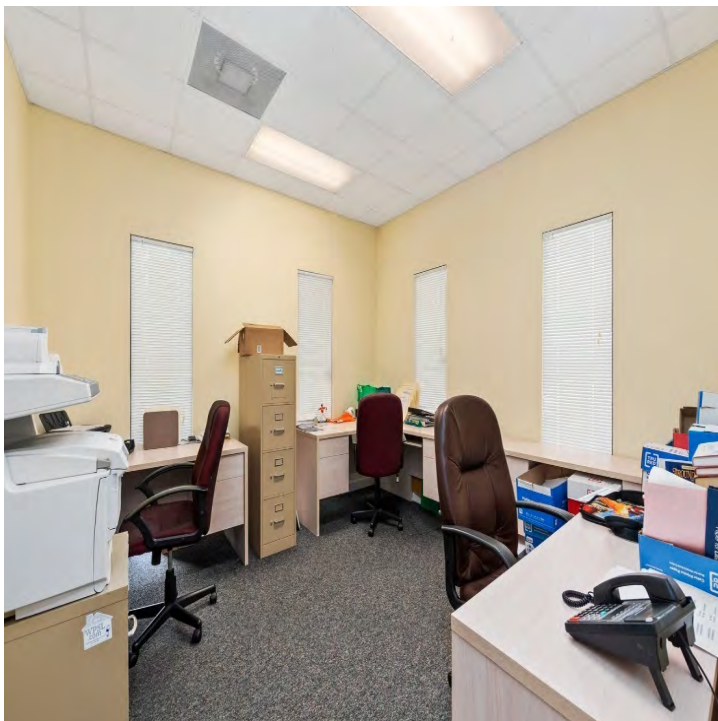




# Additional Photos

4100 METZGER RD

FOR SALE

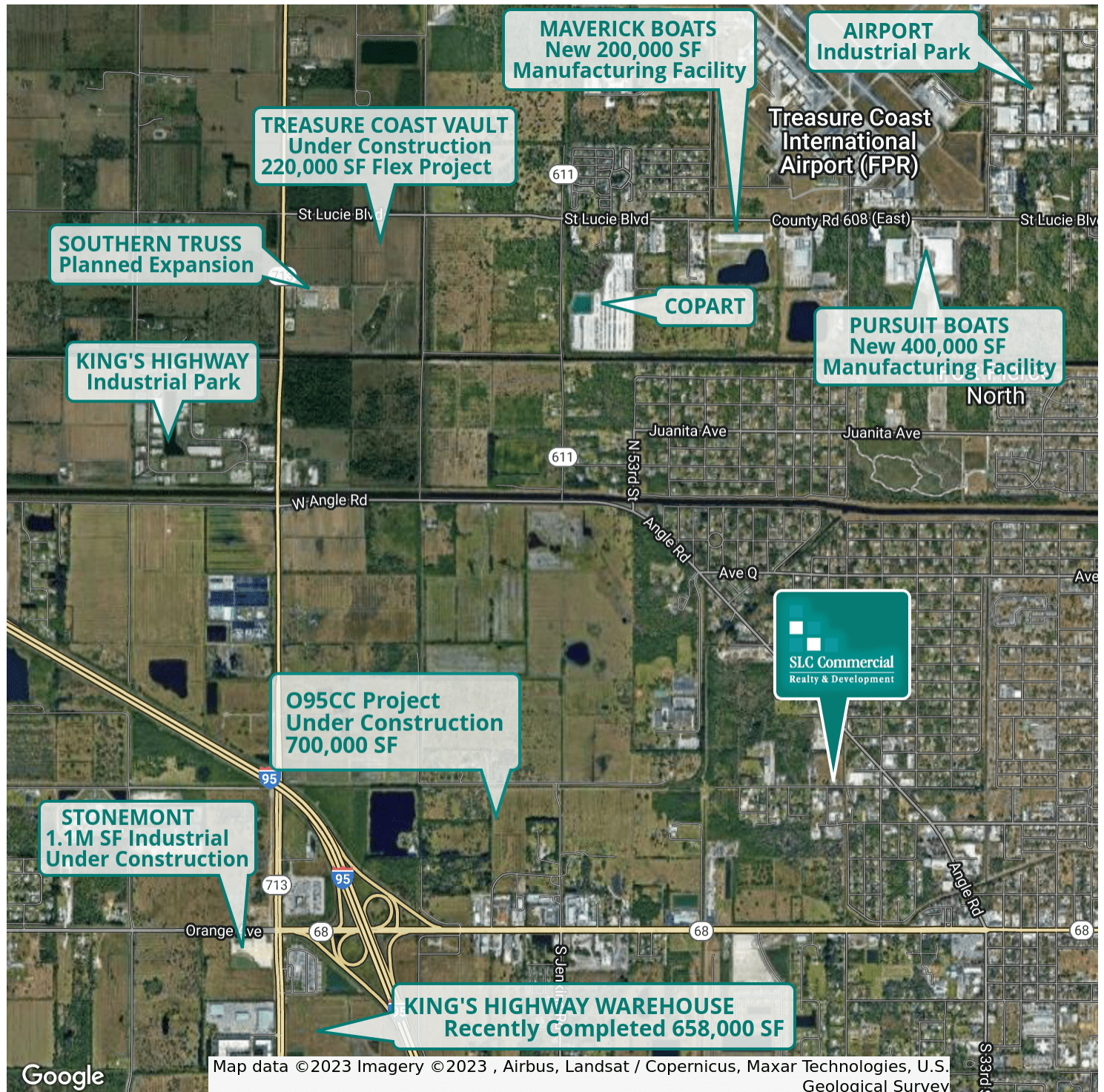




# Metzger

4100 METZGER RD

## FOR SALE

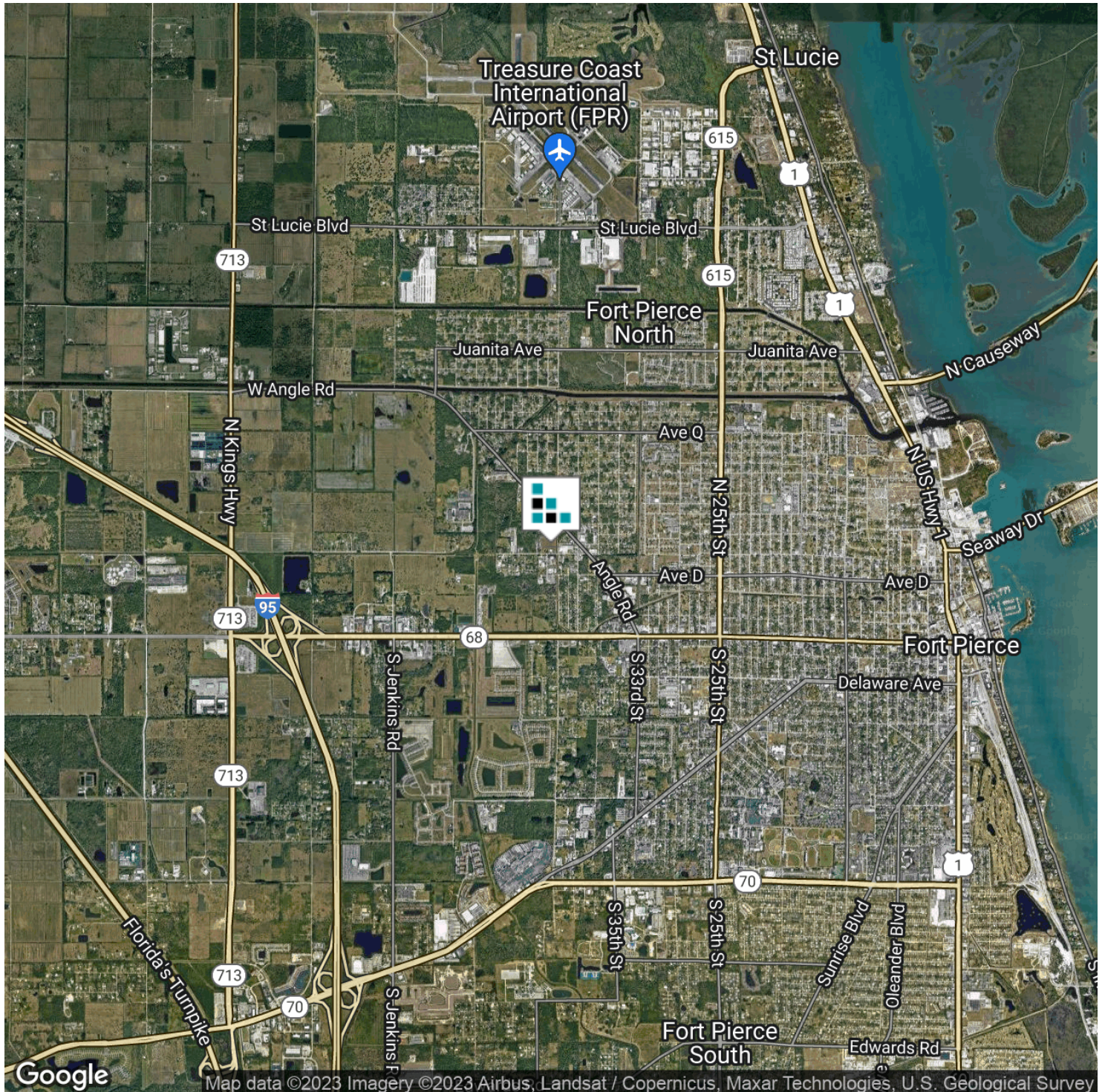




# Location Map

4100 METZGER RD

FOR SALE





# Metros/Radius Map

4100 METZGER RD

FOR SALE



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.

# Demographics Map & Report

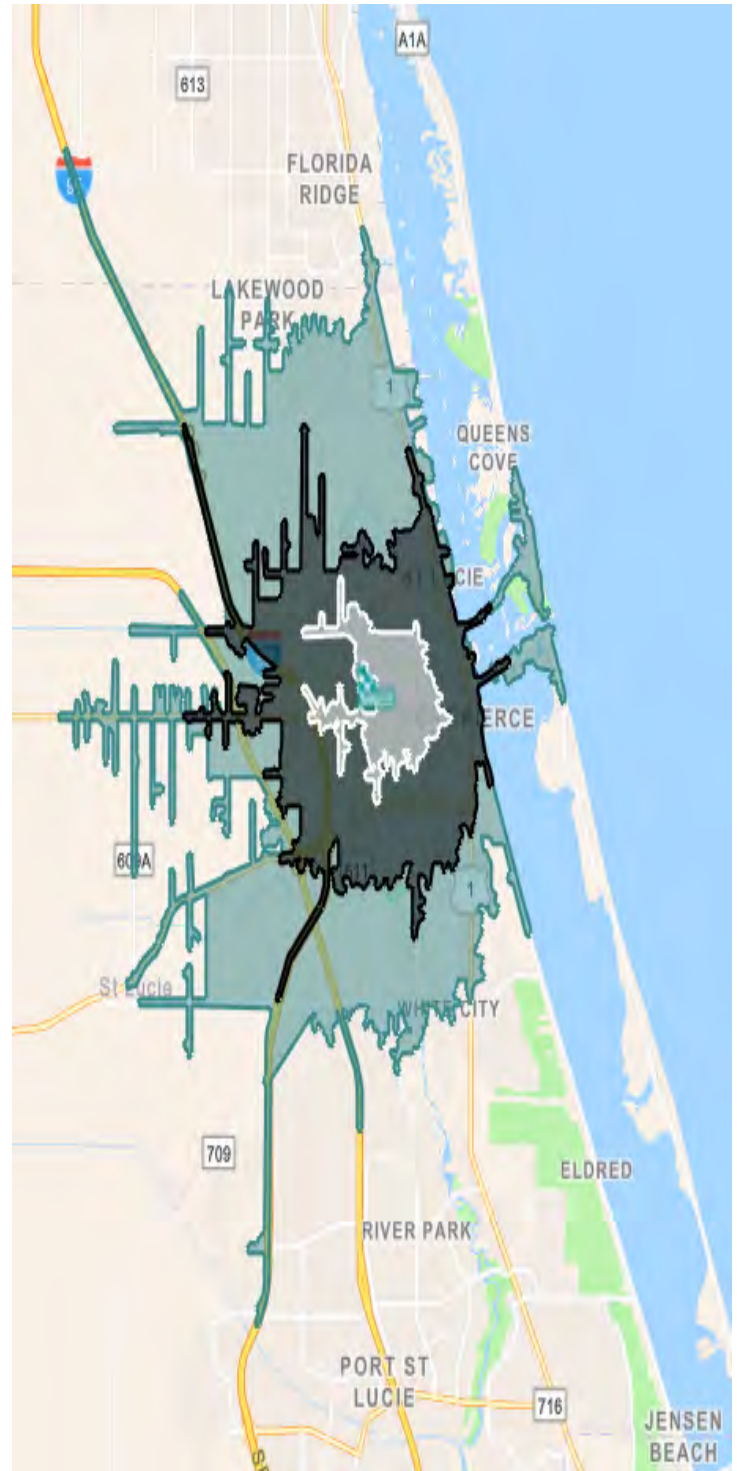
4100 METZGER RD

FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,032	62,821	172,841
Average Age	32.1	40.2	45.8
Average Age (Male)	30.3	37.6	43.9
Average Age (Female)	40.6	44.2	47.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,326	28,583	79,149
# of Persons per HH	3.0	2.2	2.2
Average HH Income	\$38,930	\$41,749	\$55,565
Average House Value	\$95,261	\$152,100	\$210,680

\* Demographic data derived from 2020 ACS - US Census

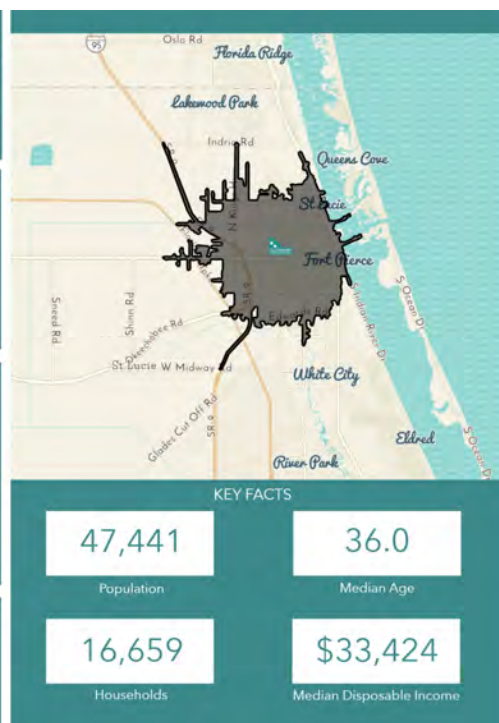
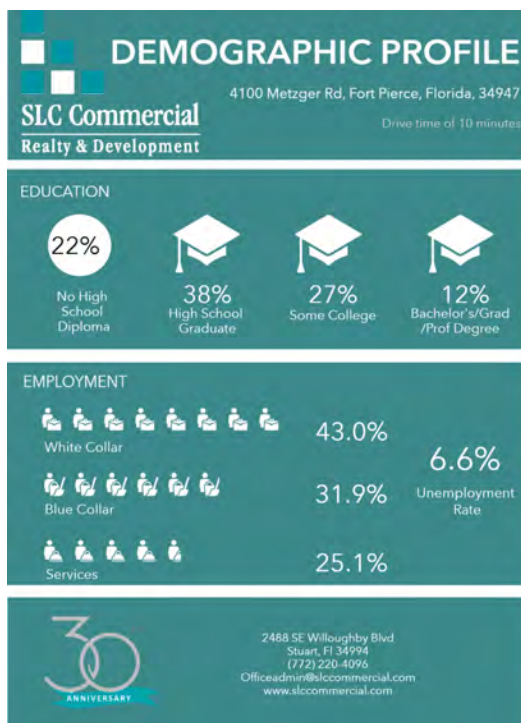
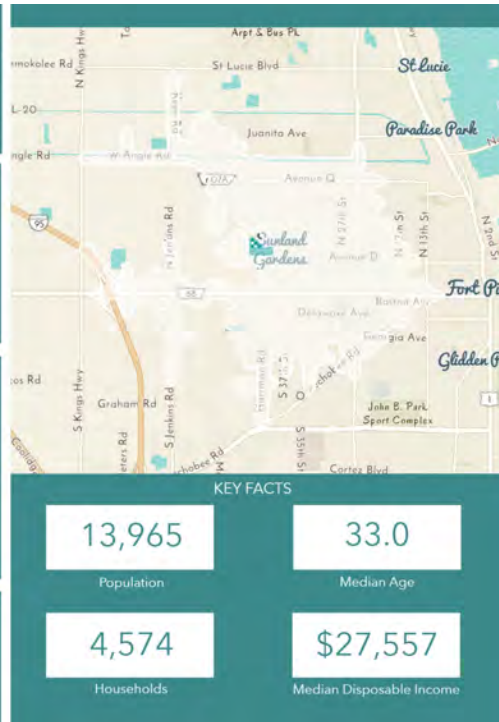
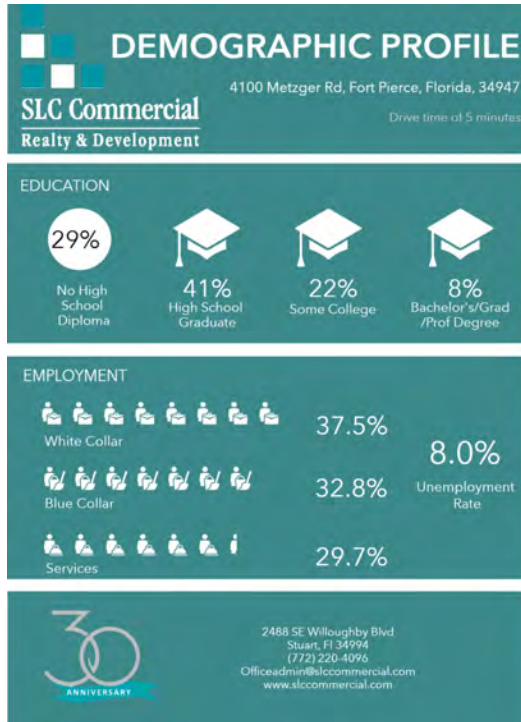




# Drive Time Demographic

4100 METZGER RD

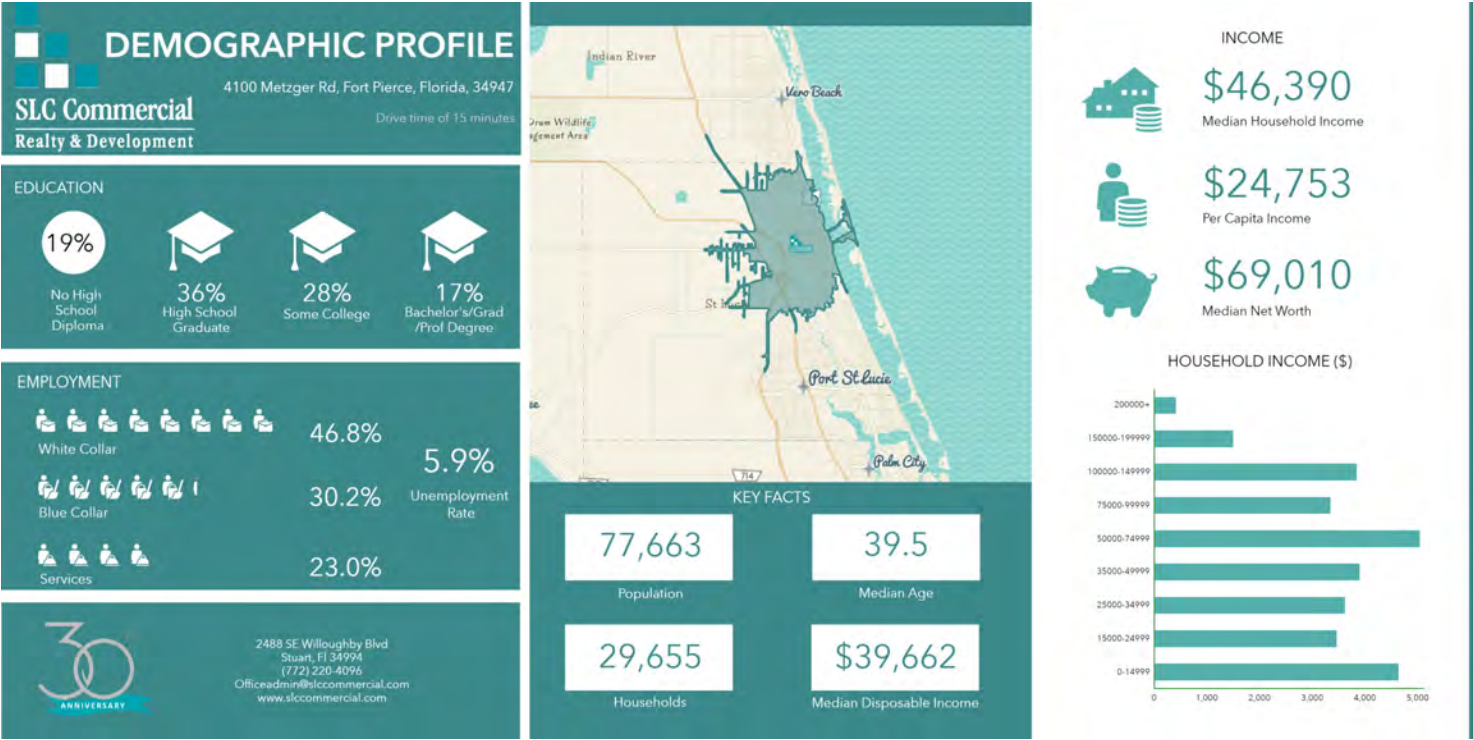
FOR SALE



# Drive Time Demographic

4100 METZGER RD

FOR SALE





# Disclaimer

4100 METZGER RD

FOR SALE

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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

