



FOR SALE

■ 4403 Metzger Road

4403 Metzger Road

Fort Pierce, FL 34947

PROPERTY OVERVIEW

Just under 1 acre of light industrial land located in the quickly growing Angle Road Industrial corridor of Fort Pierce. The property is conveniently accessed from I-95 and has two older residential structures on site that could be converted to offices or demolished for full utilization of the site. Excellent opportunity for additional outdoor storage of materials, equipment, or parking. Contact Cooper Osteen for more details.

LOCATION OVERVIEW

Located on the south side of Metzger Road, just west of Angle Road, less than 1 mile south of Orange Avenue in Fort Pierce, Florida.

OFFERING SUMMARY

Building Size:	3,017 SF
Land Size:	0.91 Acres
Zoning / Land Use:	Light Industrial / Industrial
Utilities:	Well & Septic

SALE PRICE

\$335,000



COOPER OSTEEN

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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

4403 METZGER RD

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SALE PRICE	\$335,000
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Location Information	
Building Name	4403 Metzger Rd
Street Address	4403 Metzger Road
City, State, Zip	Fort Pierce, FL 34947
County/Township	St. Lucie County

Building Information	
Building Size	3,017 SF
Year Built	1969

Property Details	
Property Type	Industrial
Property Subtype	Office
Lot Size	0.91 Acres
APN#	2407-121-0016-000-2
Utilities	Well & Septic

Zoning / Land Use Details	
Zoning	Light Industrial
Land Use	Industrial

Additional Photos

4403 METZGER RD

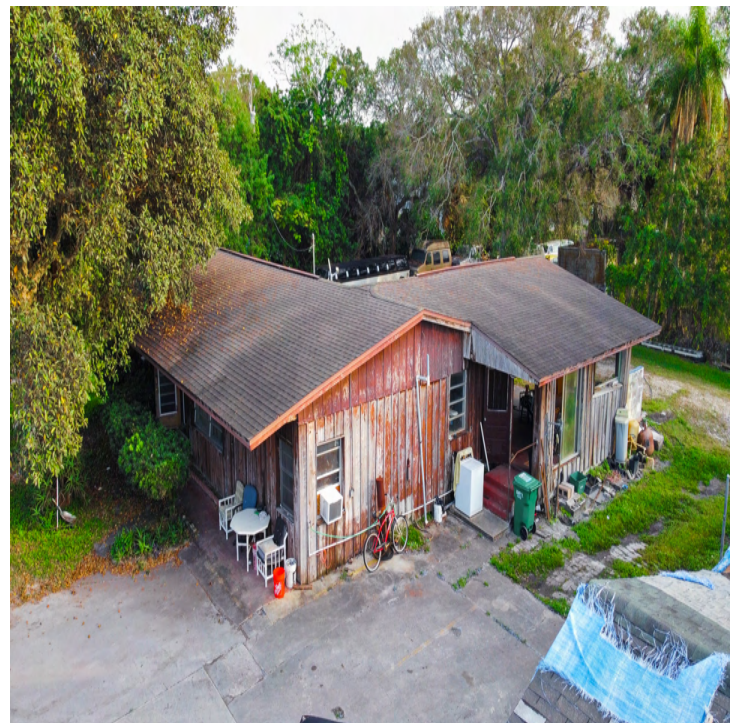
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Additional Photos

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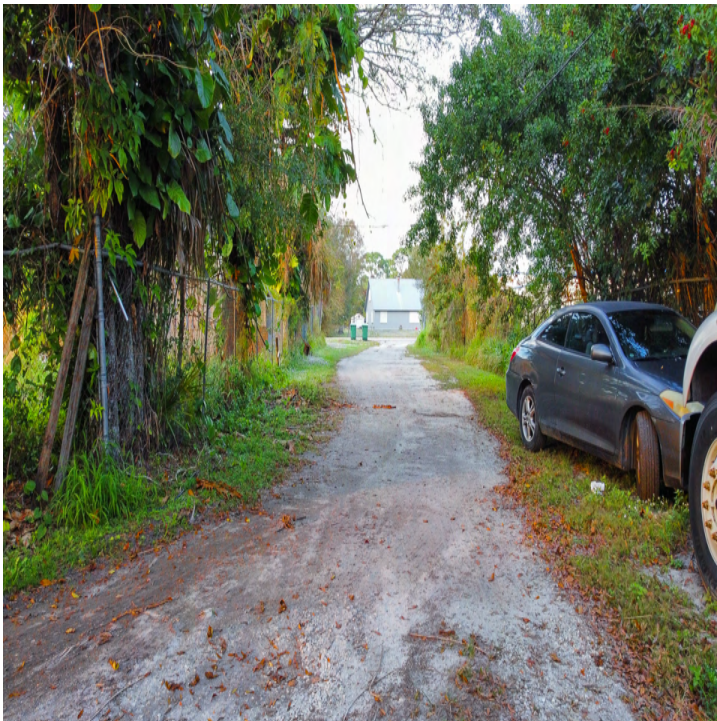
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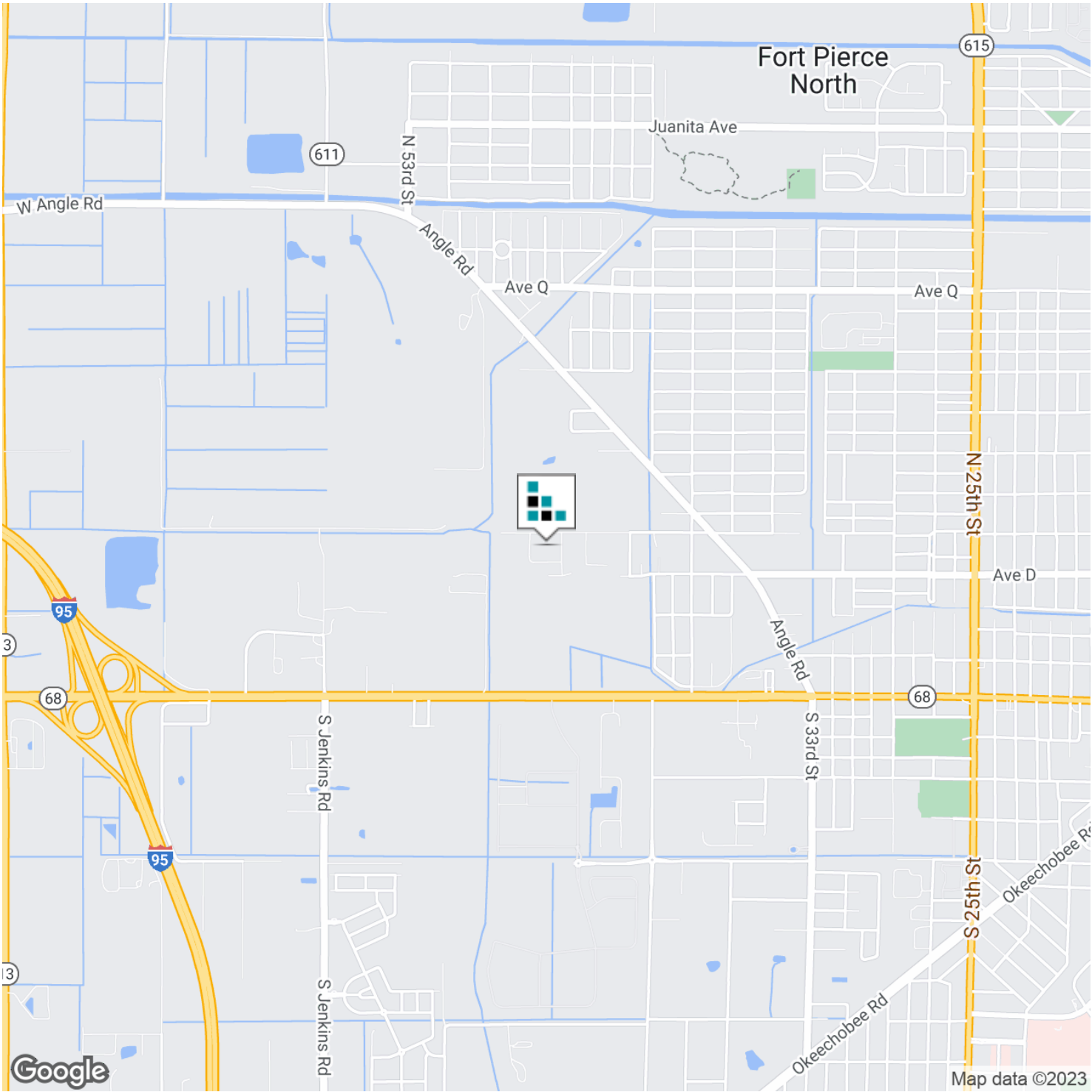
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Location Map

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Area Map

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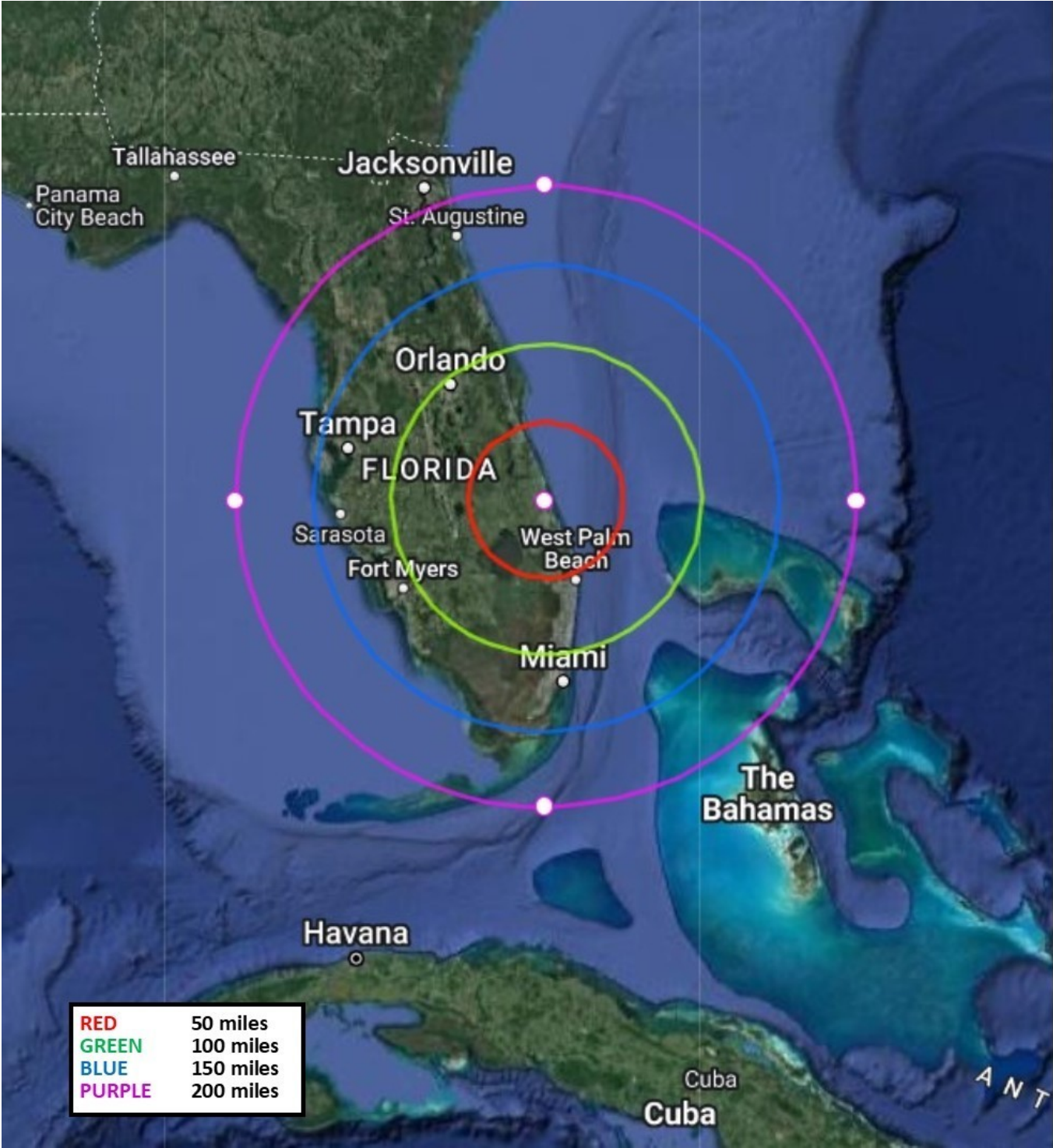
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Metros/Radius Map

4403 METZGER RD

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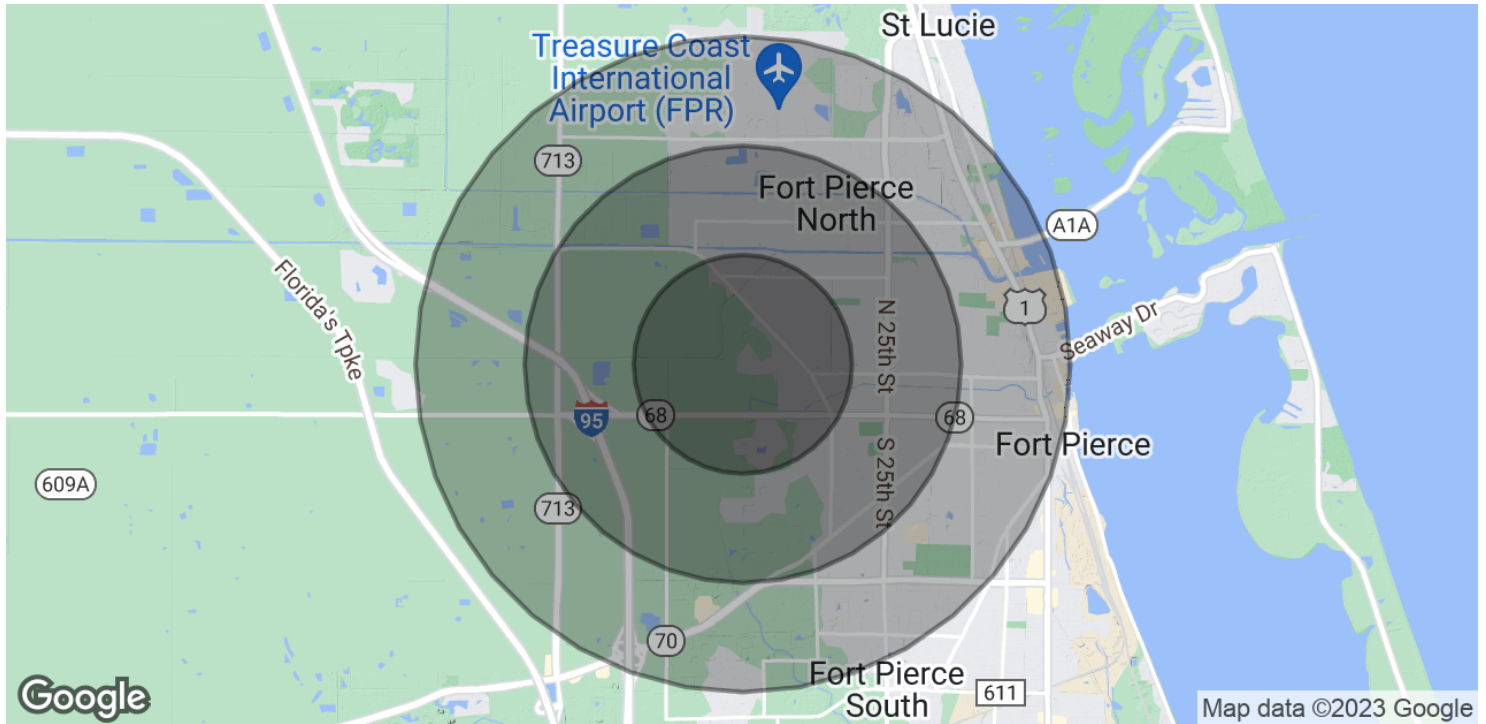


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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,947	20,694	38,651
Average Age	33.7	35.0	36.8
Average Age (Male)	30.6	33.2	33.7
Average Age (Female)	41.2	39.3	42.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,621	7,581	15,512
# of Persons per HH	3.1	2.7	2.5
Average HH Income	\$46,239	\$35,909	\$36,148
Average House Value	\$127,308	\$108,317	\$110,539

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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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.

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