



FOR SALE

■ 3214 Avenue D

Fort Pierce, FL 34947

PROPERTY OVERVIEW

Available! 9.5+/- Acres Commercial / Industrial Land available in the rapidly growing Angle Road Industrial Corridor of Fort Pierce, FL! Excellent site for contractors, equipment storage / repair, staging / material storage, truck and trailer parking, and more! Potential candidate for residential development through Florida Senate Bill 102 (SB 102). Excellent access to I-95 via Orange Avenue (Exit 131) and over 5M square feet of new industrial proposed, under construction or just completing construction within 5 miles of the property.

LOCATION OVERVIEW

Located on the north side of Avenue D about 280 feet east of Angle Road and less than half mile north of Orange Avenue. Only 5 minutes to Interstate 95 and Orange Avenue Interchange (Exit 131). Less than 3 miles to US Highway-1 and Downtown Fort Pierce.

OFFERING SUMMARY

Land Size: 9.5 Acres
 Future Land Use: IND - Industrial
 Zoning: CG - Commercial General (St Lucie County)

SALE PRICE

\$2,700,000



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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

3214 AVENUE D

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SALE PRICE	\$2,700,000
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Location Information	
Street Address	3214 Avenue D
City, State, Zip	Fort Pierce, FL 34947
County/Township	St Lucie

Zoning / Land Use Details	
Zoning	CG - Commercial General (St Lucie County)
Future Land Use	IND - Industrial
Permitted Use	See Below

[Click Here for Permitted Uses](#)

Property Details	
Property Type	Land
Property Subtype	Commercial
Lot Size	9.5 Acres
Delivery	As Is
APN#	2408-606-0002-000-2
Traffic Count	9,200 AADT
Utilities	Electric, Water, Sewer, and Gas - Available through Fort Pierce Utilities Authority

Utilities & Amenities	
Sewer	Yes
Water	Yes
Electricity	Yes
Gas	Yes

Location Overview	
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Additional Photos

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Additional Photos

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Retailer Map

3214 AVENUE D

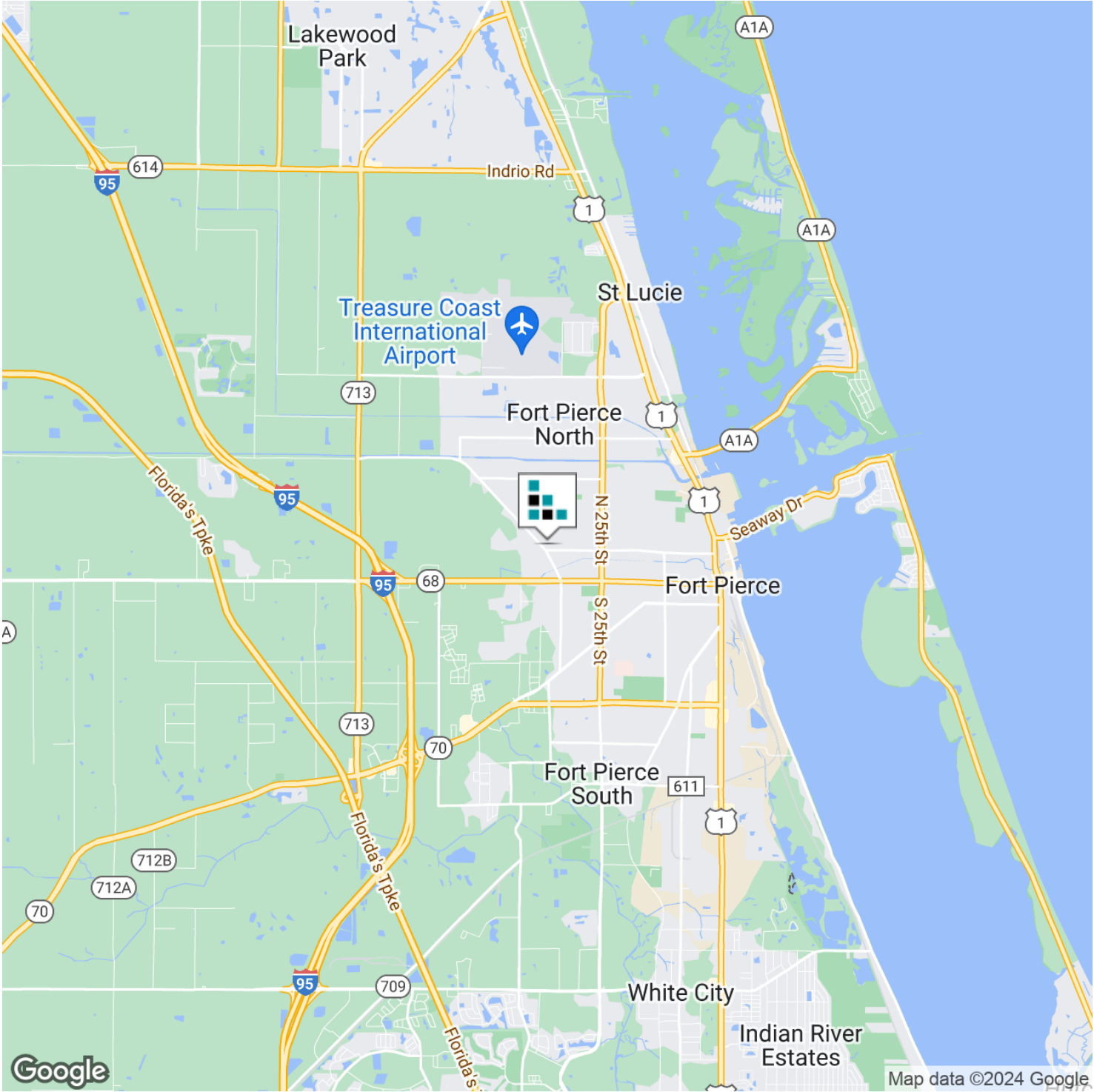
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Location Map

3214 AVENUE D

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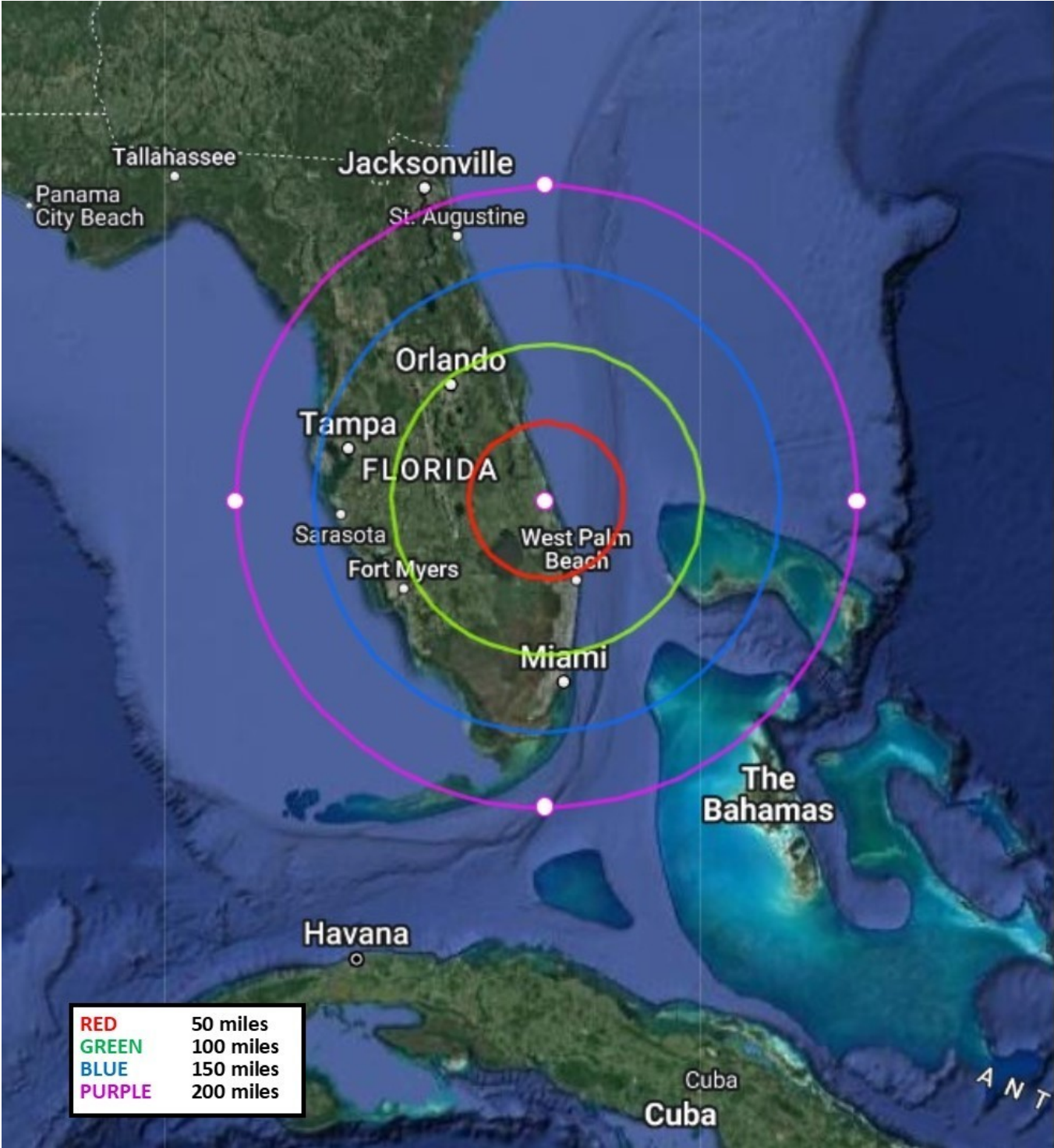


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Metros/Radius Map

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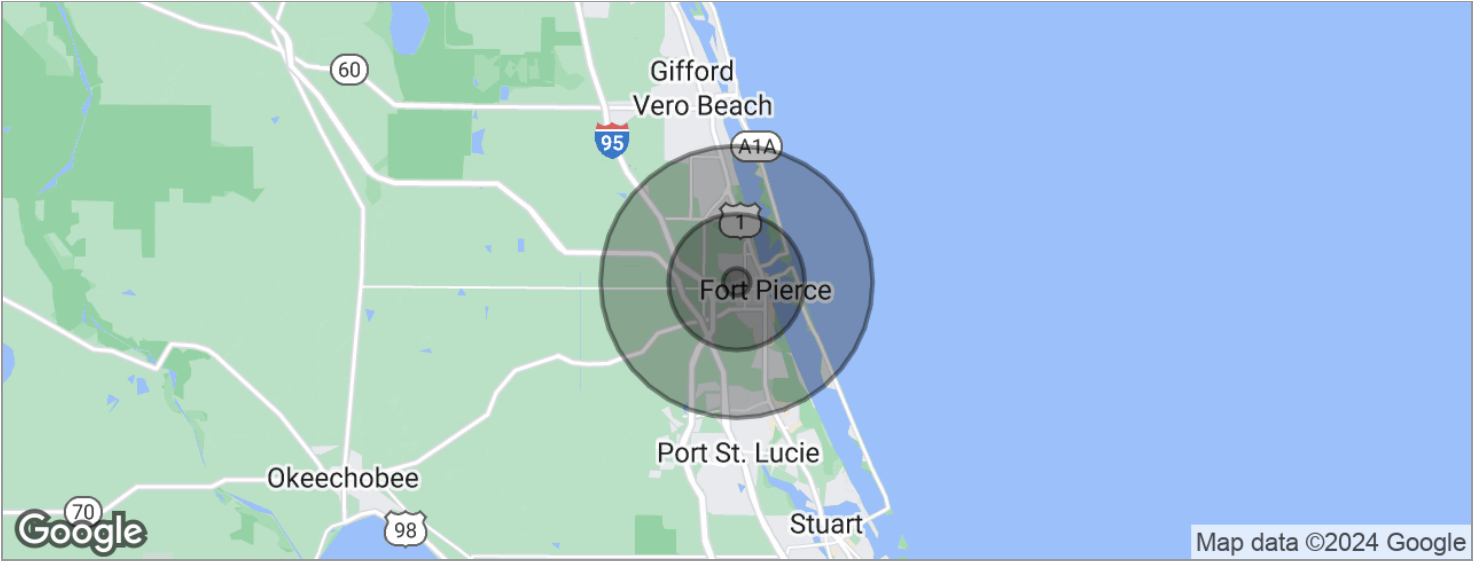
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,061	63,663	173,143
Median age	33.7	40.4	45.8
Median age (Male)	32.5	37.9	44.0
Median age (Female)	40.4	44.2	47.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,104	29,347	79,473
# of persons per HH	2.9	2.2	2.2
Average HH income	\$33,175	\$41,933	\$55,287
Average house value	\$76,288	\$155,223	\$208,876

* Demographic data derived from 2020 ACS - US Census

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.

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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