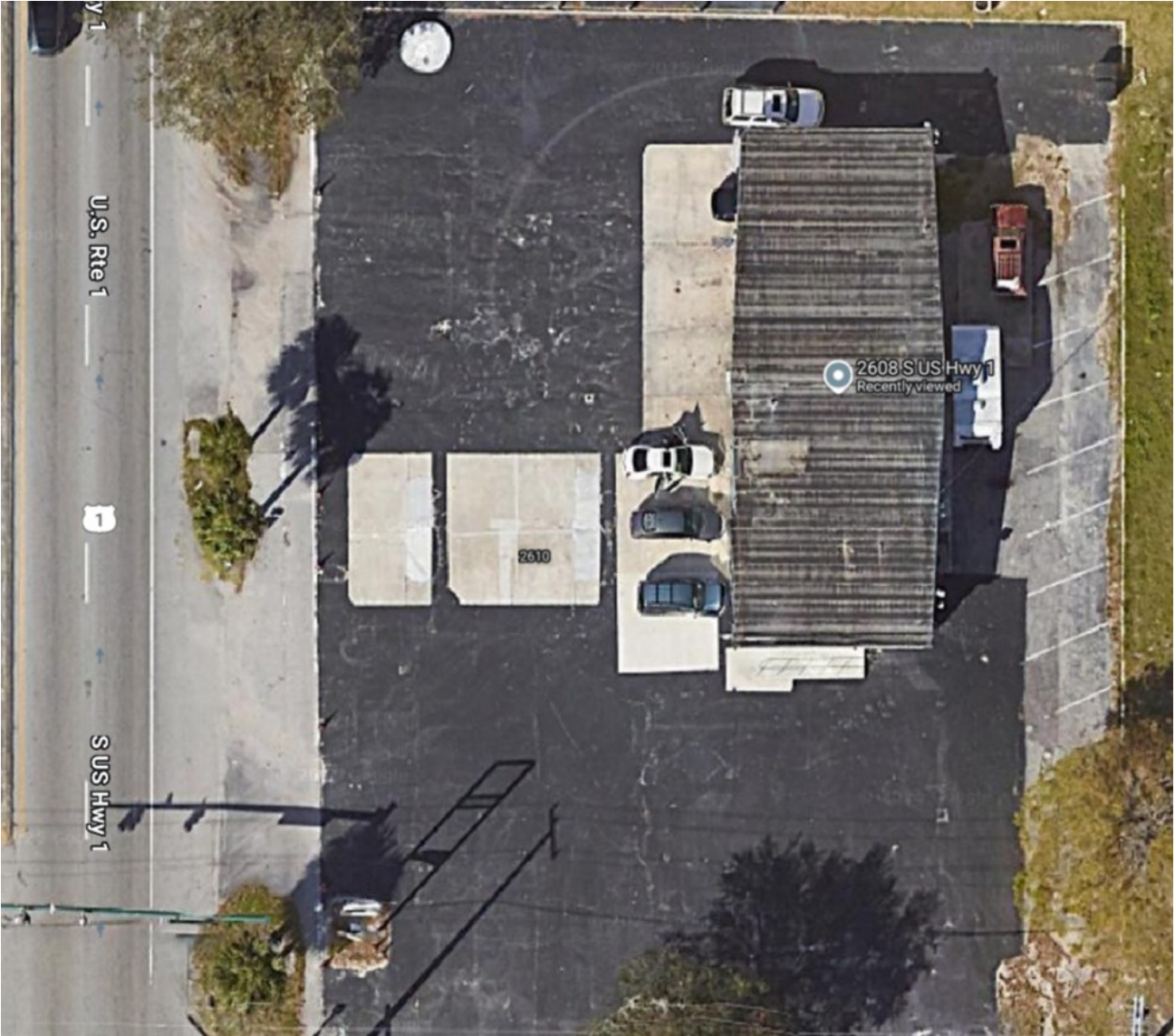


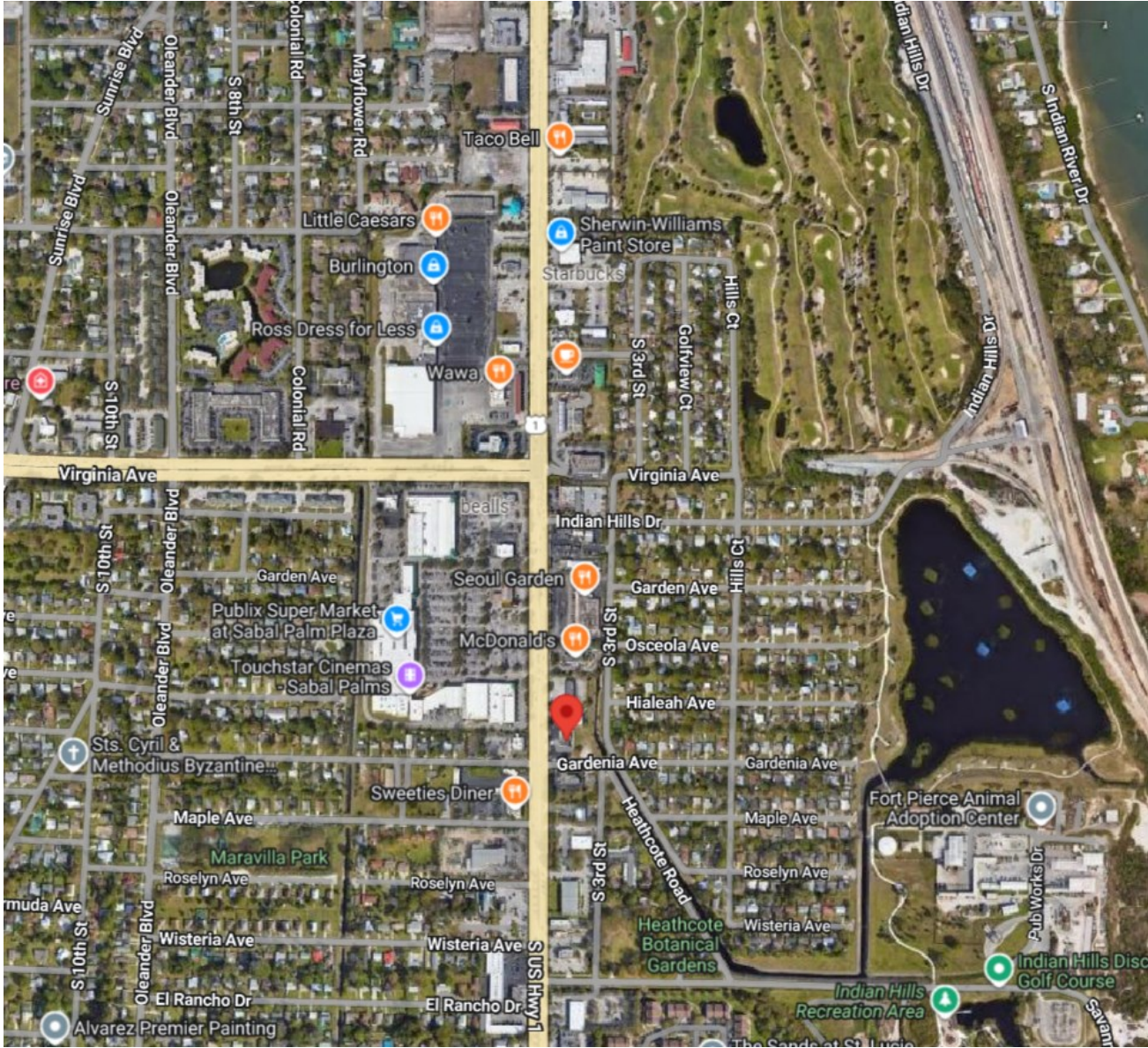
2608 South US Highway 1 (Fort Pierce, FL 34982)



For Lease (0.66ac) (1,950 SF)
Over 175 linear feet of frontage on US Highway 1



2608 South US Highway 1 (Fort Pierce, FL 34982)

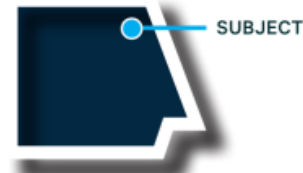
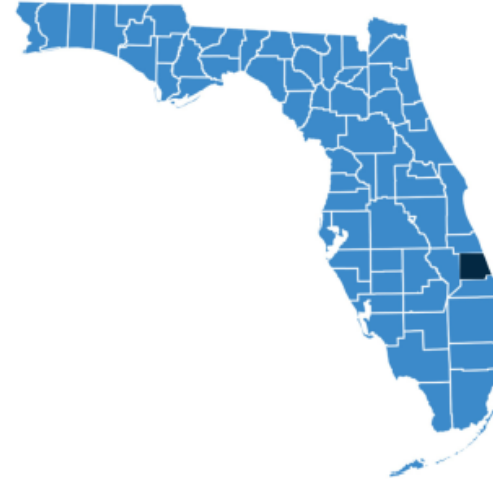




2608 S US Highway 1, Fort Pierce, FL 34982

Fort Pierce

- St. Lucie County is experiencing a booming population surge, with growth rates exceeding 2.5% annually due to significant in-migration, fueled by new residential developments and economic opportunities, with projections suggesting this upward trend will continue through 2029.
- The unemployment rate is low at 3.8% as of May 2025, with the leisure and hospitality sector showing the strongest rate of annual growth at approximately 6.0% while the financial services sector remains stable with growth of about 0.5% during the same period.
- Fort Pierce's GDP growth has been solid, growing by 3.5% during 2024, a performance that placed it in the top 10 of the largest 50 metros in the U.S. That growth was largely led by the construction, real estate, and retail trade sectors, which is not surprising given the robust pace of development activity that has been taking place. The tourism sector overall experienced a steady pace of job growth during 2024, rising by about 5% on an annual basis, and GDP generation by tourism was up nearly 4% in the last year.
- In 2024, U.S. News & World Report listed the state of Florida third in the nation for its overall economy, and second for education. WalletHub named Fort Pierce among the top 15 cities in the U.S. in which to start a business.



ST. LUCIE COUNTY

	1 Mile	3 Miles	5 Miles
Population	5,000	38,000	65,194
Households	1,000	10,000	25,678
Median Age	39.5	39.5	39.0
Avg Household Income	\$62,000	\$65,000	\$58,000
Housing Units	2,889	10,500	26,500

Area Demographics

MSA Population	Average HH Income	Average Housing Value
556,000	\$69,000	\$380,000

Contact:

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