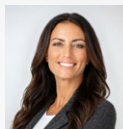


3621 S US Hwy 1, Fort Pierce, FL 34982

**RARE US-1 COMMERCIAL &
INDUSTRIAL PROPERTY
AVAILABLE TOGETHER OR
SEPARATELY**



FOR SALE



JAIME' OLDENBORG

Sales Associate

O: 772.223.3646 C: 772.370.6467

E: jaime@florida-commercial.net

**7.51 AC
TOTAL**

**1-2 Parcels
6 & 1.51 AC**

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

3621 S US HWY 1, FORT PIERCE, FL 34982 | RARE US-1 COMMERCIAL & INDUSTRIAL PROPERTY AVAILABLE TOGETHER OR SEPARATELY

PROPERTY OVERVIEW

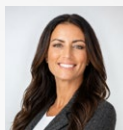
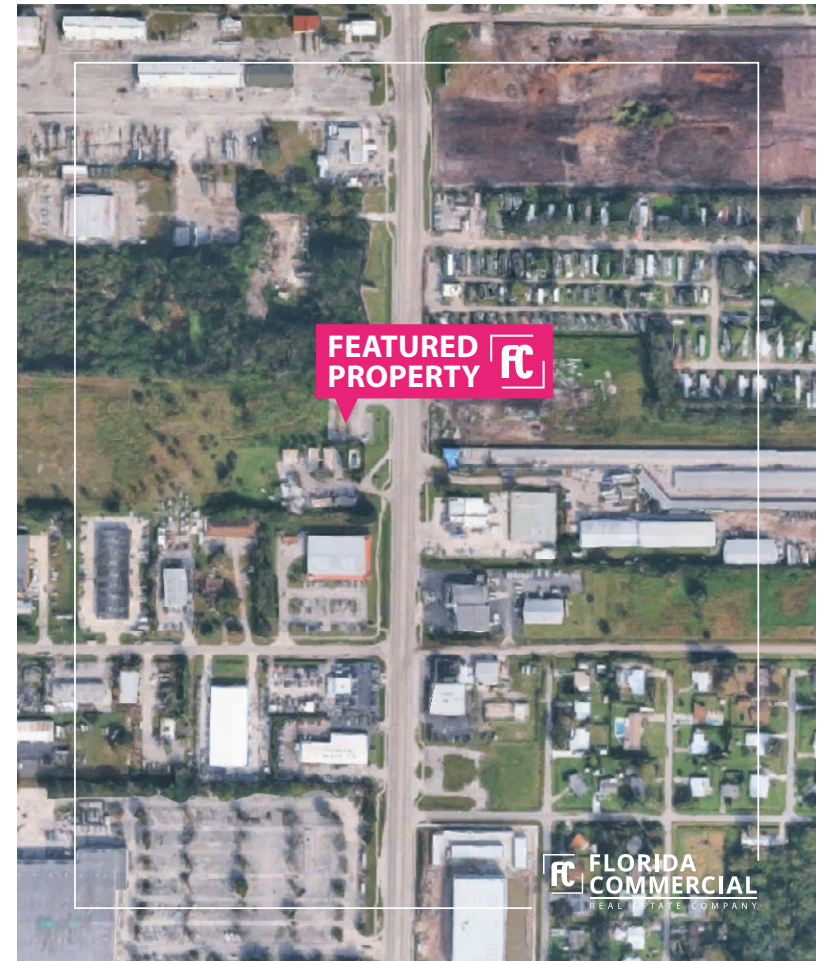
Price For Combined 7.51 AC (2 Parcels):	\$3,295,000
Price For 1.51 AC (1 Parcel):	\$895,000
Price For 6 AC (1 Parcel):	\$2,400,000
Parcel 2434-601-0027-000-9 Lot Size:	6 AC
Zoning for 6 AC:	Light Industrial
Parcel 2434-601-0025-000-5 Lot Size:	1.51 AC
Zoning for 1.51 AC:	General Commercial

Rare opportunity to purchase one or both parcels totaling 7.51 acres along the highly visible S. US Highway 1 corridor in Fort Pierce. The properties may be purchased individually or together, offering flexibility for commercial, industrial, owner-user, or development needs.

The 1.51-acre front parcel, offered at \$895,000, features approximately 165 feet of direct US-1 frontage and General Commercial zoning. The site is cleared and includes an existing asphalt parking area and curbing from its previous use as an automotive dealership, providing a strong foundation for future development or vehicle and inventory staging. Water and sewer connections are already in place, offering significant savings and helping streamline future development. Located along Fort Pierce's established automotive and retail corridor, the property is well suited for automotive sales, boat or RV showrooms, equipment rental, retail, service businesses, and other commercial uses.

The adjoining 6-acre rear parcel, offered at \$2,400,000, provides a cleared industrial site with substantial acreage for a variety of industrial and commercial operations. Its flexible footprint is well suited for contractor yards, fleet vehicle staging, equipment and material storage, logistics operations, flex-space development, or other industrial uses requiring significant acreage.

Purchase either parcel individually or combine both properties for a 7.51-acre commercial and industrial development site with valuable US-1 exposure and a mix of commercial and industrial zoning. The combined offering is priced at \$3,295,000, creating a unique opportunity for businesses, investors, and developers seeking frontage, visibility, and substantial acreage within one strategically positioned property.



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1.51 AC / US-1 FRONTAGE PROPERTY

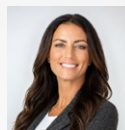
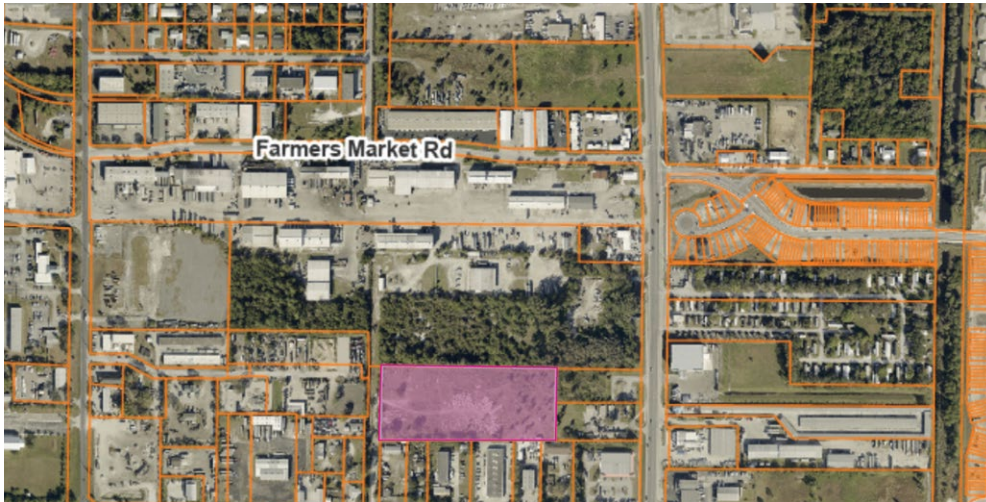


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6 AC / LIGHT INDUSTRIAL PROPERTY



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DEMOGRAPHICS & AERIAL

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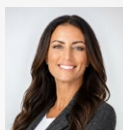
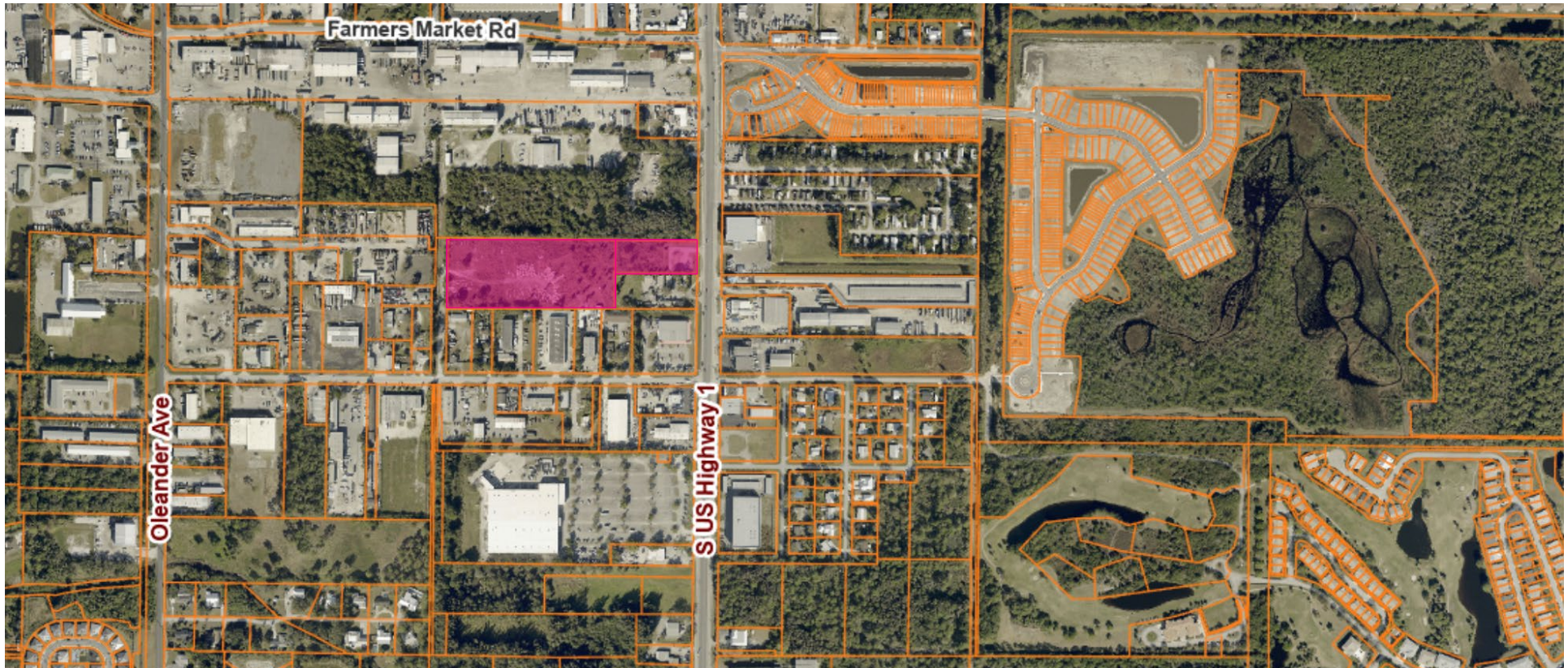
POPULATION

	1 MILE	3 MILES	5 MILES
Population	7,230	38.7K	102.8K
Median Age	44	41	41



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Households	3.2K	15.1K	39.7K
Average HH Income	\$46.9K	\$54.6K	\$56K



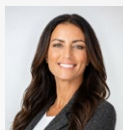
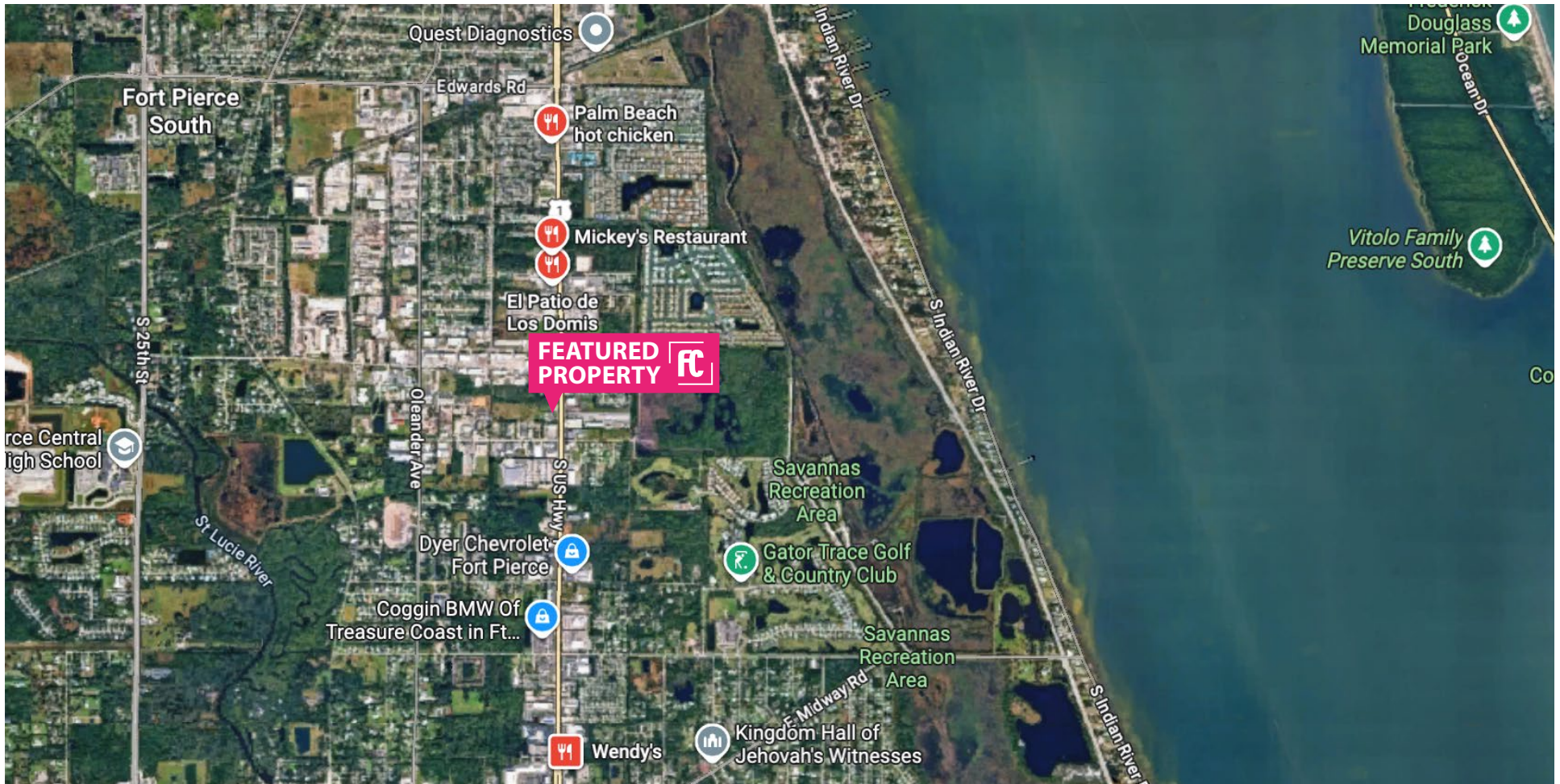
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RETAIL MAP

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