

3801-3815 OLEANDER AVE.

3801 Oleander Ave, Fort Pierce, FL 34982



JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

CHAPMAN COMMERCIAL REAL ESTATE, INC.

100 Southwest Albany Avenue Suite 300

Stuart, FL 34994

772.631.9168

www.ChapmanCommercialRealEstate.com

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3801 OLEANDER AVE, FORT PIERCE, FL 34982

INDUSTRIAL PROPERTY FOR LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Located at 3801 Oleander Ave, Fort Pierce, FL, 34982, this Office/Warehouse building offers a prime leasing opportunity in a busy light industrial/office area. Each unit is 1,500 sf with a 500 sf air conditioned square foot office and 1,000 sf warehouse providing a versatile layout perfect for a range of business needs.

PROPERTY HIGHLIGHTS

- Brand new office/warehouse building
- 3-phase power for efficient operations
- Spacious 1,000 square foot warehouse
- 500 square foot office with air conditioning
- High visibility and easy access location
- Flexible lease terms available

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OFFERING SUMMARY

Lease Rate:	\$16.75 /SF/yr (MG)
Number of Units:	3
Available SF:	1,500 - 4,500 SF
Lot Size:	67,905 SF
Building Size:	12,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	57	245	1,292
Total Population	210	841	3,326
Average HH Income	\$89,387	\$81,592	\$61,219



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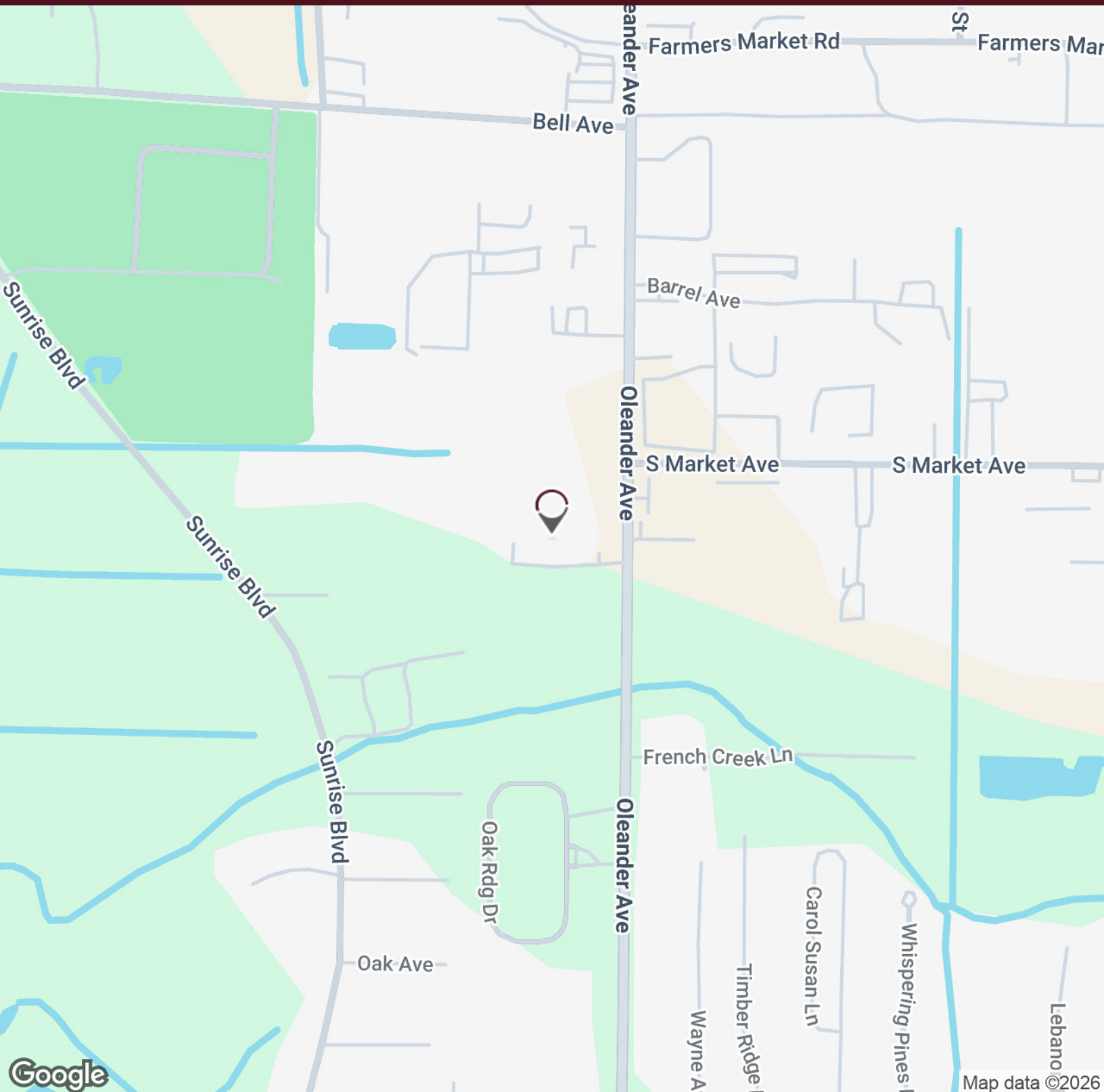
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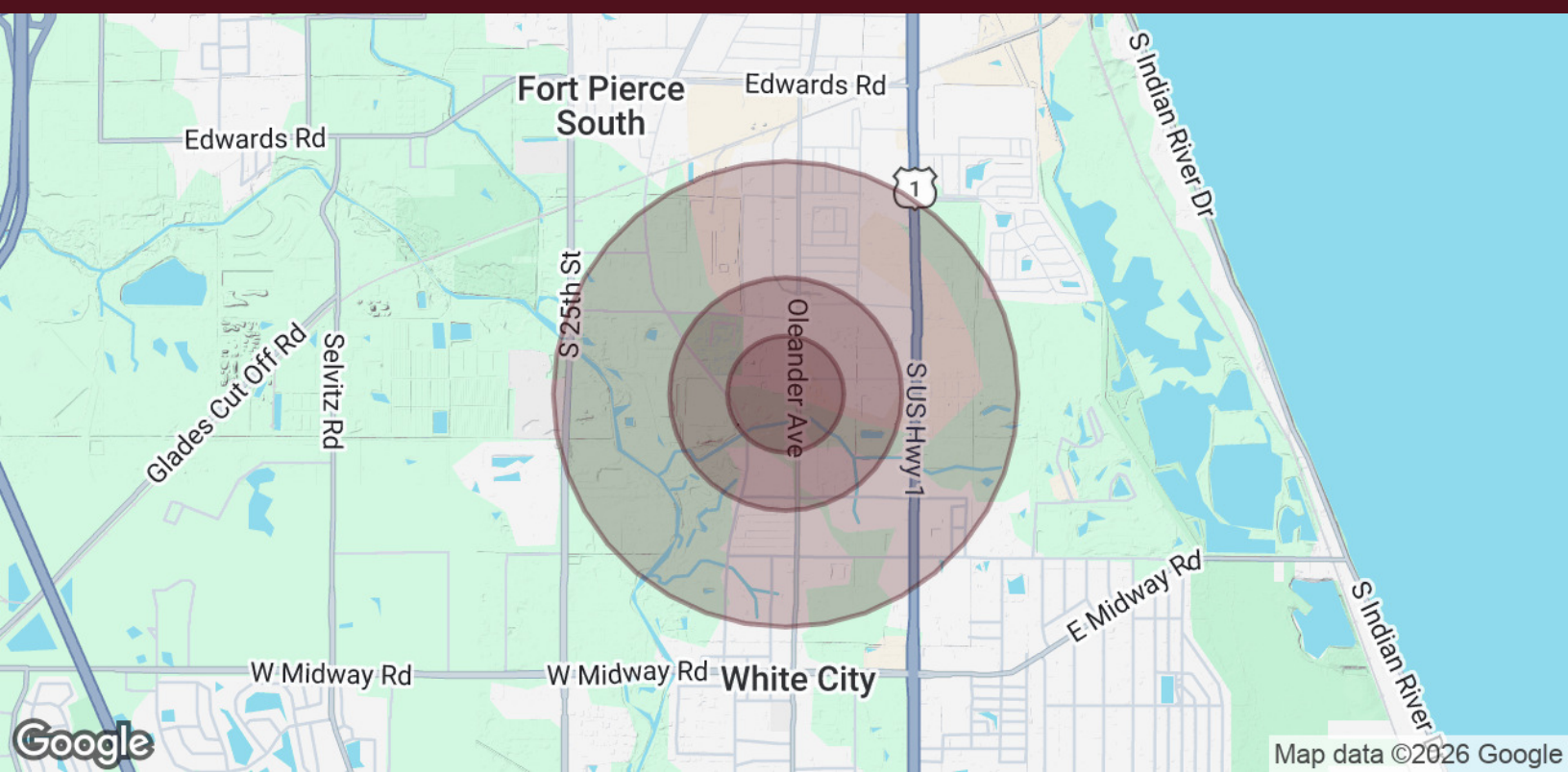
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	210	841	3,326
Average Age	36.0	36.4	40.7
Average Age (Male)	26.8	28.8	38.2
Average Age (Female)	47.5	46.9	48.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	57	245	1,292
# of Persons per HH	3.7	3.4	2.6
Average HH Income	\$89,387	\$81,592	\$61,219
Average House Value	\$364,882	\$341,183	\$240,361

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

John W. Chapman is the owner and operator of Chapman Commercial Real Estate. With over 45 years of residency on the Treasure Coast, John brings extensive local knowledge to his work. He is a licensed Real Estate Broker and a Florida Licensed Attorney.

John's career includes significant experience as in-house counsel for a large Florida-based real estate development company and as the owner of a law firm. In these roles, he represented businesses, local governments, and individuals in a variety of real estate matters.

As a real estate broker and agent, John has facilitated the purchase and sale of diverse commercial properties. Additionally, he has actively represented both landlords and tenants in leasing professional/medical office space, industrial/warehouse space, retail spaces, and other types of commercial properties.

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