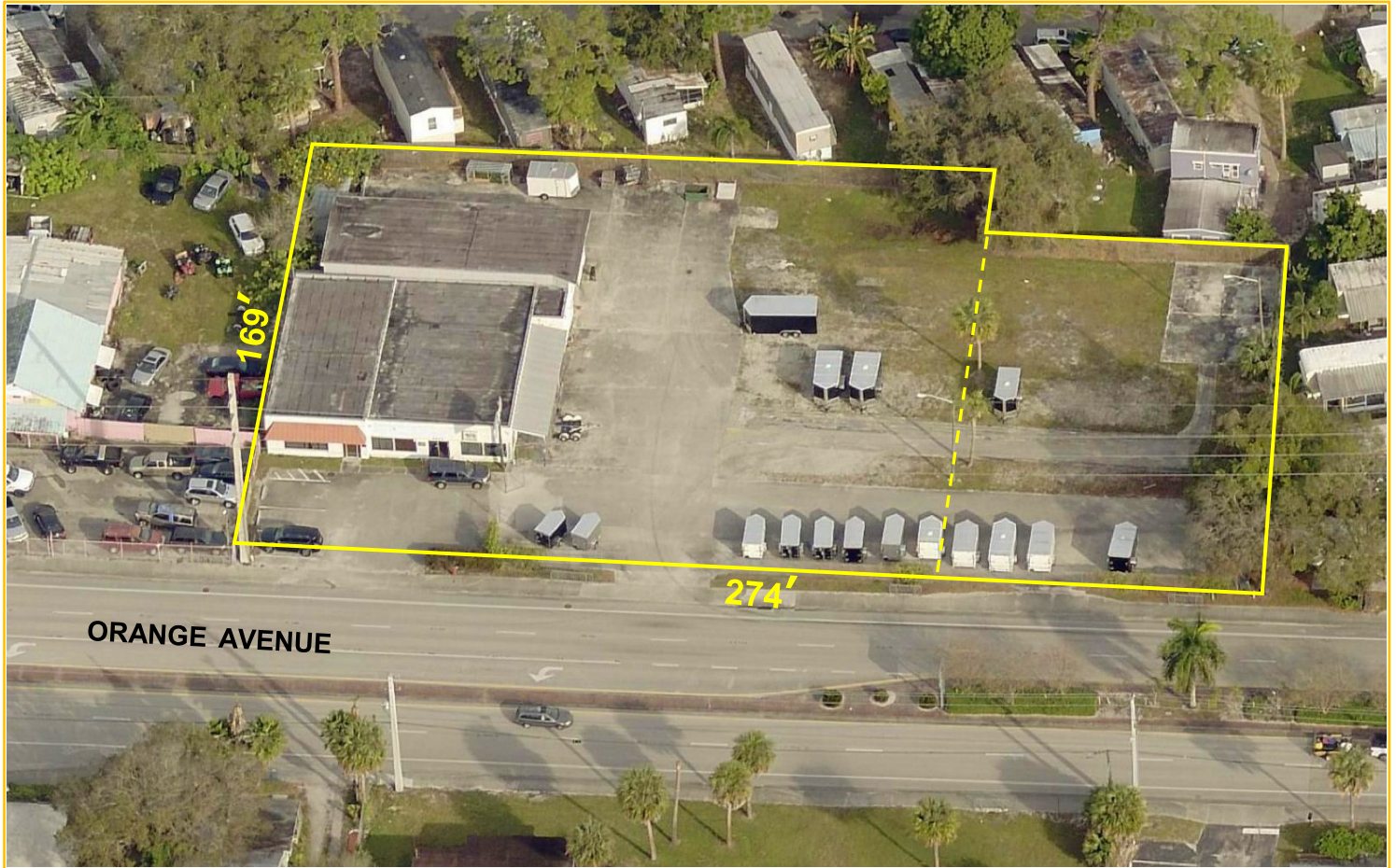


FOR SALE

Commercial Business Location on 1⁺ac 6,244sf Adjoining Buildings with Secure Fenced Yard

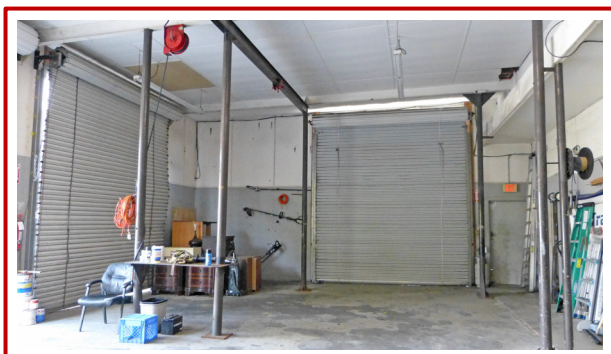
3326 Orange Ave, Fort Pierce, Saint Lucie County, FL 34947

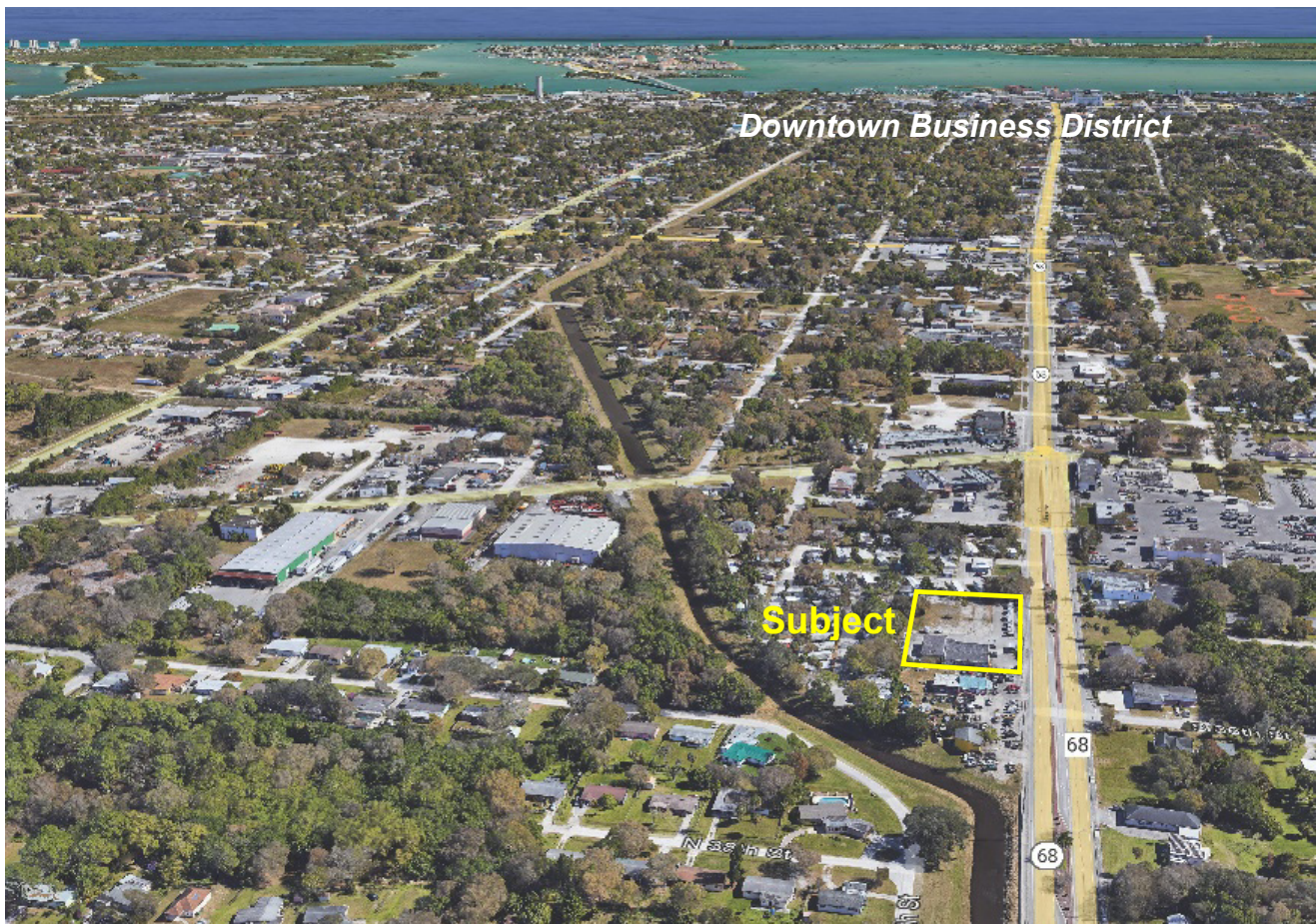


- **1.02ac Site:** 2 Parcels, Saint Lucie County CG - Commercial General Zoning; 3 Entrances
- 6,244sf CBS Building w 5 Roll Doors into 4,000[±]sf Shop: 12½ -13ft High X 10ft, 12ft, 14ft & 16ft Wide
- 1,100[±]sf A/C Offices (6) + 2 Storage Rooms in W Building; Showroom Area and Shop in E & N Bldgs
- Concrete Apron surrounding Building; Concrete Pad in NE Corner; Yard Area partially Paved
- Yard has 6ft Chain Link Fencing w Barbed Wire Top, Security Lights & Cameras
- Convenient Location: 2 Miles east of I-95 Interchange #131 at Orange Ave; 2.25mi from Downtown
- PIDs 2408-243-0002-000-9 & 2408-243-0004-000-3; 2021 Real Estate Taxes \$8,837.96
- FPUA (Fort Pierce Utilities Authority) Electric, Water & Sewer; Fire Hydrant 50ft from Building

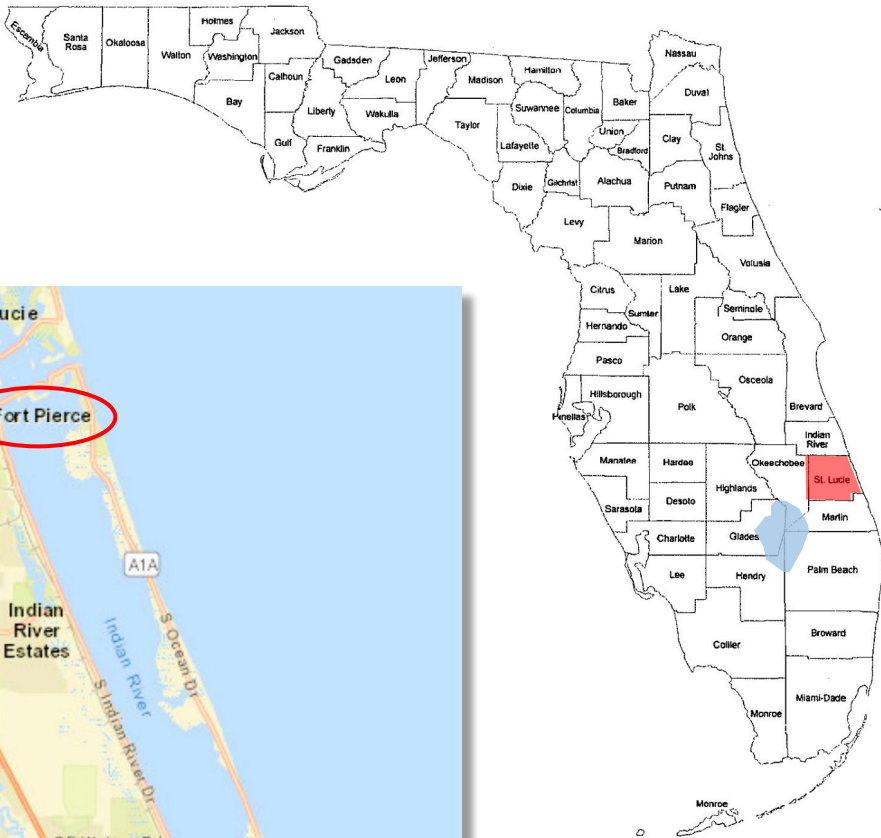
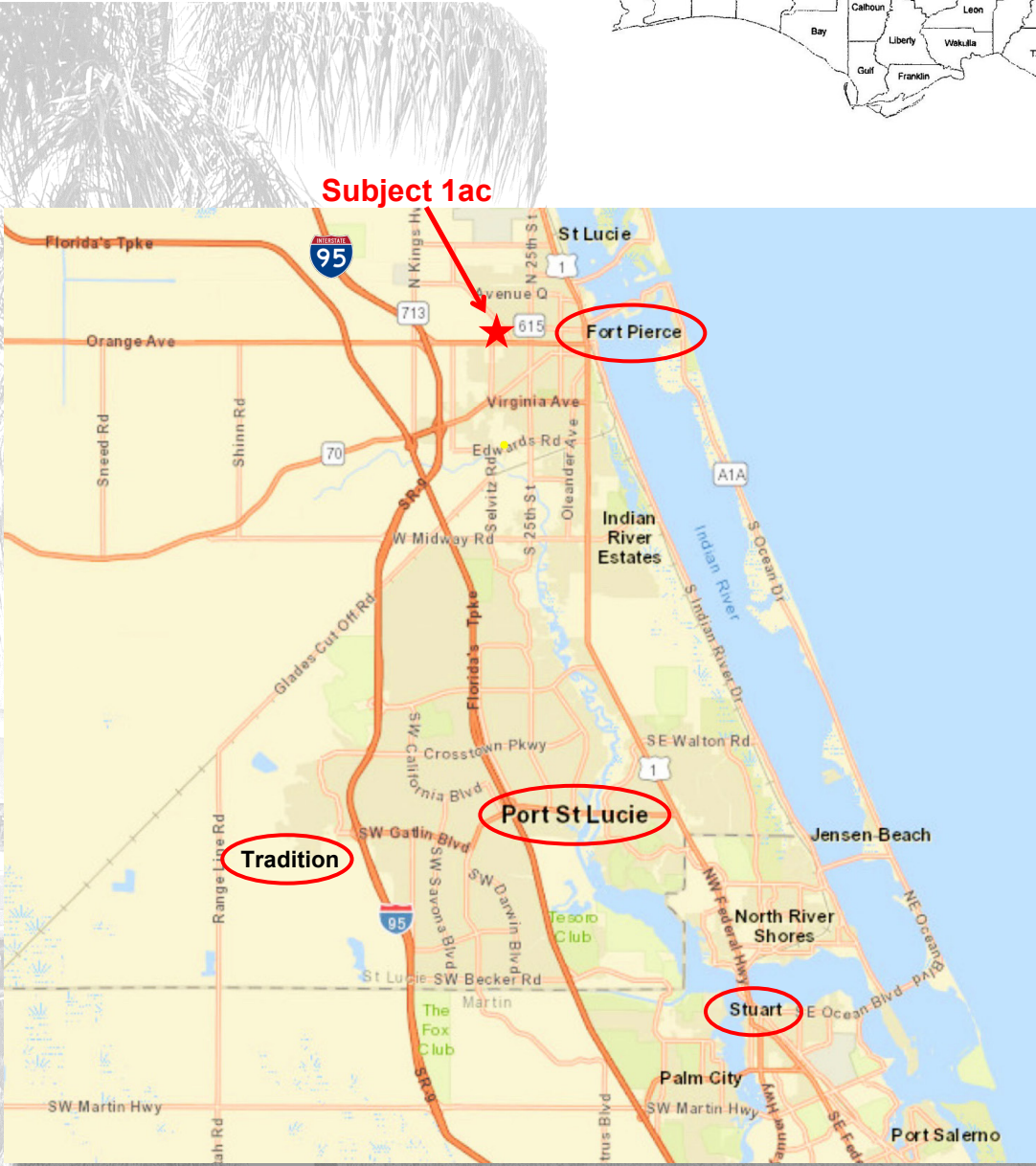


Additional
Photos
Available
on our
Website:
WaltersCo.com





Location Maps



Demographics:

County Population (2020 Census).....	329,226		
Radius of Site Data:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population.....	46,311	65,332	177,540
Housing Units.....	18,701	30,426	81,453
Median Age.....	37.8	41.3	45.5
Cost of Living Index.....	90 (US Average = 100)		
Median Household Income.....	\$58,039.		
Median Home Value (Port St Lucie).....	\$280,900.		
FEMA Flood Zone AO – 1% Shallow Flooding Hazard			
2020 AADT Traffic Counts:	14,400 at site		



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