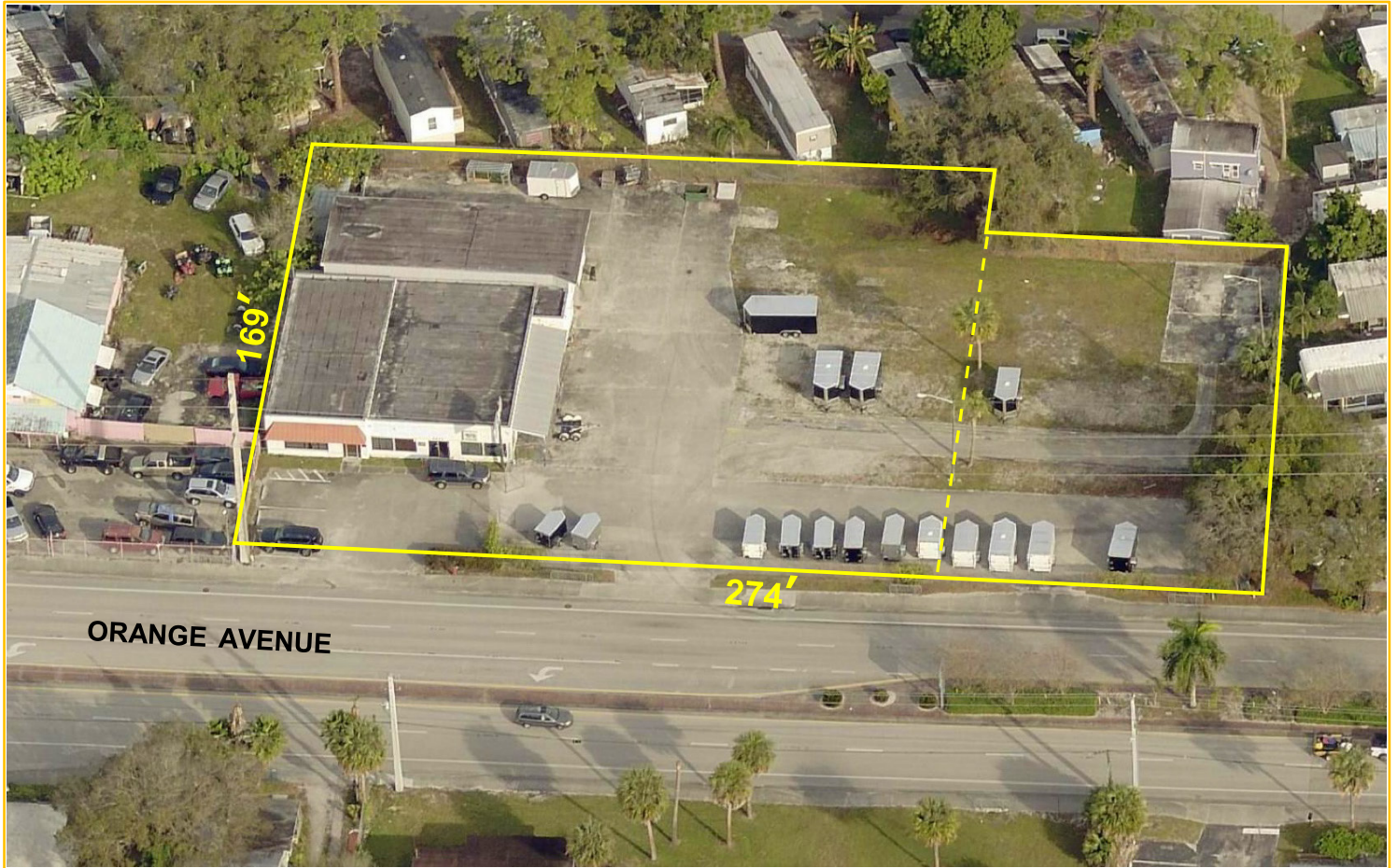


*FOR SALE*

# 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<sup>±</sup>sf Shop: 12½ -13ft High X 10ft, 12ft, 14ft & 16ft Wide
- 1,100<sup>±</sup>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

**W**  
& CO.  
mark walters  
& company  
real estate brokers & auctioneers

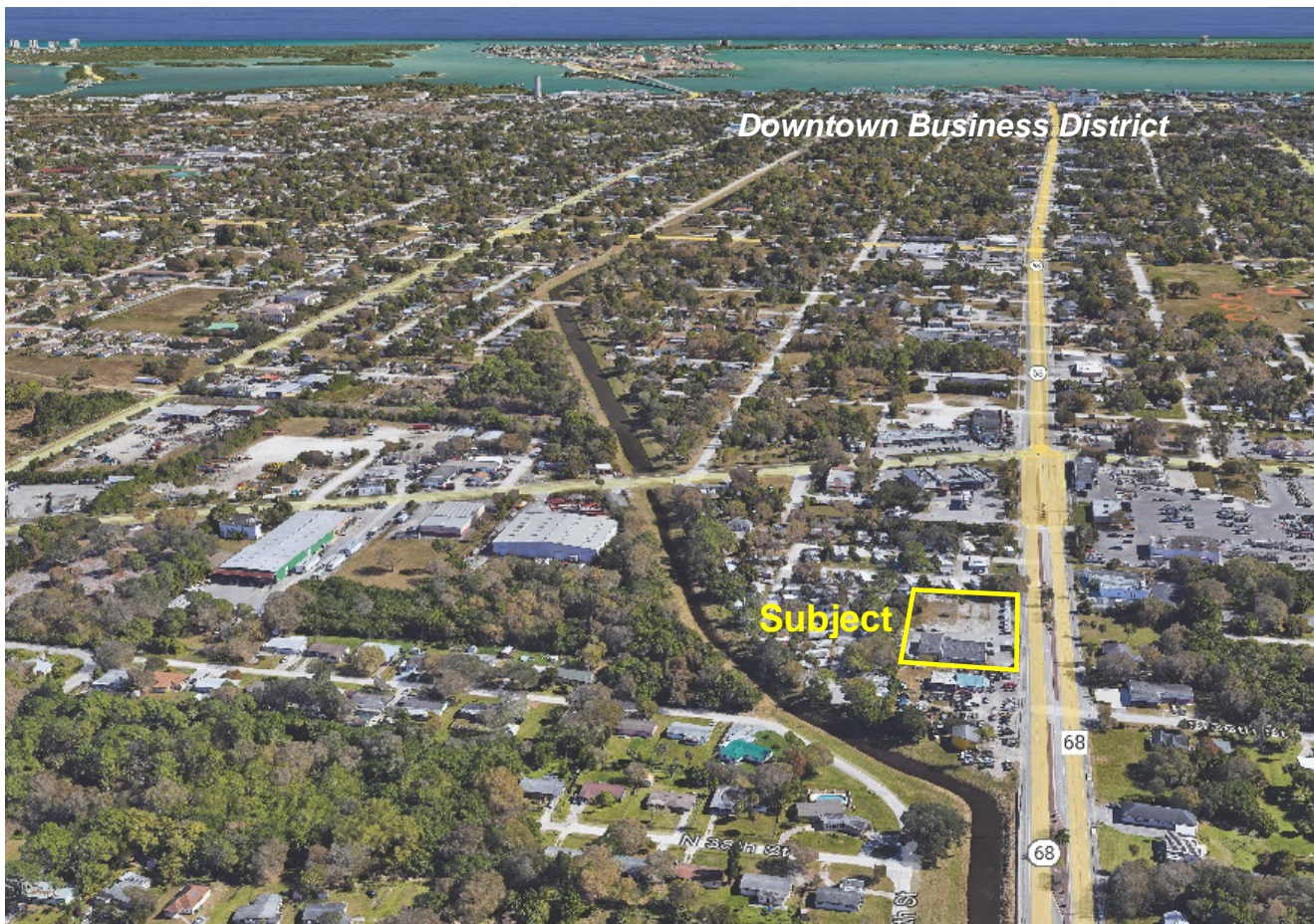
**\$699,000.**

Office: 772.468.8306 • Mark's Cell: 772.201.5650

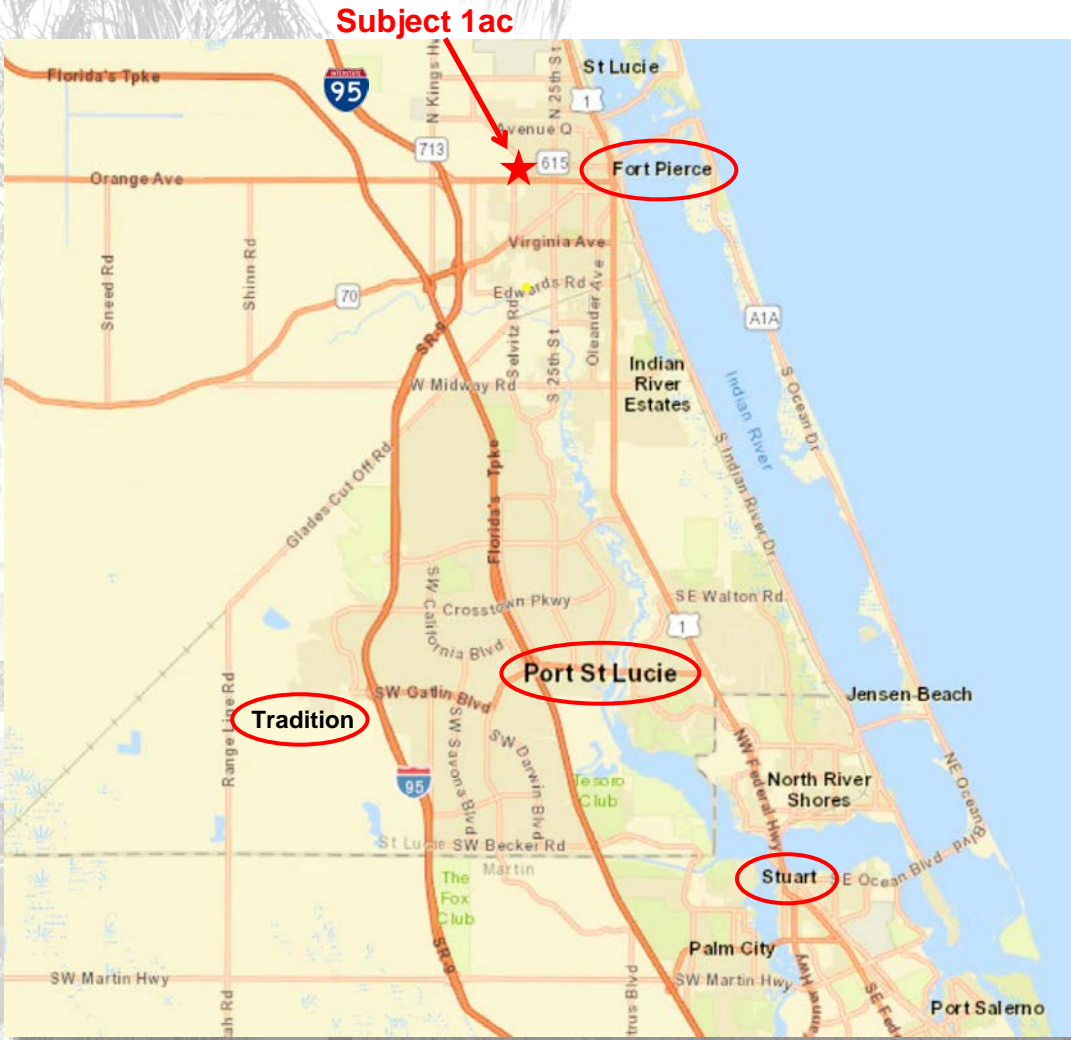
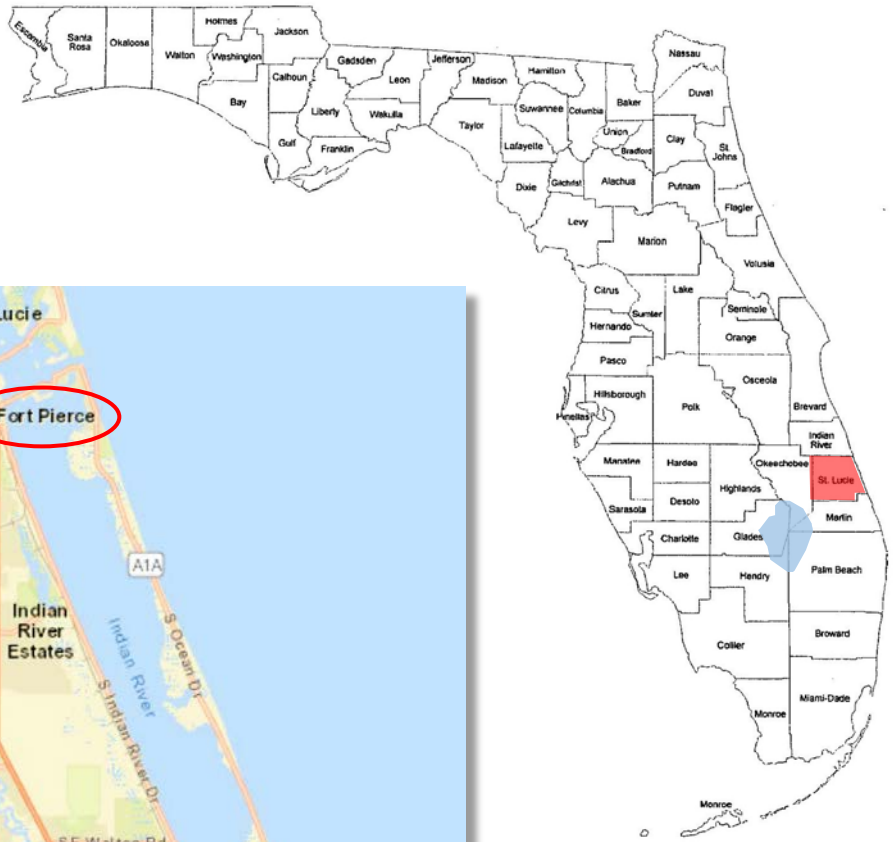


*Additional  
Photos  
Available  
on our  
Website:  
**WaltersCo.com***





# Location Maps



## Demographics:

County Population (2020 Census)..... 329,226

Radius of Site Data: 3 miles      5 miles      10 miles

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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