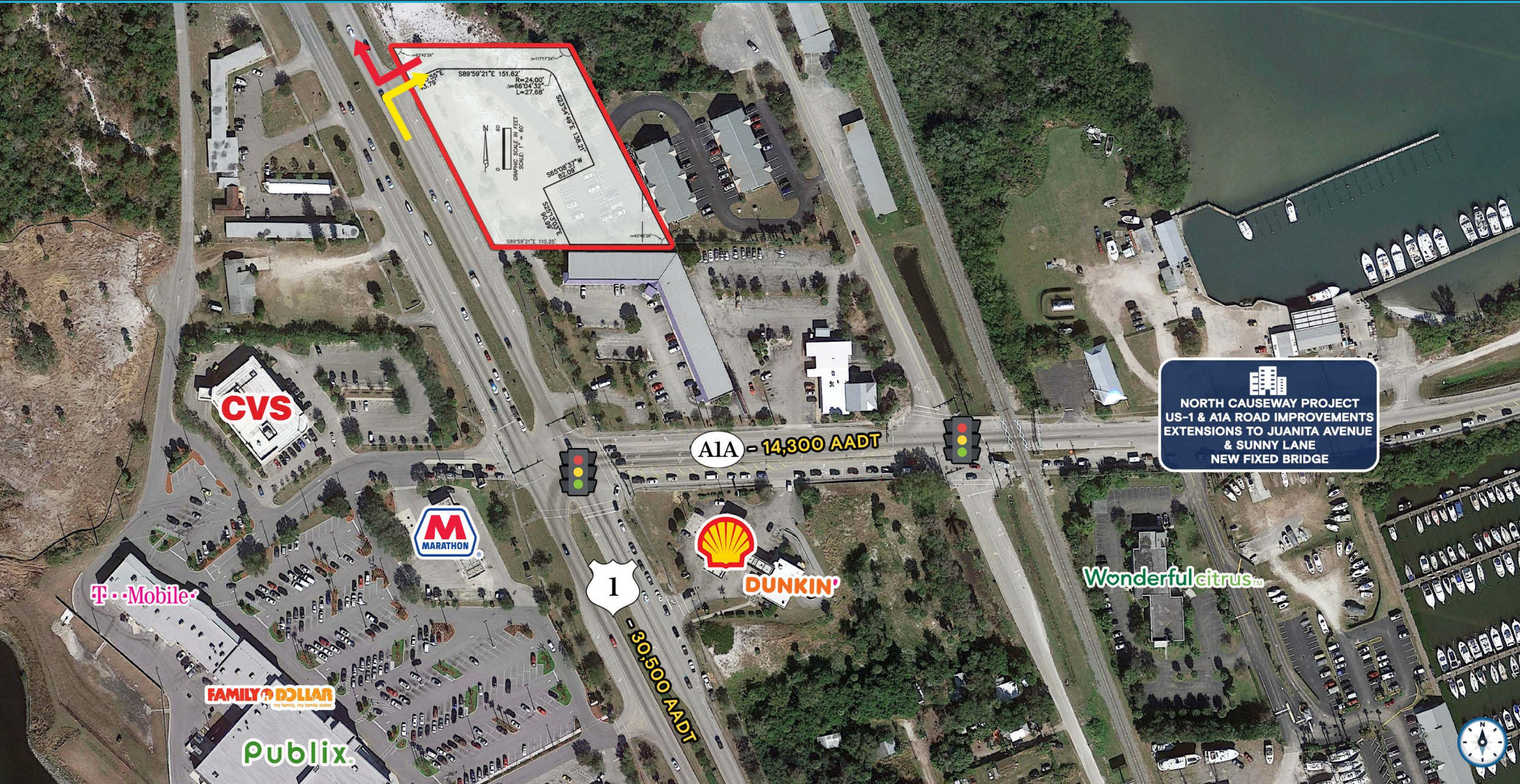


GROUND LEASE | FOR SALE

±1.7 ACRES AVAILABLE

2260 N US Highway 1, Fort Pierce, FL 34946



NORTH CAUSEWAY PROJECT
US-1 & A1A ROAD IMPROVEMENTS
EXTENSIONS TO JUANITA AVENUE
& SUNNY LANE
NEW FIXED BRIDGE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle


DIRECTOR

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(561) 385-4791

Property Overview

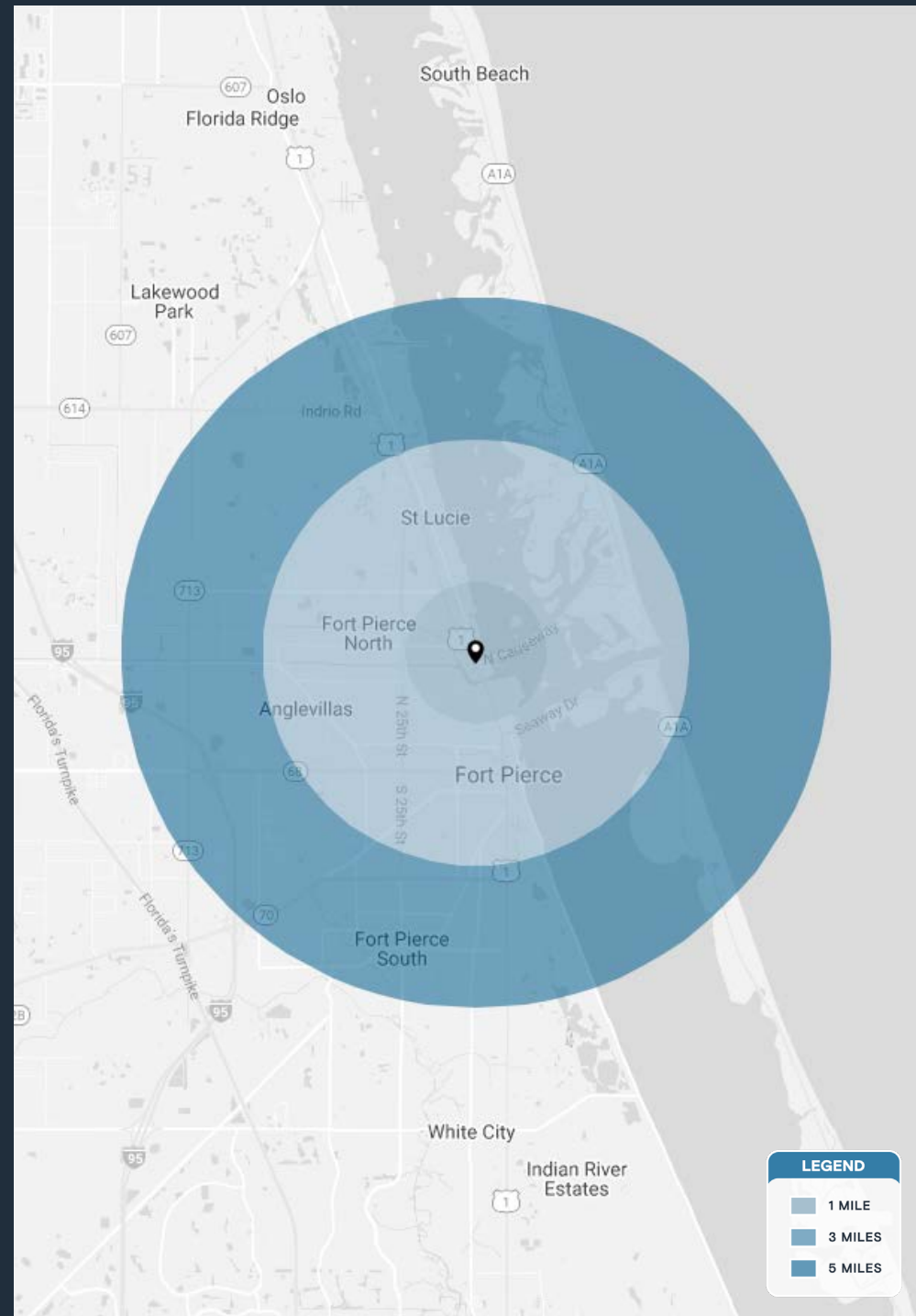
HIGHLIGHTS

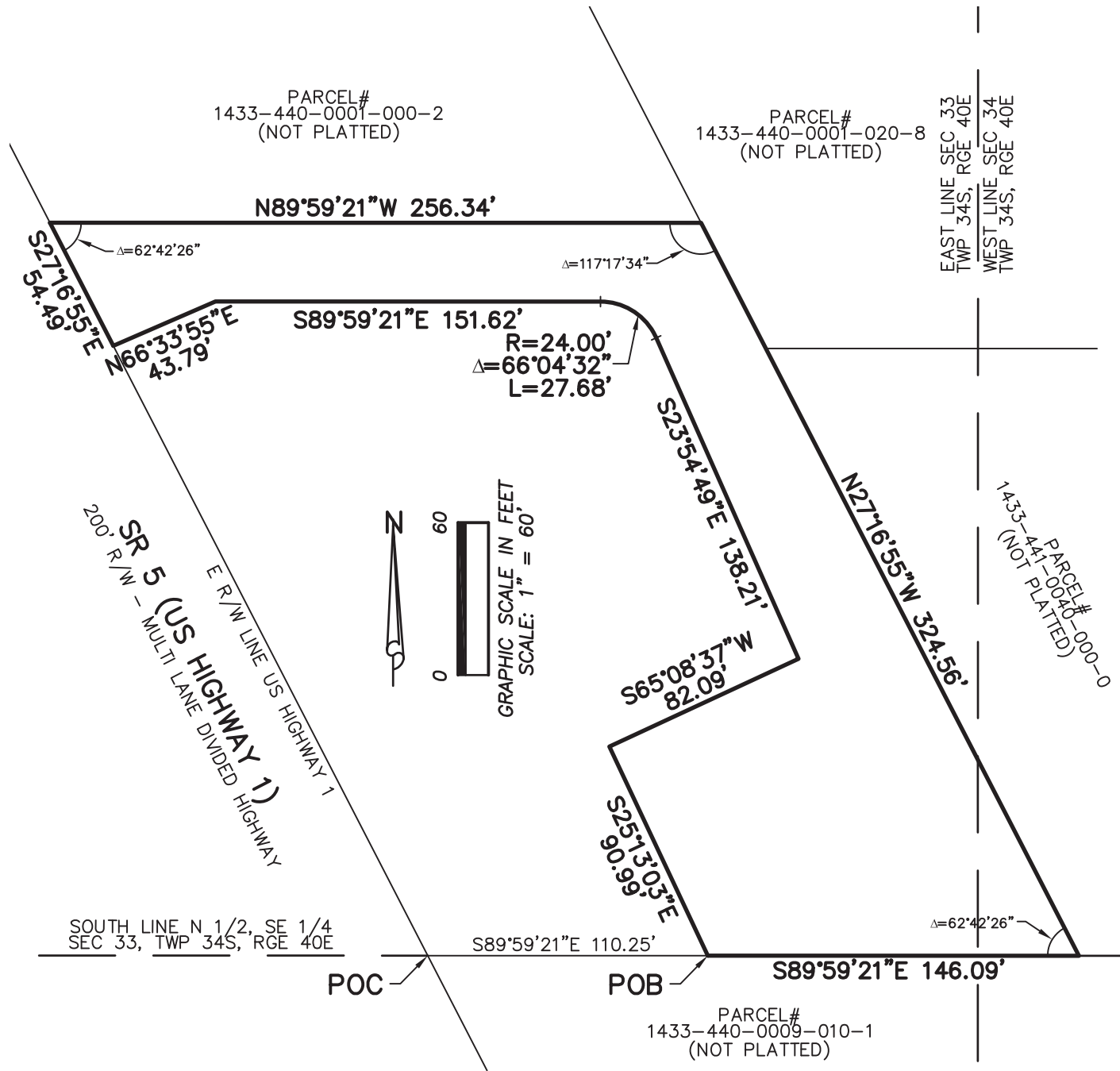
- 2260 N US Highway 1, Fort Pierce, FL
- ±1.7 acres available
- Frontage: 324.56'
- Depth (w/ setbacks): 231.34' / 256.34'
- Strategically located caddy corner to:

- Direct access off Federal Highway with 30,500 vehicles per day
- Zoning: C3 general commercial zoning with zoning permitting up to 220,000+ buildable square feet subject to site plan approval
- Approved uses include (but not limited to) Car Wash, Fast Food, Automotive, Retail & Medical

DEMOGRAPHICS

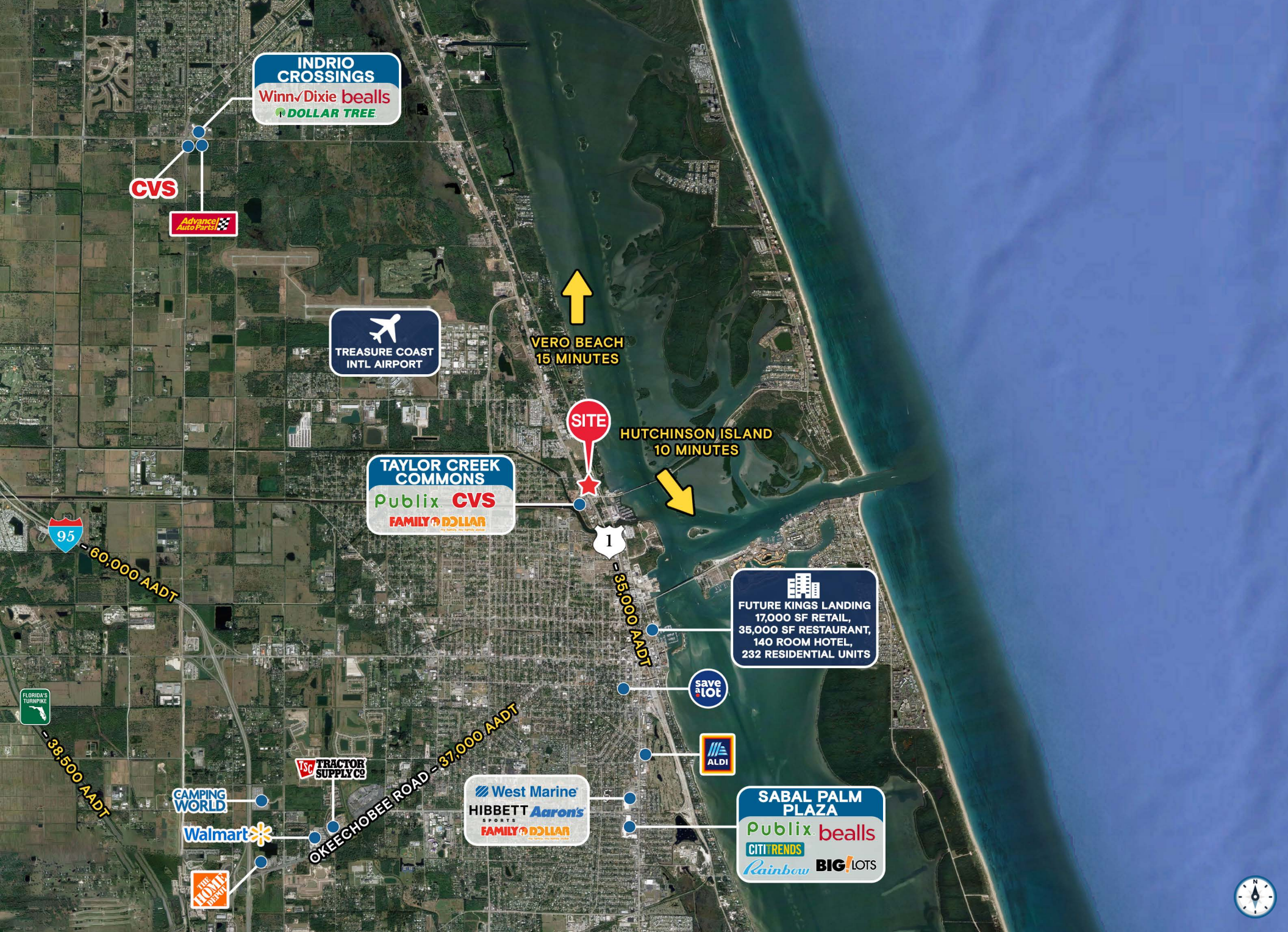
	1 MILE	3 MILES	5 MILES
POPULATION	4,380	36,496	65,998
HOUSEHOLDS	1,746	13,975	25,723
EMPLOYEES	3,365	28,892	53,133
AVERAGE HH INCOME	\$39,639	\$55,533	\$64,648

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,331	46,629	76,965
HOUSEHOLDS	5,893	17,447	30,303
EMPLOYEES	11,904	36,766	62,517
AVERAGE HH INCOME	\$41,283	\$56,999	\$66,550









Contact Broker

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DIRECTOR

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(561) 385-4791



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.05.25

