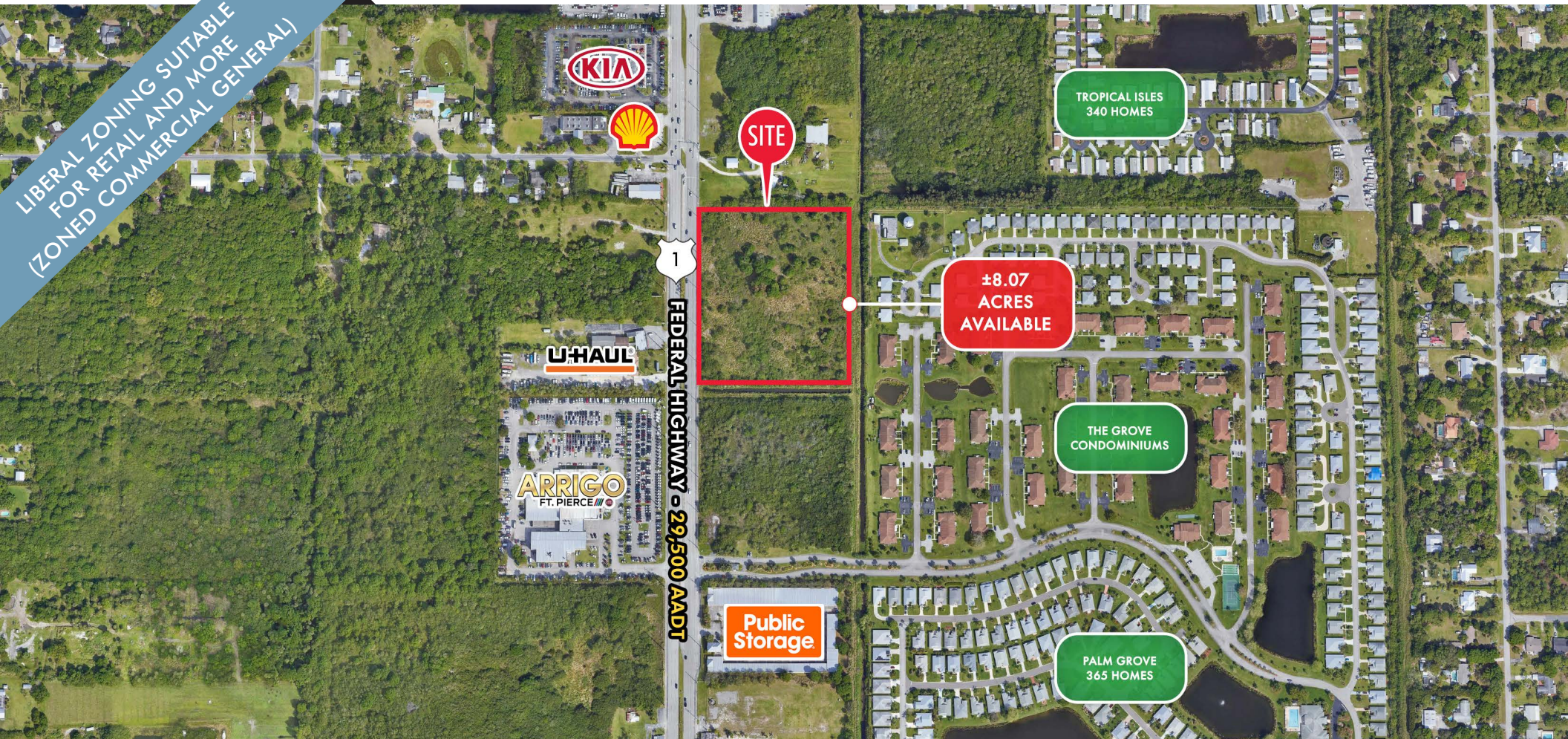


GROUND LEASE | FOR LEASE

**±8.07 ACRES AVAILABLE**

5780 S US HIGHWAY 1, FT PIERCE, FL

LIBERAL ZONING SUITABLE  
FOR RETAIL AND MORE  
(ZONED COMMERCIAL GENERAL)



SEEKING QSR, BOX RETAIL, STORAGE, AND MORE

EXCLUSIVE RETAIL LEASING

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# PROPERTY OVERVIEW

## HIGHLIGHTS

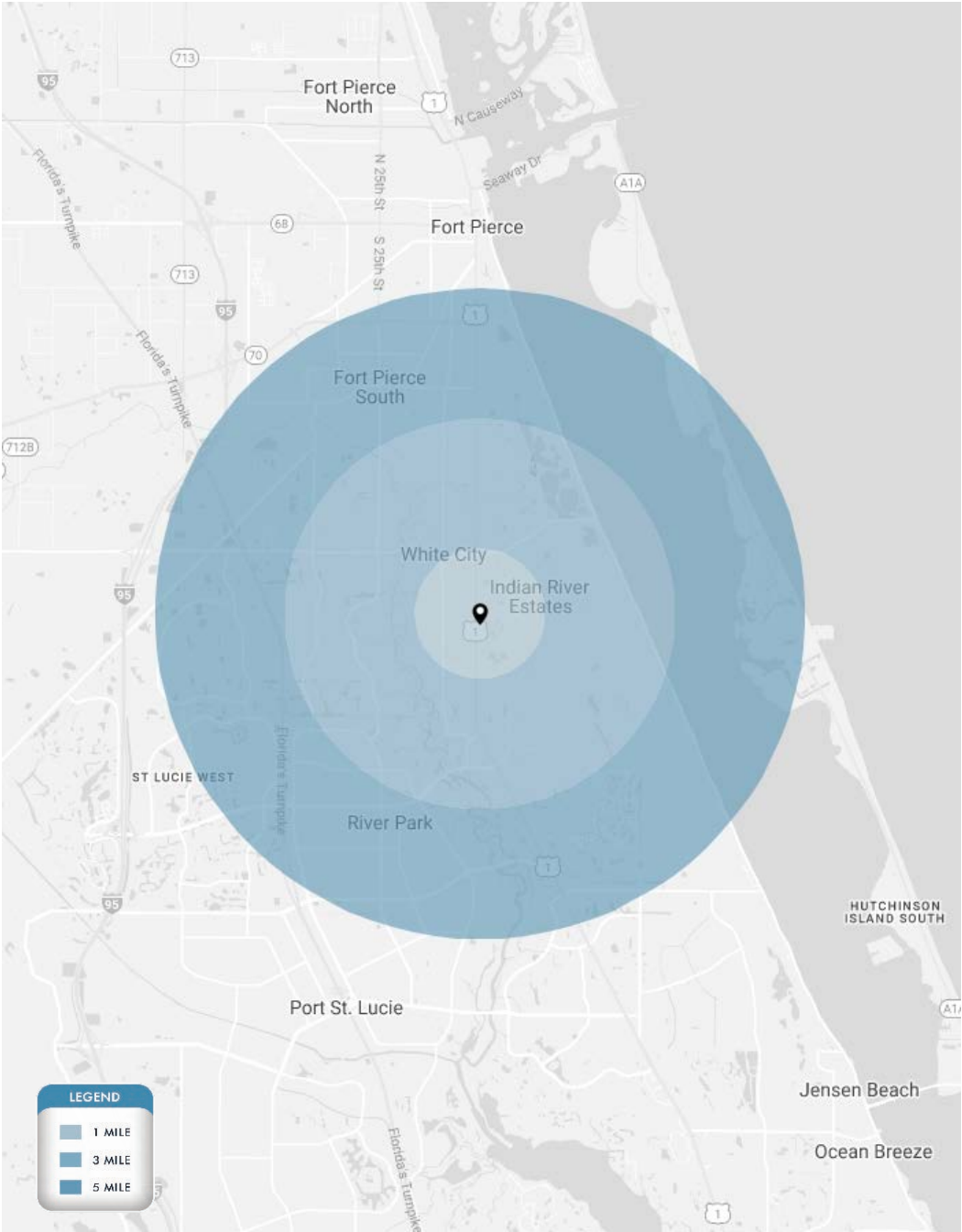
- ±8.07 Acres development on US Highway 1 in Fort Pierce
- Great frontage on US Highway 1/Federal Highway
- Zoned commercial general
- Seeking QSR, box retail, storage, and more
- Growing area with strong traffic counts

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	4,651	36,873	108,871
HOUSEHOLDS	2,146	15,566	44,258
EMPLOYEES	4,035	30,751	89,676
AVERAGE HH INCOME	\$59,787	\$61,392	\$64,584

## TRAFFIC COUNTS

US HIGHWAY 1/ FEDERAL HIGHWAY	29,500 AADT
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5780 S US HIGHWAY 1 | EXECUTIVE SUMMARY







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