



2061 S. US HIGHWAY ONE

Fort Pierce, Florida 34950



DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	46,761	71,749
Median age	36.6	39.8
Estimated Average Household Income	\$47,169	\$52,910
Estimated Median Household Income	\$32,149	\$35,966

PROPERTY FOR LEASE

- ± 1 acre parcel available for Ground Lease
- Existing 3,000-square-foot building in place
- Excellent visibility and access on US-1 in Fort Pierce
- Approximately 37,516 cars pass the site daily
- Shadow anchored by a shopping center that is undergoing a complete redevelopment

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

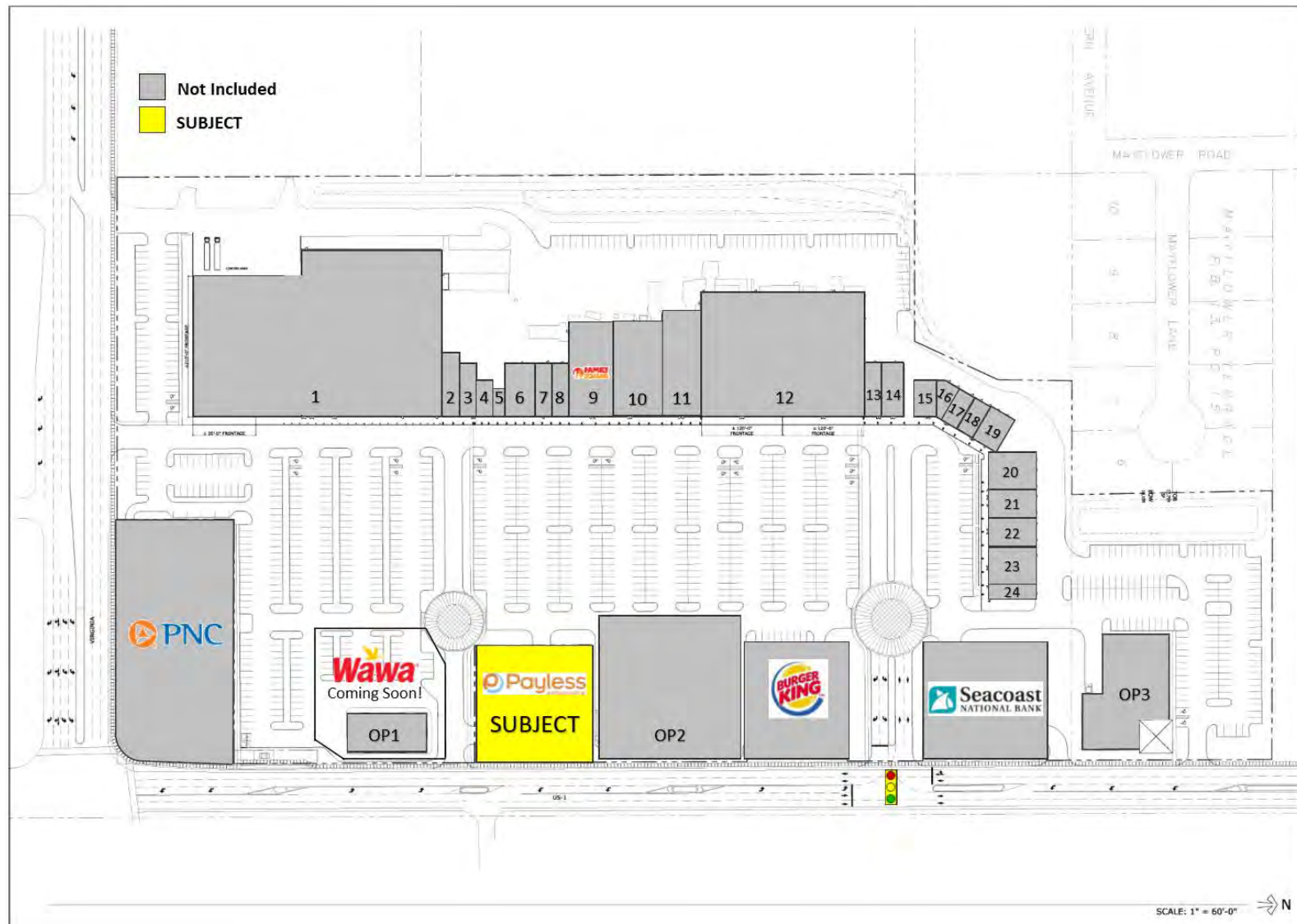
Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 • POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

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SITE PLAN



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