

FOR SALE

◆ ACTUAL SITE

**OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946**

Asking: \$299,000

- ◆ Perfect parcel size (1.43 Acres)
- ◆ Minutes from Downtown Fort Pierce
- ◆ Across the street from Intracoastal
- ◆ Zoned Light Industrial, perfect for Marina use or Storage Facility
- ◆ 66,793 people within 5 miles
- ◆ 13% Estimated Population Growth within three mile radius through 2024

EXCLUSIVELY LISTED BY ANDERSON & CARR

BROKER:

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SALES ASSOCIATE:

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INVESTMENT SUMMARY

ADDRESS 2102 Old Dixie Hwy, Fort Pierce, FL 34946
SALE PRICE \$400,000

OPPORTUNITY TO PURCHASE OR SOLIDIFY LONG TERM LEASE NEAR INTRACOASTAL AND DOWNTOWN FORT PIERCE

◆ ACTUAL SITE



- ◆ Minutes from Downtown Fort Pierce, named one of twenty most beautiful Main Streets in America
- ◆ Across the street from the Intracoastal
- ◆ Excellent Parcel size (1.43 acres)
- ◆ Zoned Light Industrial suited perfectly for marina use or storage facility
- ◆ Part of the remarkable Treasure Coast

STRONG GROWTH IN AREA

- ◆ Estimated 13% population growth through 2024 within three mile radius
- ◆ Three mile population count of 36,664
- ◆ Five mile population count of 66,793

SITE SURROUNDED BY MAJOR TRAFFIC DRIVERS

- ◆ In close proximity to Indian River State College (2,338 employees and 17,665 students)
- ◆ Minutes from Lawnwood Regional Medical & Heart Institute (1,615 employees)
- ◆ Minutes from giant boat manufacturers Maverick Boat Group (406 employees) and Pursuit Boats (367 employees)
- ◆ Minutes from Natalie's Orchid Island Juice Company employing 177 people



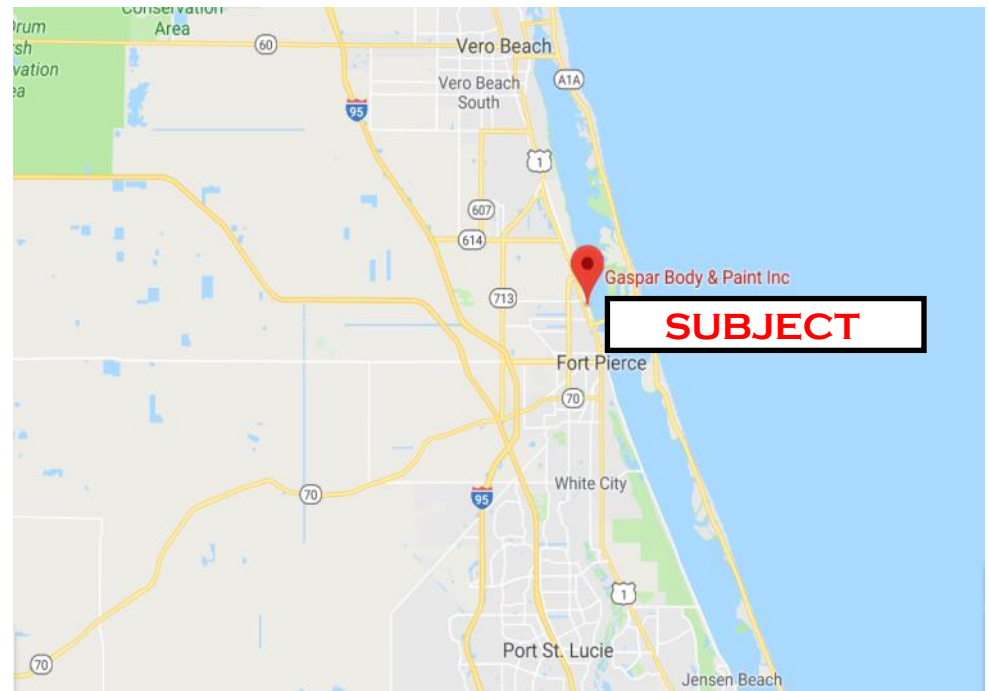
AREA OVERVIEW



Part of the remarkable Treasure Coast, Reader's Digest recently named Fort Pierce as one of the top 20 most beautiful main streets in America. Fort Pierce was also recently ranked by Neighborhoods.com as one of the most affordable beach towns in Florida. Home to The National Navy UDT-SEAL Museum, Fort Pierce is home to the only exhibit dedicated solely to preserving the history of the U.S. Navy Seals and their predecessors. Since opening in 1985, the facility has experienced huge growth, achieving national stature in 2007. Fort Pierce is also home to the "Original" Highwaymen, 26 world-renowned African American landscape artists. To honor these artists, the city created The Highwaymen Heritage Trail, a self-guided educational experience memorializing these individuals. Other traffic drivers include The Fort Pierce City Marina, Heathcote Botanical Garden, Old City Hall, Main Street, Manatee Center, The Smithsonian Marine Station, St. Lucie County Aquarium, St. Lucie County Regional History Center, The Sunrise Theatre, and more.

MAJOR EMPLOYERS IN FORT PIERCE

The St. Lucie Public School District employs 5,564 individuals and is primarily located in Fort Pierce. Indian River State College is also located in Fort Pierce, employing 2,338 individuals and 17,665 students. Lawnwood Regional Medical Center and Heart Institute is also a fantastic medical facility located in Fort Pierce and employs 1,615 people. One of Walmart's Major Distribution Centers is also centrally located in Fort Pierce, thus provided for a great economic business driver employing 890 individuals. Convey HealthCare Solutions Call Center is centrally located in Fort Pierce employing 490 people. Giant boat manufacturers Maverick Boat Group (406 employees) and Pursuit Boats (367 employees) are centrally located in Fort Pierce. Natalie's Orchid Island Juice Company (177 employees) and Tropicana Products Inc. (258 employees) are also located in Fort Pierce.



PROPERTY OVERVIEW

ACTUAL SITE



Located on Old Dixie Highway, just north of Naco Road, this site is just across the street from the Intracoastal, and minutes from the North Causeway and Downtown Fort Pierce, an area that Reader's Digest recently named one of the top 20 most beautiful main streets in America. Zoned Light Industrial, this site is perfect for a national storage facility or Boat Marina. Notable tenants in the area include Publix, Family Dollar, Dunkin' Donuts, Wendy's, CVS, Marathon, T-Mobile, Sunoco and more.



Large Projected
Population Growth



Nearest Airport
Melbourne Int'l



Approaching 20K
Traffic Count

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,838	38,664	66,793
Households	1,131	14,624	25,523
Average Household Income	\$33,189	\$49,336	\$50,811
Projected Growth ('19-'24)	8.88%	13.2%	11.6%
Projected Population ('24)	3,090	43,766	74,541

Directly across street



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PHOTOS

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PHOTOS

Directly across street from site



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PHOTOS

Actual Site

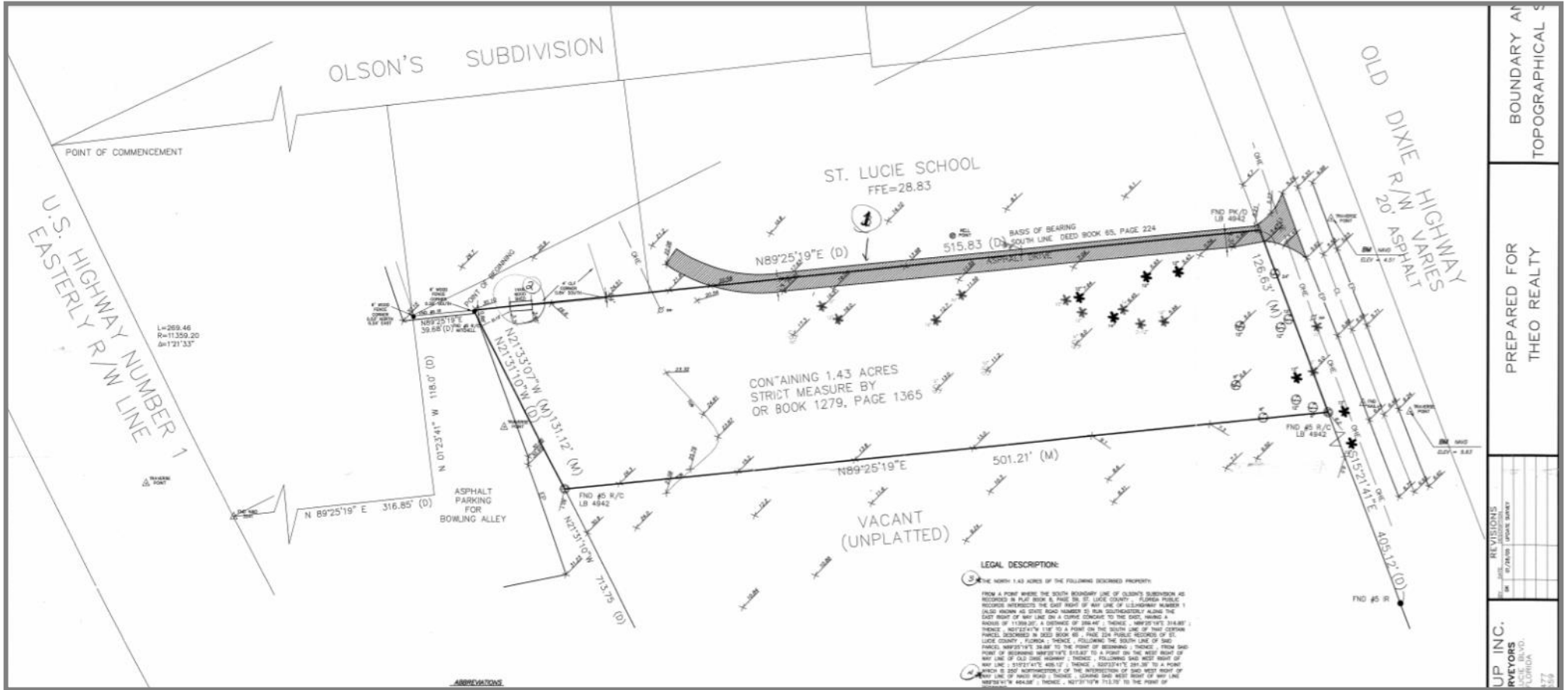


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SURVEY

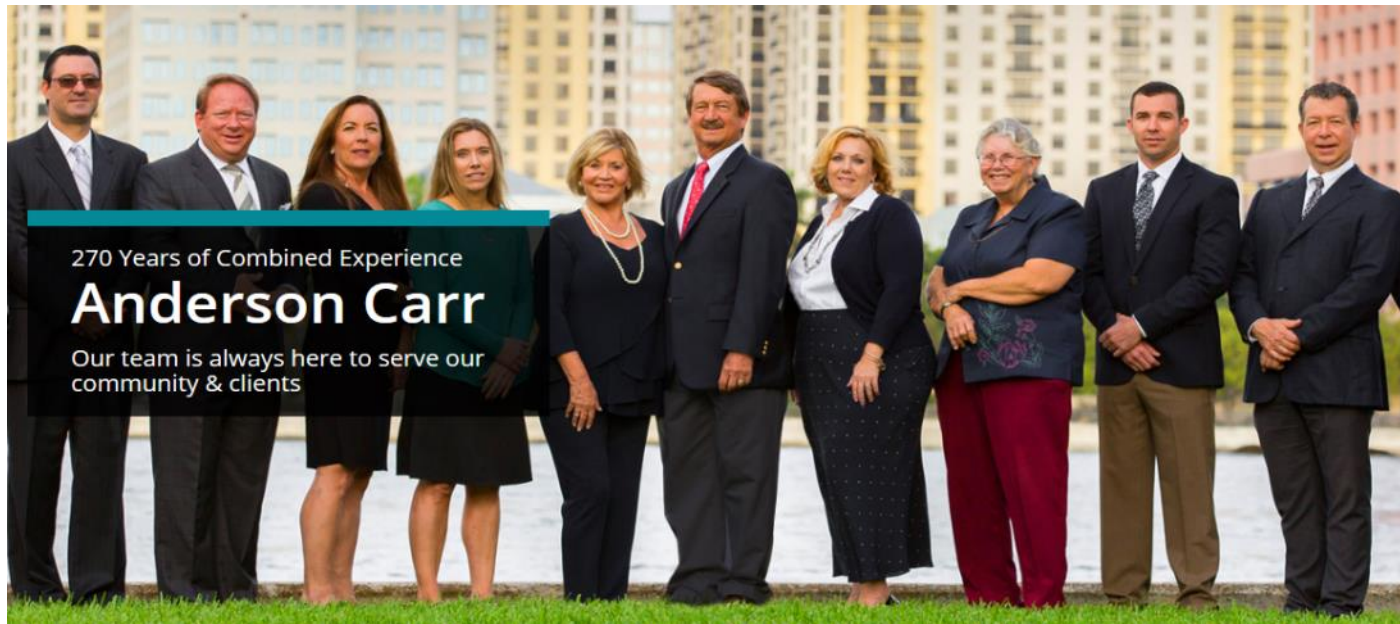


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ABOUT US



Ron Begleiter recently joined Anderson Carr and specializes in the Net Leased Marketplace, catering toward Retail Investment Sales and Triple Net Leased Properties. Ron works closely with his clients to locate and acquire safe, long-term investments. He assists in discovering developmental opportunities, marketing and selling investment properties, and also works with 1031 Exchange buyers and sellers.

Since opening our doors in 1947, Anderson Carr has established itself as one of the preeminent providers of commercial and residential real estate services in South Florida. Specializing in real estate valuation, commercial brokerage and leasing, the mission is simple; to create value for our clients. We take great pride in developing and maintaining long lasting relationships with our clients and community. Anderson Carr has provided real estate advisory services exceeding \$40 billion worth of assets in over 100 million square feet of real estate. The real estate experts at Anderson Carr have a combined 250 years of experience and we look forward to sharing our trusted guidance and advice with you.

Together, some of the many services Anderson & Carr and NNN Real Estate Group offer include investment sales and buy-side representation, property valuation / appraisals, 1031 buyer exchange representation, working with developers building single tenant and multi-tenant properties, working closely with franchisee's and operators to help build cash flow through Sale / Leaseback programs and more. Some of the many retail giants we have worked with are: Chick – Fil – A, Cumberland Farms, Wawa, Racetrac, Dunkin' Donuts, Starbucks, Burger King, Wendy's, Taco Bell, Panda Express, Pollo Tropical, Trader Joe's, Jupiter Medical Center, Five Guys, O'Reilly Auto Parts, Dollar General, The UPS Store, Culver's, Tidal Wave Car Wash, City Mattress, PA BBQ, Duffy's, Sub-culture coffee, and more.