

FOR LEASE

3309-3313 OLEANDER AVENUE

Fort Pierce, FL 34982

Indian River



\$11.00/SF GROSS

±3,241 SF SMALL BAY INDUSTRIAL SPACE
BAHAMA BAY BUSINESS PARK



SUMMARY

PROPERTY DETAILS

Address: 3309-3313 Oleander Avenue
Fort Pierce, FL 34982

Parcel IDs: 2428-502-0011-000-1
2428-502-0012-000-8

Available Sizes: 3,241 SF

Lease Rate: \$11.00/SF Gross

BUILDING FEATURES

Property Type: Industrial/Warehouse

Total Building Size: 30,558 SF

Year Built: 1962-1972

Construction Type: CBS

Land Use: Industrial

Zoning: IL - Light Industrial



LOOKING NORTH



Atlantic Ocean

Indian River

DIGIORGIO ROAD

SUBJECT
±3,241 SF
FOR LEASE

COAST GAS

OLEANDER AVENUE

BS MANNING
BUILDING SUPPLIES



3309-3313 Oleander Avenue, Fort Pierce, FL 34982

LOOKING SOUTH



SUBJECT
±3,241 SF
FOR LEASE

BSI MANNING
BUILDING SUPPLIES

COAST GAS

OLEANDER AVENUE



LOOKING EAST



Atlantic Ocean

Indian River



SUBJECT
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OLEANDER AVENUE

COAST GAS



LOOKING WEST



SUBJECT
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FOR LEASE

DIGIORGIO ROAD

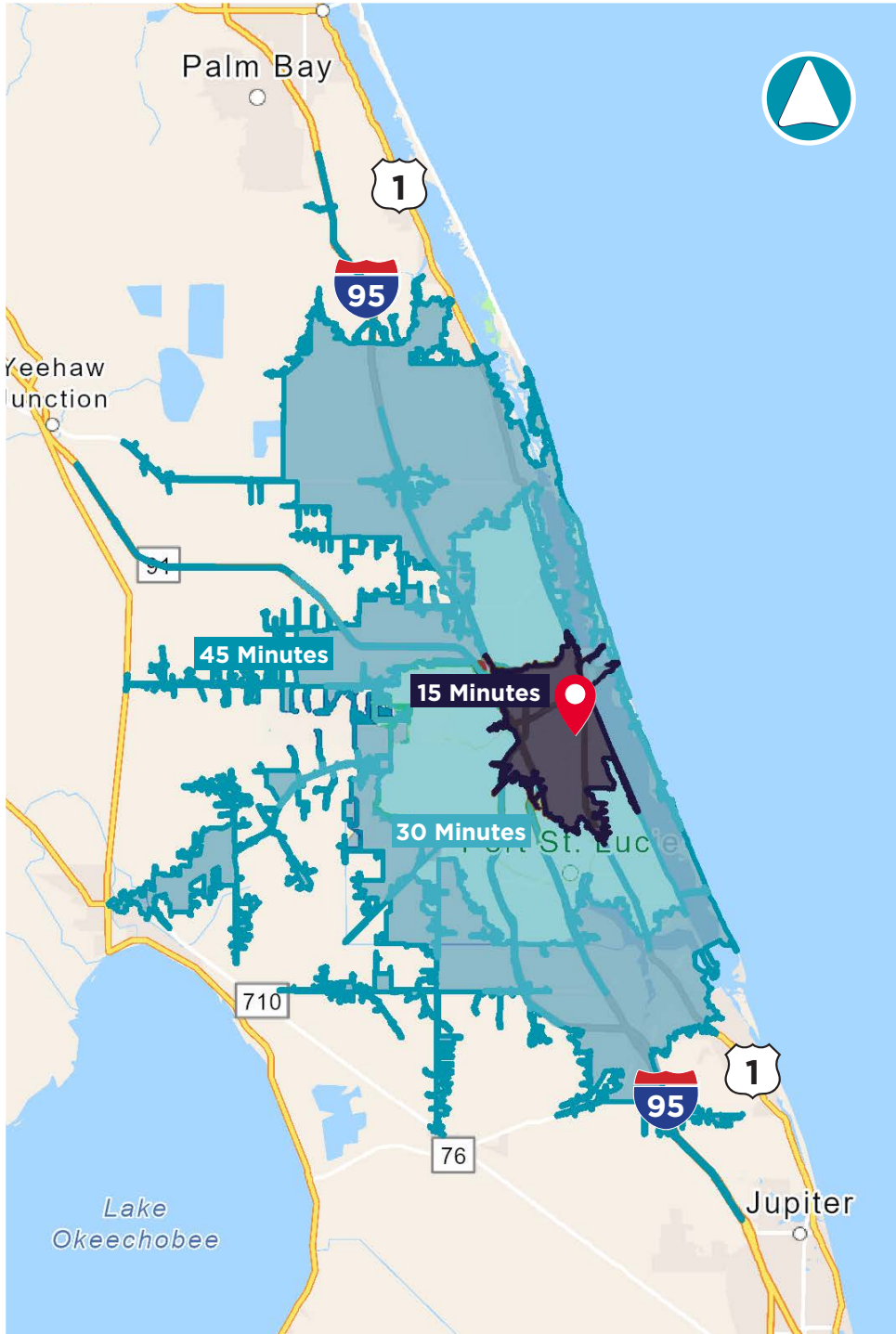
BS MANNING
BUILDING SUPPLIES

COAST GAS

OLEANDER AVENUE



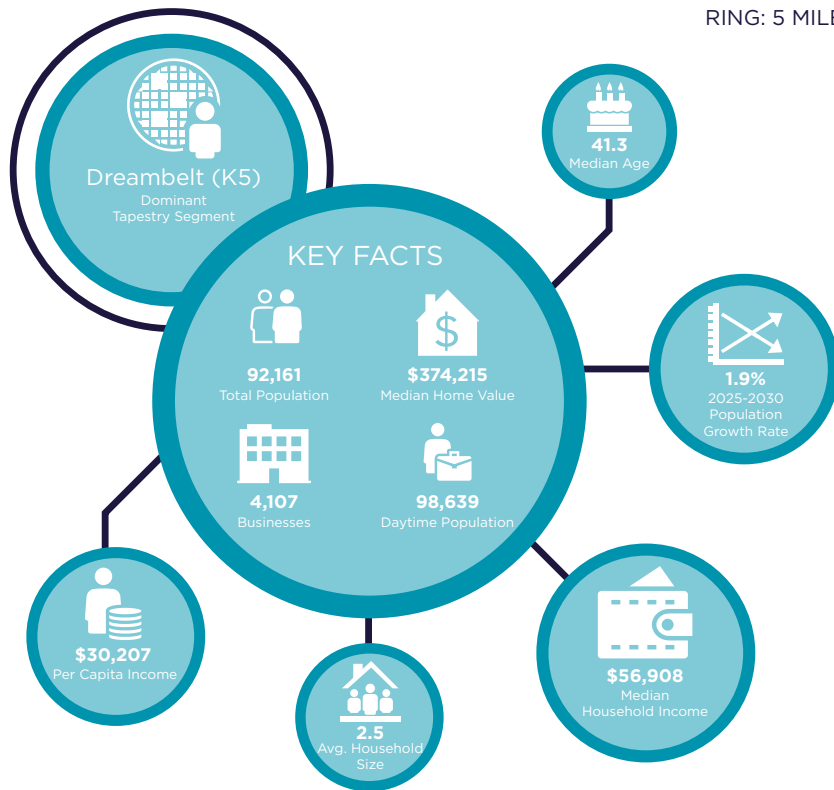
DRIVE TIME



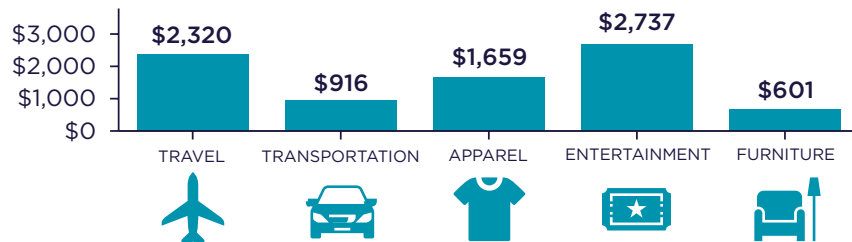
15 MINUTES	30 MINUTES	45 MINUTES
82,829 2010 Population	318,316 2010 Population	502,442 2010 Population
97,861 2025 Population	423,469 2025 Population	645,125 2025 Population
18.1% 2010-2025 Population Growth	33.0% 2010-2025 Population Growth	28.3% 2010-2025 Population Growth
1.78% 2025-2030 (Annual) Est. Population Growth	2.30% 2025-2030 (Annual) Est. Population Growth	1.87% 2025-2030 (Annual) Est. Population Growth
42.1 2025 Median Age	46.5 2025 Median Age	49.2 2025 Median Age
\$73,530 Average Household Income	\$95,201 Average Household Income	\$102,947 Average Household Income
33.5% Percentage with Associates Degree or Better	40.5% Percentage with Associates Degree or Better	42.5% Percentage with Associates Degree or Better
53.6% Percentage in White Collar Profession	57.2% Percentage in White Collar Profession	59.0% Percentage in White Collar Profession

2025 DEMOGRAPHICS

3309 Oleander Avenue, Fort Pierce, Florida, 34982
RING: 5 MILE RADIUS



KEY SPENDING FACTS



POPULATION

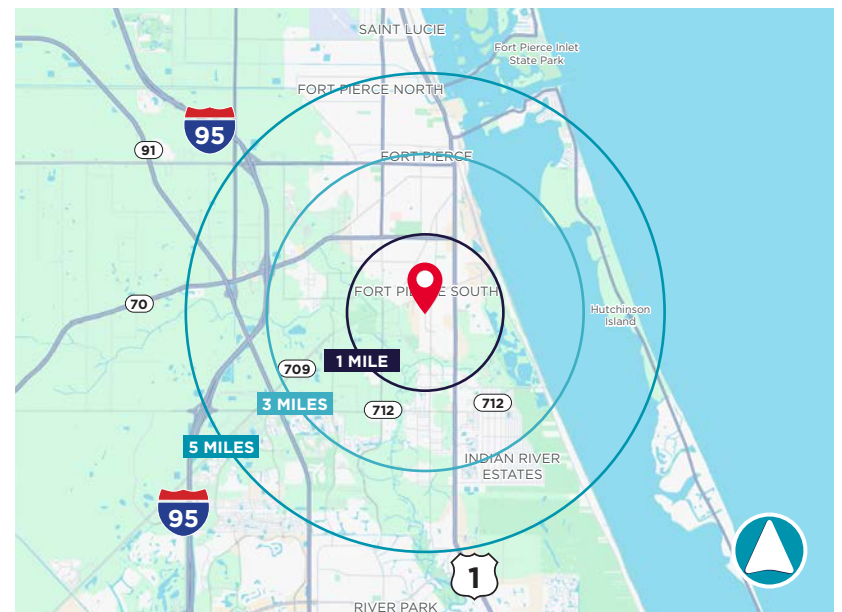
1 Mile:	6,994
3 Mile:	41,625
5 Mile:	92,161

AVERAGE HOUSEHOLD INCOME

1 Mile:	\$61,638
3 Mile:	\$70,975
5 Mile:	\$76,971

MEDIAN AGE

1 Mile:	40.1
3 Mile:	40.3
5 Mile:	41.3



CITY OVERVIEW



City of Port St. Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

REGIONAL OVERVIEW

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 SF.



OFFERING SUMMARY

SMALL BAY INDUSTRIAL COMPLEX BAHAMA BAY BUSINESS PARK

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