

3801-3815 OLEANDER AVE.
3801 Oleander Ave, Fort Pierce, FL 34982



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3801 OLEANDER AVE, FORT PIERCE, FL 34982

INDUSTRIAL PROPERTY FOR LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Located at 3801 Oleander Ave, Fort Pierce, FL, 34982, this Office/Warehouse building offers a prime leasing opportunity in a busy light industrial/office area. Each unit is 1,500 sf with a 500 sf air conditioned square foot office and 1,000 sf warehouse providing a versatile layout perfect for a range of business needs.

PROPERTY HIGHLIGHTS

- Brand new office/warehouse building
- 3-phase power for efficient operations
- Spacious 1,000 square foot warehouse
- 500 square foot office with air conditioning
- High visibility and easy access location
- Flexible lease terms available

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OFFERING SUMMARY

| | |
|------------------|------------------|
| Lease Rate: | \$16 SF/yr (MG) |
| Number of Units: | 3 |
| Available SF: | 1,500 - 4,500 SF |
| Lot Size: | 67,905 SF |
| Building Size: | 12,000 SF |

DEMOGRAPHICS

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 57 | 245 | 1,292 |
| Total Population | 210 | 841 | 3,326 |
| Average HH Income | \$89,387 | \$81,592 | \$61,219 |



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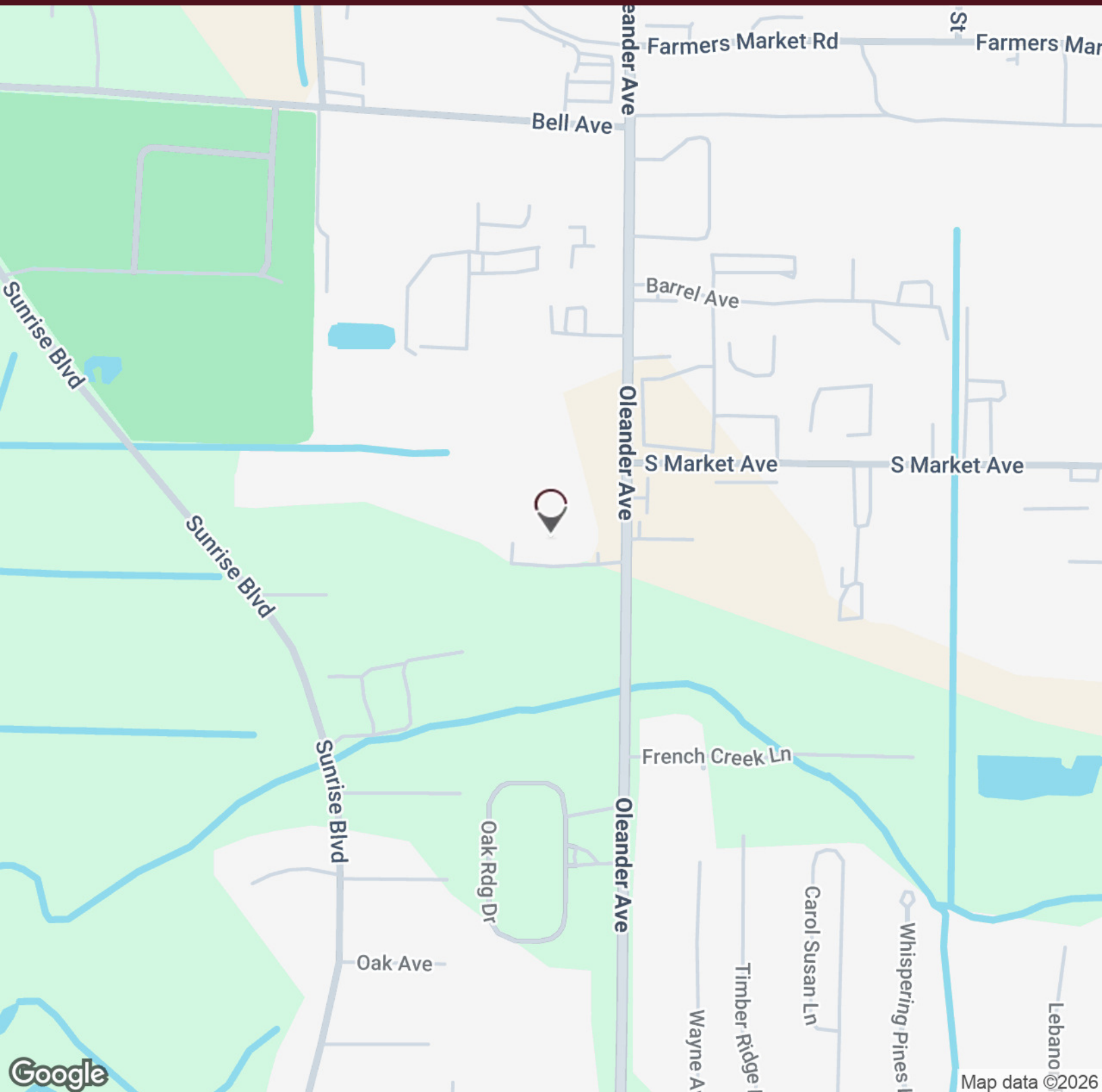
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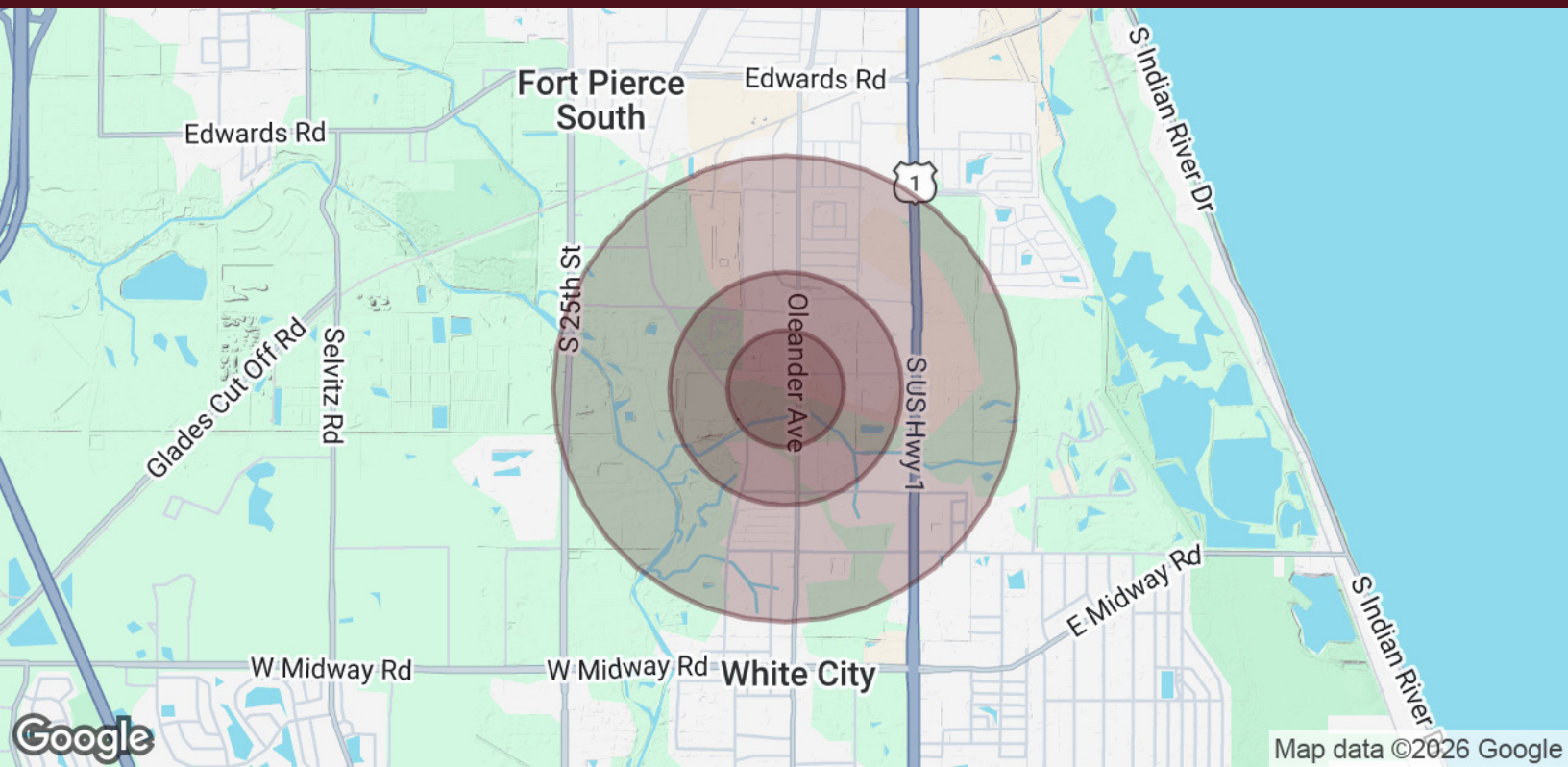
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 210 | 841 | 3,326 |
| Average Age | 36.0 | 36.4 | 40.7 |
| Average Age (Male) | 26.8 | 28.8 | 38.2 |
| Average Age (Female) | 47.5 | 46.9 | 48.2 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 57 | 245 | 1,292 |
| # of Persons per HH | 3.7 | 3.4 | 2.6 |
| Average HH Income | \$89,387 | \$81,592 | \$61,219 |
| Average House Value | \$364,882 | \$341,183 | \$240,361 |

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

John W. Chapman is the owner and operator of Chapman Commercial Real Estate. With over 45 years of residency on the Treasure Coast, John brings extensive local knowledge to his work. He is a licensed Real Estate Broker and a Florida Licensed Attorney.

John's career includes significant experience as in-house counsel for a large Florida-based real estate development company and as the owner of a law firm. In these roles, he represented businesses, local governments, and individuals in a variety of real estate matters.

As a real estate broker and agent, John has facilitated the purchase and sale of diverse commercial properties. Additionally, he has actively represented both landlords and tenants in leasing professional/medical office space, industrial/warehouse space, retail spaces, and other types of commercial properties.

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