

±11,150 SF DEALERSHIP ON ±3.4 ACRES

5392 S US HIGHWAY 1
FORT PIERCE, FL 34982

FOR LEASE
\$26.00/SF NNN



SUBJECT
±11,150 TOTAL SF
DEALERSHIP / SERVICE

S US HIGHWAY 1

32,000 AADT

PROPERTY DETAILS

LEASE RATE
\$26.00/SF NNN

FINISHED AREA
±11,150 SF

TRAFFIC COUNT
32,000 AADT

LAND SIZE
±3.39 ACRES

ZONING
C-3; COMMERCIAL GENERAL

YEAR BUILT
1987

LOCATION
TREASURE COAST'S PREMIER DEALERS ROW

PAINT & BODY APPROVED

OVERVIEW

A rare opportunity on the Treasure Coast's premier Dealers Row, this property offers strong visibility and positioning along US Highway 1 in Fort Pierce—an established hub for auto, RV, marine, and equipment sales.

The ±11,150 SF building sits on ±3.39 acres, delivering an excellent land-to-building ratio suitable for sales, service, and display-driven operations under C-3 Commercial General zoning. A

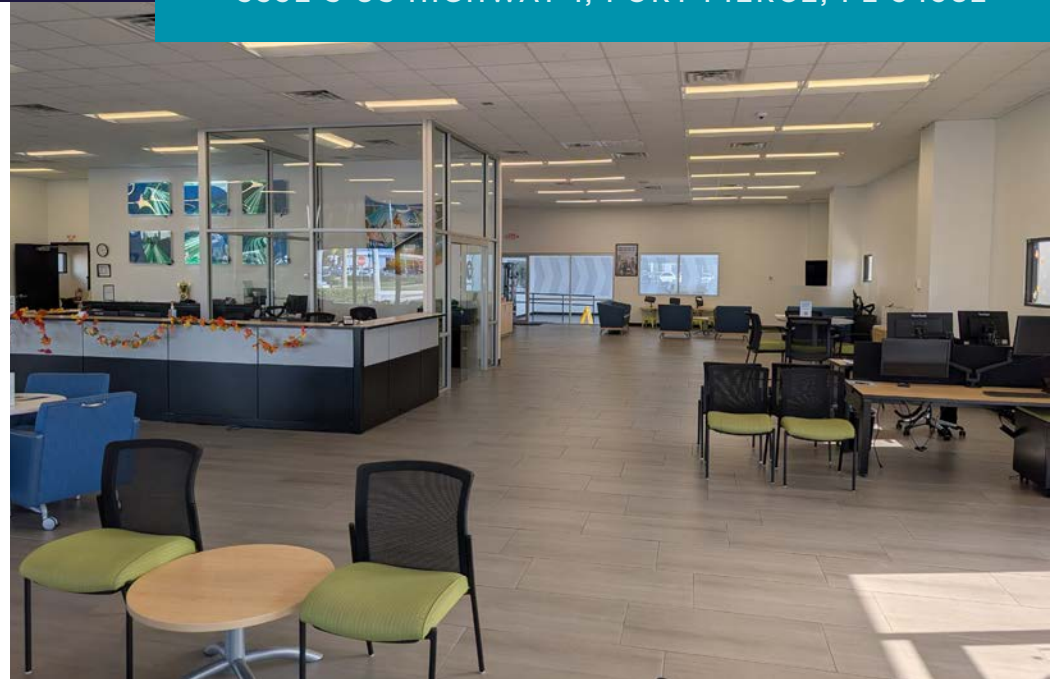
fenced rear lot with gated entry encloses the service bay area, providing secure storage for dealership inventory and customer vehicles currently in service.

Centrally located to the region's growing population and minutes from both I-95 and the Florida Turnpike, the property presents a strong entry point into a high-demand corridor with limited availability and high barriers to entry.



INTERIOR

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SERVICE / STORAGE AREA

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SERVICE / STORAGE AREA

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AREA MAP (Looking Northeast)

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Atlantic Ocean

Indian River

SAVANNAS PRESERVE
STATE PARK



SUBJECT

FLORIDA TINT
MASTERS



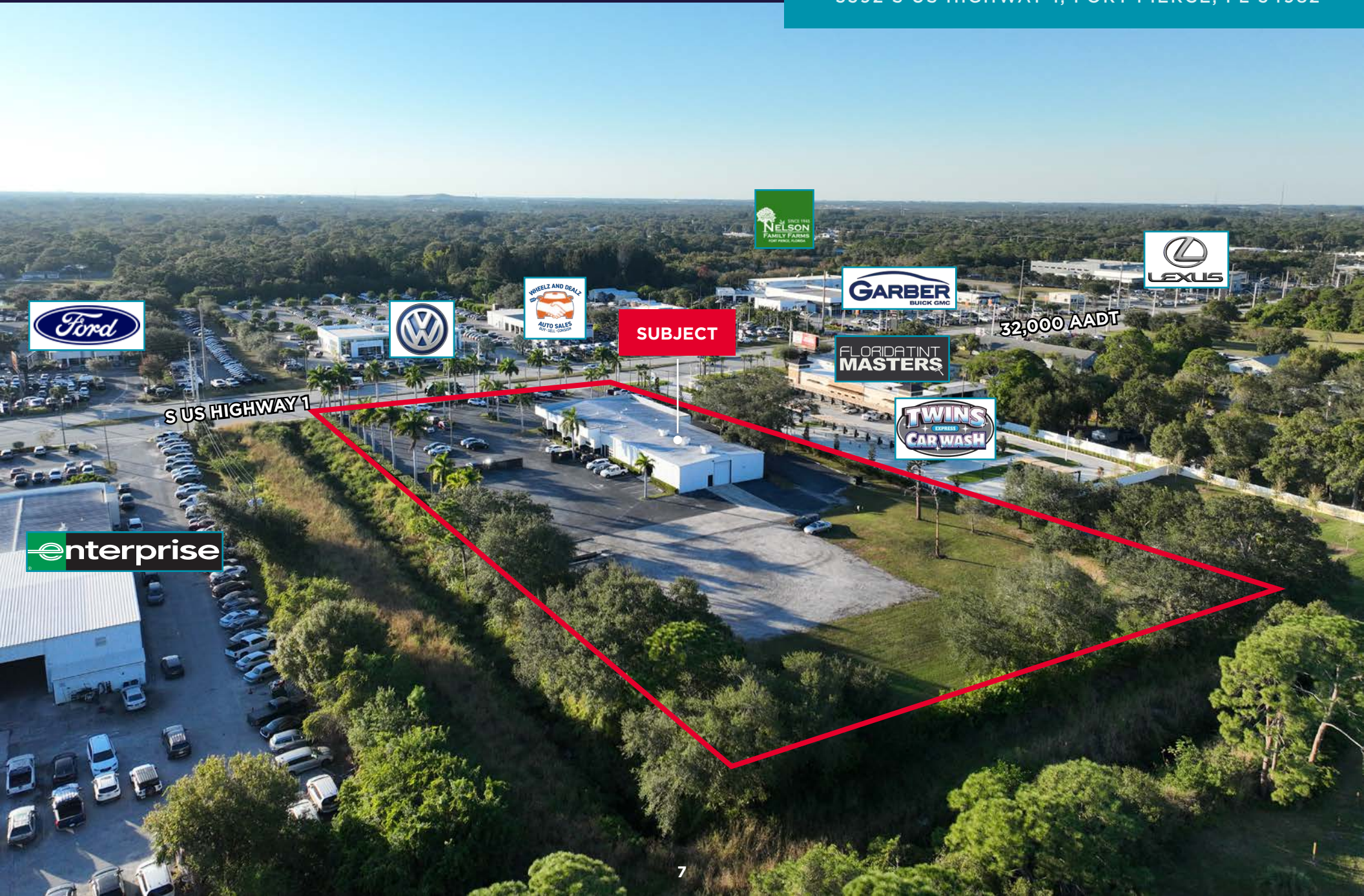
enterprise

S US HIGHWAY 1



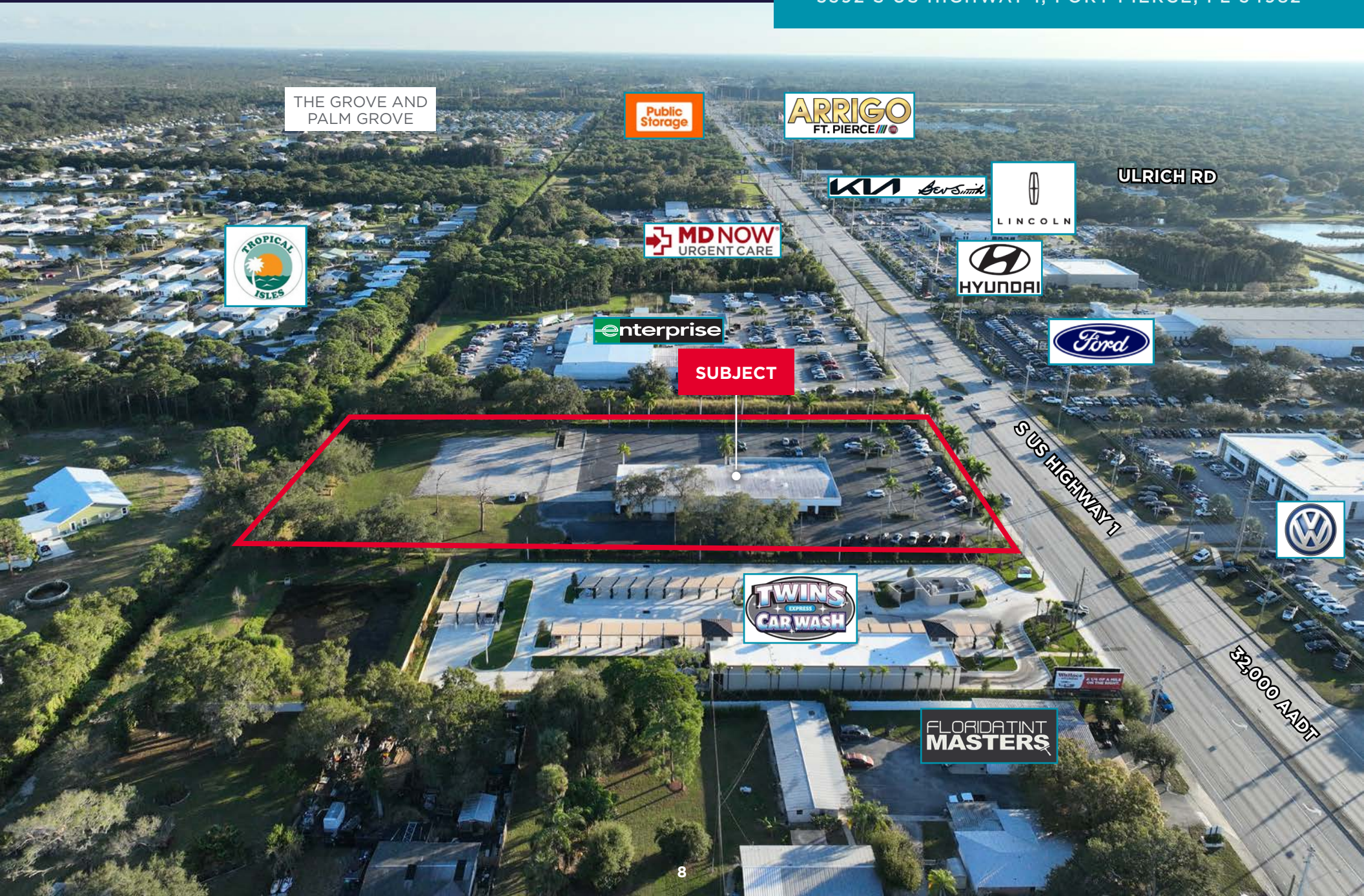
AREA MAP (Looking Northeast)

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AREA MAP (Looking South)

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THE GROVE AND
PALM GROVE

Public
Storage

ARRIGO
FT. PIERCE

KIA Gen Simk

LINCOLN

ULRICH RD



MD NOW
URGENT CARE

HYUNDAI

enterprise

SUBJECT

Ford

S US HIGHWAY 1



TWINS
EXPRESS
CAR WASH

FLORIDATINT
MASTERS

52,000 AADT

2025 DEMOGRAPHICS

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KEY FACTS (60 MILE RADIUS)



2,218,845
Total Population



\$436,564
Median Home Value



97,594
Businesses



2,121,870
Daytime Population



45.8
Median Age



1.0%
Population Growth Rate (2025-2030)



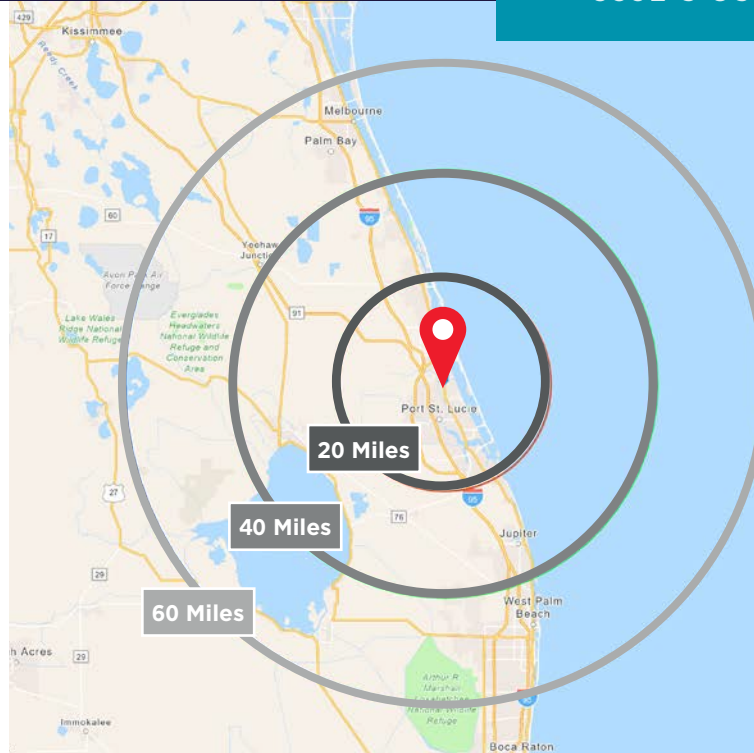
2.4
Average Household Size



\$81,310
Median Household Income



\$48,433
Per Capita Income



Population

- 20 Miles: 578,568
- 40 Miles: 943,667
- 60 Miles: 2,218,845

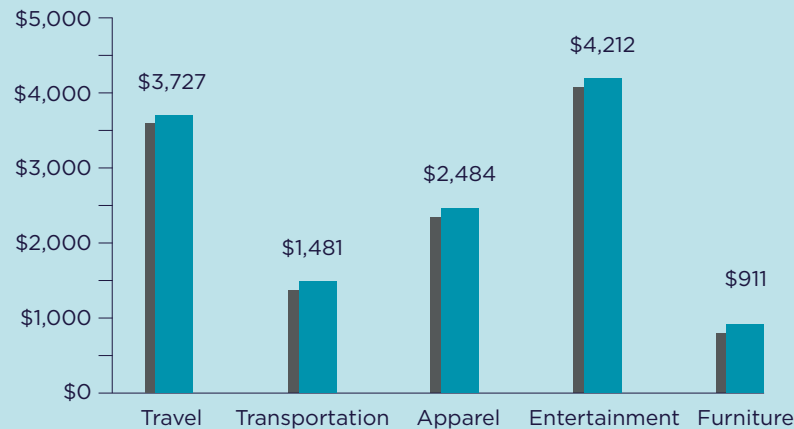
Average Household Income

- 20 Miles: \$103,232
- 40 Miles: \$121,947
- 60 Miles: \$118,956

Median Age

- 20 Miles: 48.8
- 40 Miles: 50.5
- 60 Miles: 45.8

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri(2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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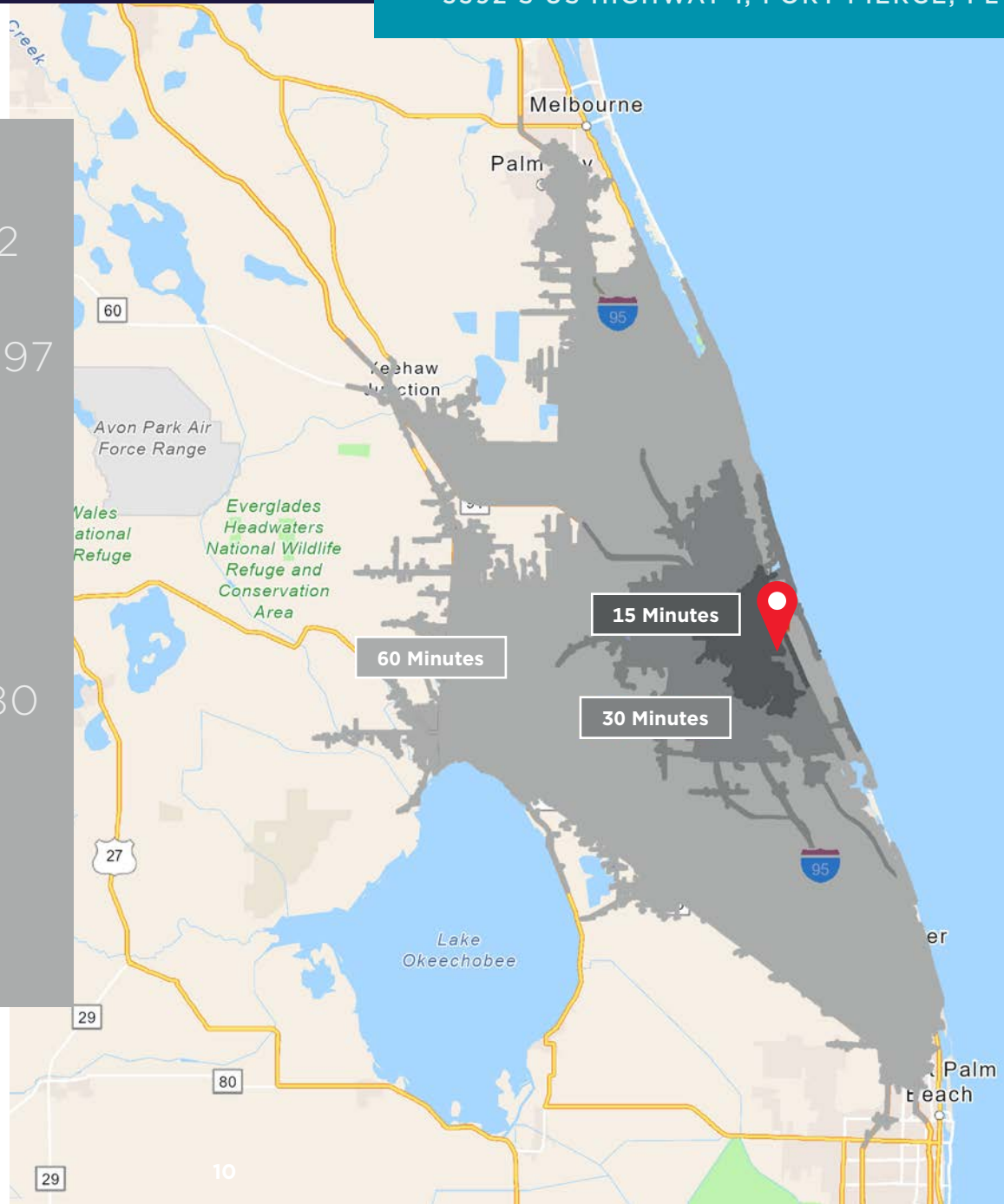
Spending facts are average annual dollars per household

POPULATION GROWTH

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DRIVE TIME

15 Minutes	30 Minutes	60 Minutes
2010 Population 110,737	309,037	837,532
2025 Population 132,513	411,774	1,035,597
2025-2030 (Annual) Est. Population growth 1.94%	2.34%	1.45%
2025 Median Age 43.5	46.8	49.3
Average Household Income \$79,275	\$95,652	\$119,480
Percentage with Associates Degree or Better 35.3%	40.5%	47.0%
Percentage in White Collar Profession 55.1%	57.4%	61.6%



CITY OVERVIEW

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists

who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.



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 customserved 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 highpaying 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 square feet.



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CONTACTS



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