

For Sale

# Vacant Commercial Land

408 Avenue E, Fort Pierce, FL 34950

FOR SALE  
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# Property Summary

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## PROPERTY DESCRIPTION

This (18,972 SF) 0.44-acre C-3 zoned commercial parcel sits near the US Highway 1 corridor in Fort Pierce's urban core, with no existing structures and no demolition costs between a buyer and a buildable site. C-3 General Commercial zoning accommodates retail, restaurants, hotel, office, auto-related uses, and more, offering real flexibility in one of Florida's steadily growing coastal markets.

## PROPERTY HIGHLIGHTS

- (18,972 SF) 0.44 acres of vacant commercial land
- C-3 General Commercial zoning with broad by-right permitted uses
- No existing structures, no demolition costs, no environmental carry-over
- Frontage on Avenue E, near US Highway 1 / North 4th Street
- Fort Pierce, county seat of St. Lucie County, Treasure Coast submarket
- Clean infill site in a supply-constrained coastal Florida market

## OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	(18,972 SF) 0.44 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,863	17,850	25,218
Total Population	7,492	46,565	63,813
Average HH Income	\$37,646	\$59,370	\$64,271



# Demographics Map & Report

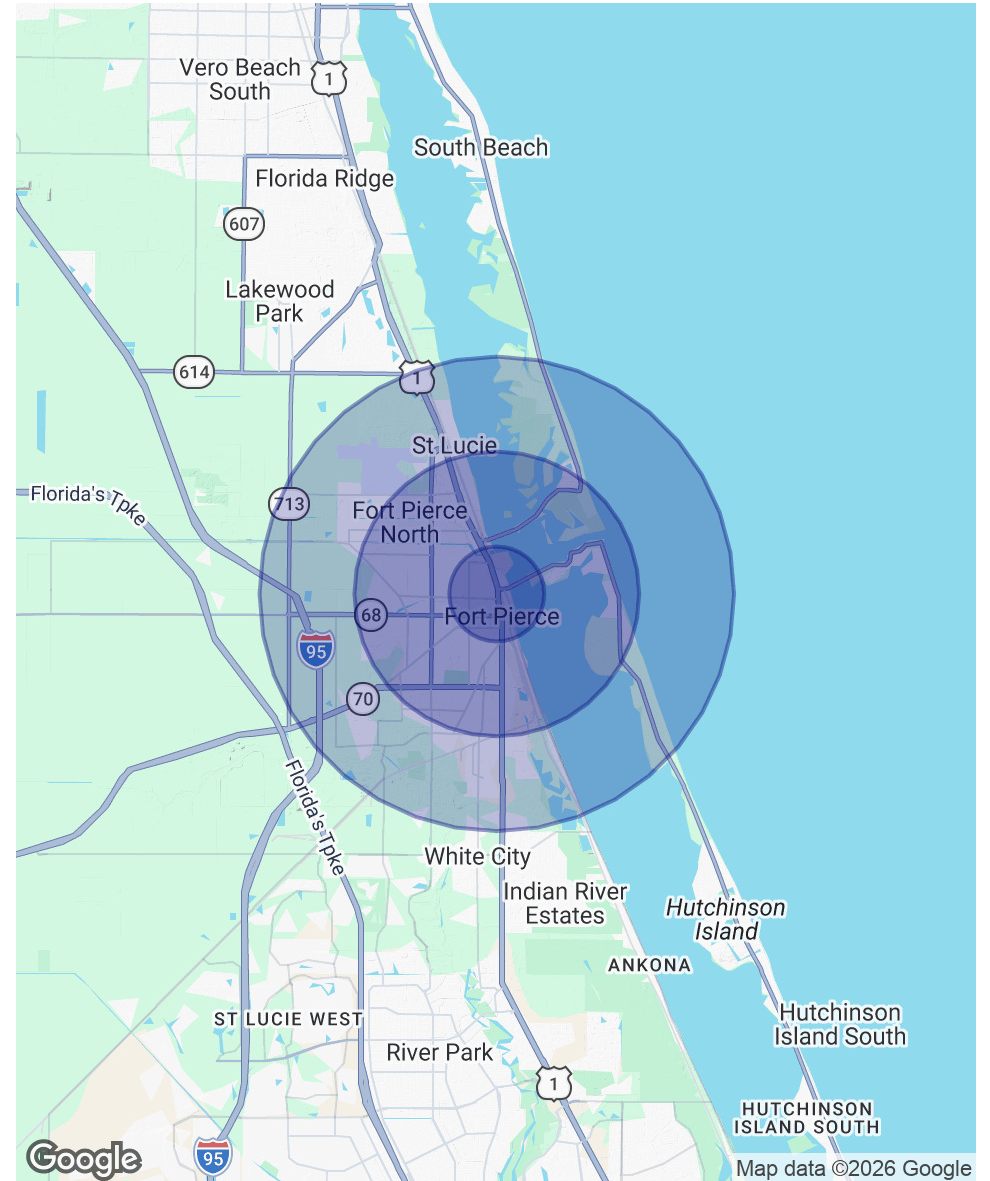
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,492	46,565	63,813
Average Age	35.7	38.1	40.4
Average Age (Male)	37.9	39.1	40.8
Average Age (Female)	38.0	41.3	43.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,863	17,850	25,218
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$37,646	\$59,370	\$64,271
Average House Value	\$264,781	\$251,440	\$267,348

2023 American Community Survey (ACS)



# Retailer Map

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# Exterior Photos

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