

±4.76 ACRES PROPOSED COMMERCIAL SITE

MIDWAY ROAD & 25TH STREET
FORT PIERCE, FL 34981

SALE PRICE
\$2,900,000



Rivers Edge Elementary
The School with a  of Gold


Southern Oaks
Middle School

Publix

RAVINIA
ST. LUCIE

SUBJECT

S 25TH ST

W MIDWAY RD 20,500 AADT

6 GUYS
PIZZA PIES

bp

Sabal Palm
DENTURE CENTER

LOUISIANA
KITCHEN
POPEYES

Esala's Diner
Cubanate Martini Bar

Cumberland
FARMS

PROPERTY DETAILS

LOCATION

W MIDWAY RD & S 25TH ST
FORT PIERCE, FL 34981

PARCEL ID

3405-411-0001-000-1

SITE SIZE

±4.76 ACRES

PRICE

\$2,900,000

FRONTAGE

851 FEET ALONG MIDWAY RD

ZONING

PNRD - ST. LUCIE COUNTY

TRAFFIC COUNT

20,500 AADT ON MIDWAY RD.

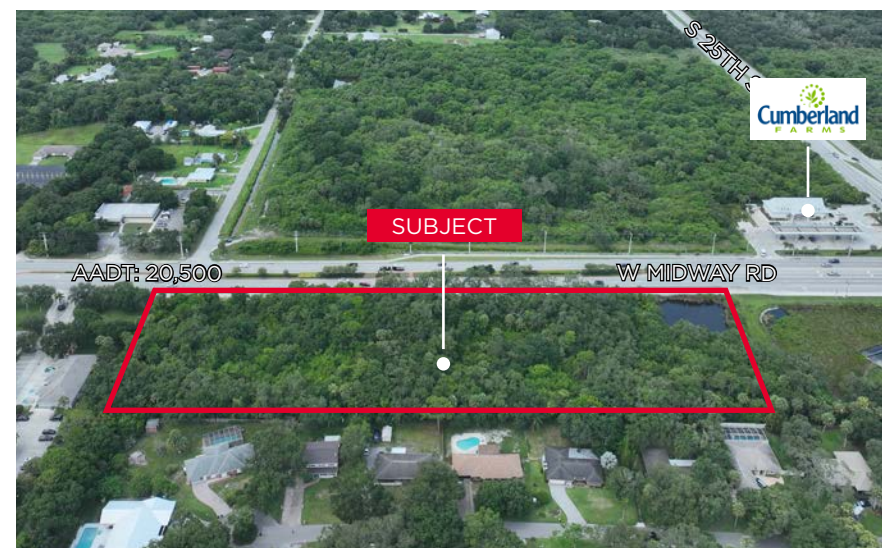
***INQUIRE ABOUT PENDING
TENANT INTEREST.***

OVERVIEW

Prime ±4.76-acre commercial development site at the signalized intersection of W Midway Road and S 25th Street in Fort Pierce, FL. Featuring 851 feet of frontage along Midway Road (AADT: 20,500), the property offers excellent visibility and convenient access just 3.25 miles east of I-95.

A proposed site plan includes three commercial buildings with ample parking and two driveways to allow for smooth ingress and egress.

Zoned PNRD (Planned Non-Residential Development) within St. Lucie County, the site allows for a wide range of commercial uses, making it well-suited for retail, office, or service-based tenants. Surrounded by significant new development—including Wawa and the Amazon Distribution Center—this location is positioned to capture continued regional growth and demand for commercial services.




NEARBY AMENITIES

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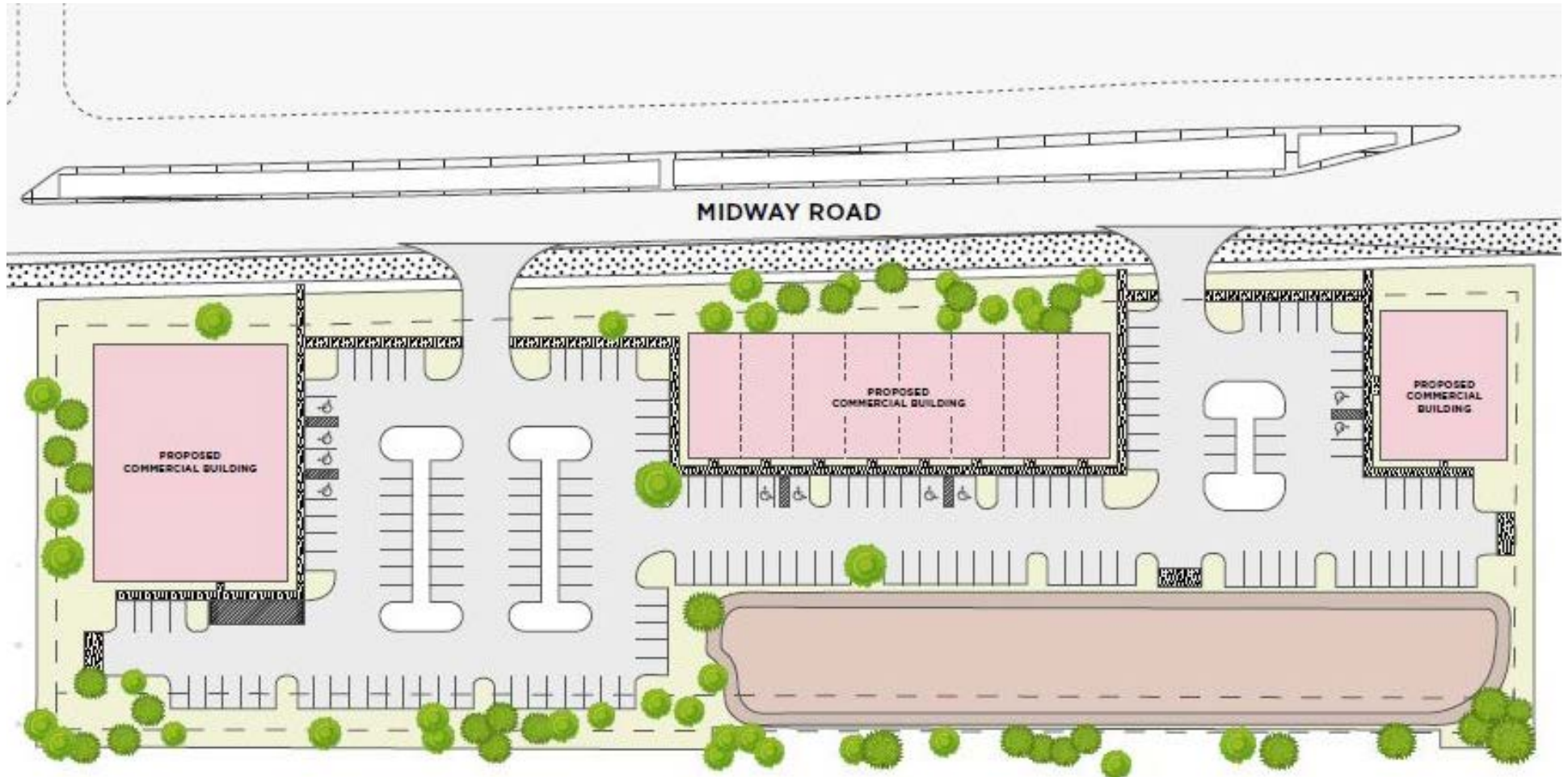
Cumberland
FARMS

LOUISIANA
RECHON
POPEYES

K. Laska's DOCK
Competitive Martial Arts

PROPOSED SITE PLAN

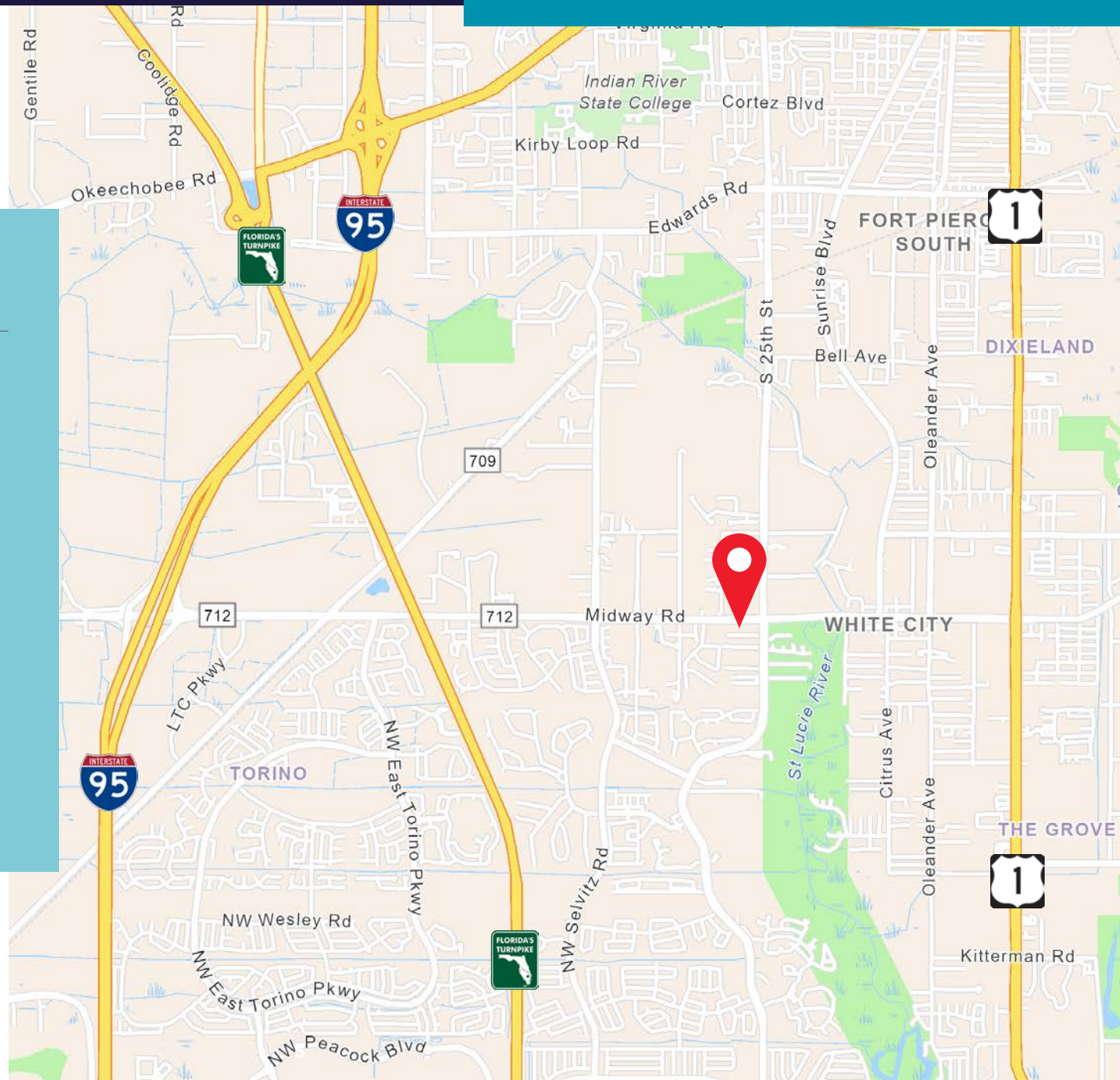
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DRIVE TIME

±4.76 ACRES PROPOSED COMMERCIAL SITE
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DESTINATION	DISTANCE	TIME
US Hwy 1	1.7 Miles	6 Minutes
I-95	4.3 Miles	11 Minutes
Florida Turnpike	6.8 Miles	18 Minutes

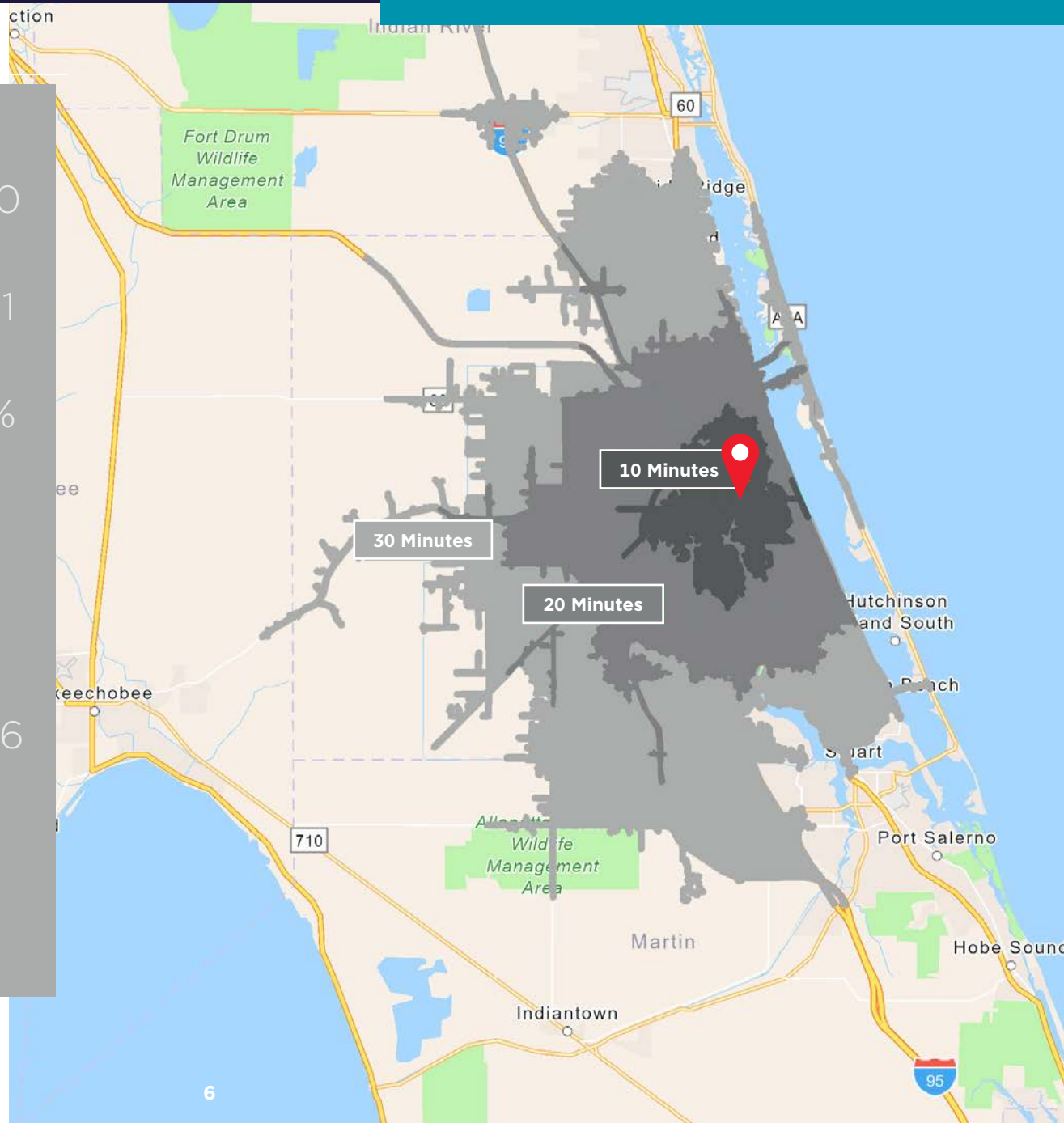


POPULATION GROWTH

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DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 48,834	185,681	317,070
2024 Population 60,473	234,376	419,661
2010-2024 Population Growth 23.83%	26.23%	32.36%
2024-2029 (Annual) Est. Population growth 1.34%	1.41%	1.80%
2024 Median Age 41.5	44.8	46.5
Average Household Income \$80,165	\$82,903	\$93,216
Percentage with Associates Degree or Better 36.6%	37.5%	40.8%
Percentage in White Collar Profession 56.3%	57.4%	58.0%



2024 DEMOGRAPHICS

**±4.76 ACRES PROPOSED COMMERCIAL SITE
W MIDWAY RD & S 25TH ST
FORT PIERCE, FL 34981**

KEY FACTS



2,916

Total Population



\$475,391

Median Home Value



90

Businesses



2,740

Daytime Population



Middleburg

Dominant Tapestry Segment



4.21

Median Age



1.40%

Population Growth Rate



\$76,719

Median Household Income



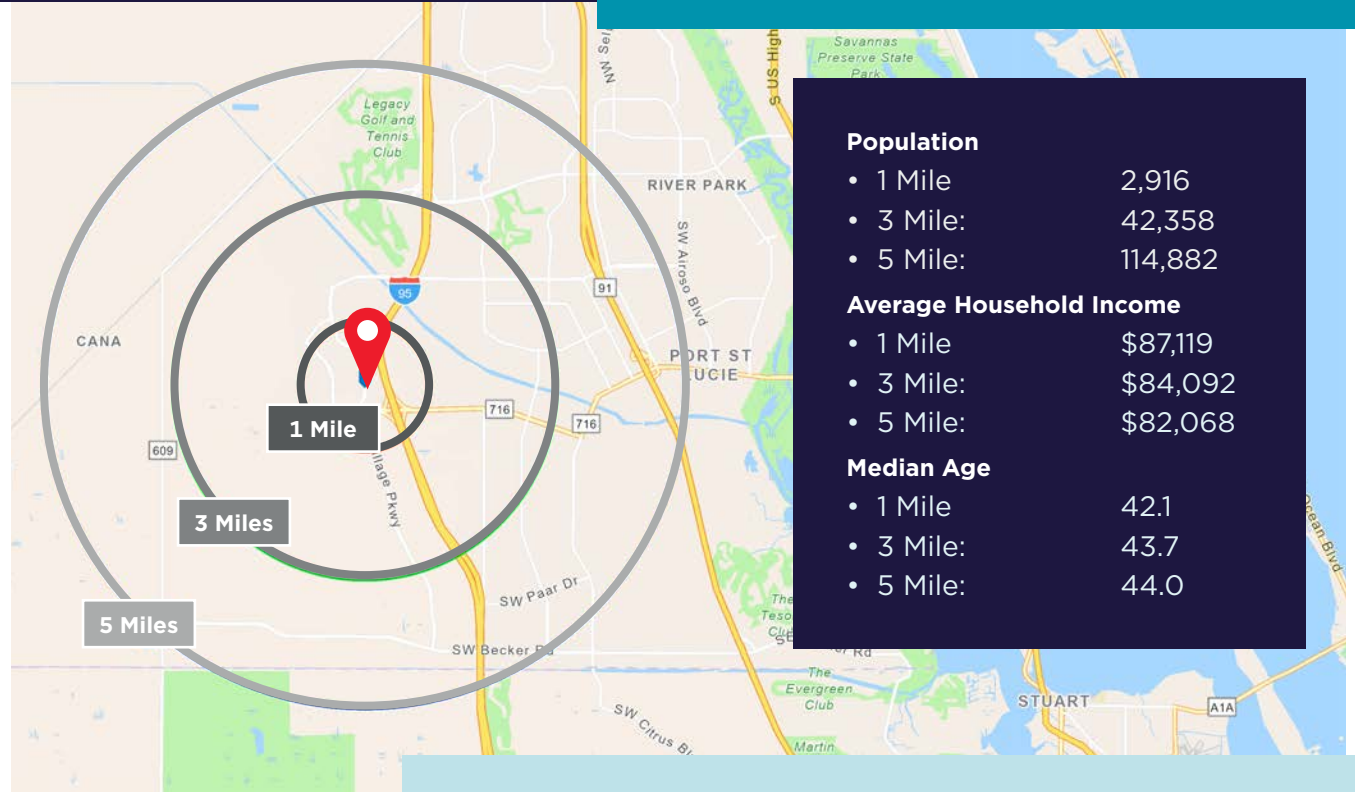
2.7

Average Household Size

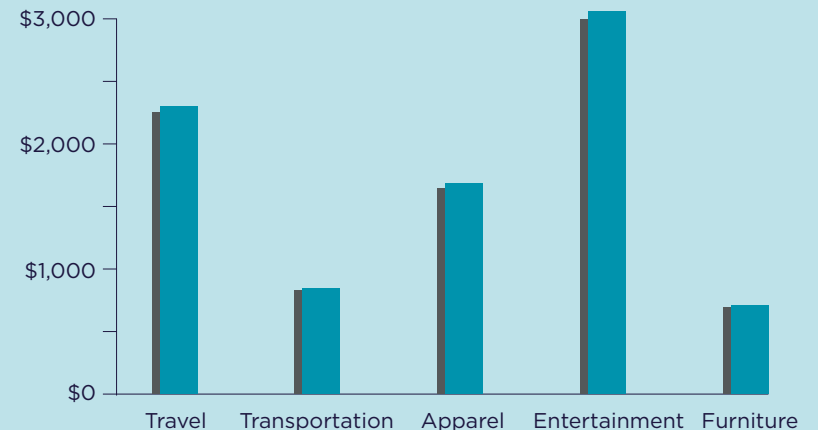


\$32,315

Per Capita Income



KEY SPENDING FACTS



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

Spending facts are average annual dollars per household

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-renowned 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.



COUNTY OVERVIEW



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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 Fort Pierce, FL 34981

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