



FOR LEASE

■ 949 Edwards Rd

949 Edwards Rd

Fort Pierce, FL 34982

PROPERTY OVERVIEW

Excellent light industrial warehouse, perfect for distribution, manufacturing, and storage. The property is centrally located to residential bases of Fort Pierce and Port Saint Lucie in Oleander Industrial area. Move in ready with approximately 800 SF of office space and open warehouse. Multiple loading doors including dock high and mid-grade.

OFFERING SUMMARY

Unit Size:	5,700 SF
Zoning:	Industrial
Utilities:	Fort Pierce Utilities Authority
Available SF:	5,700 SF
Traffic Count:	11,300 AADT

[Click For Permitted Uses](#)

LEASE RATE

\$12.50 SF/yr (MG)



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Realty & Development



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Property Details & Highlights

EDWARDS ROAD COMMERCE

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Property Name:	Edwards Road Commerce
Property Address:	949 Edwards Rd, Fort Pierce, FL 34982
APN:	2427-601-0003-000-3
Lot Size:	3.51 AC
Zoning:	Light Industrial
Cross Streets:	Oleander Ave
Year Built:	1990
Number of Stories:	1
Foundation:	Concrete
Walls:	Metal
Number of Units:	1
Ceilings:	Insulated
Power:	Fort Pierce Utilities Authority
HVAC:	Central Office



LOCATION OVERVIEW

Warehouse complex located on highly traveled Edwards Road. Site offers excellent access to dense population bases of Fort Pierce and PSL and has convenient access to I-95 interchange at Okeechobee Road.

LEASE HIGHLIGHTS

- 1) Light Industrial Zoning
- 2) Office + Warehouse
- 3) Dock & mid-grade loading
- 4) Bay door & storefront access



Additional Photos

EDWARDS ROAD COMMERCE

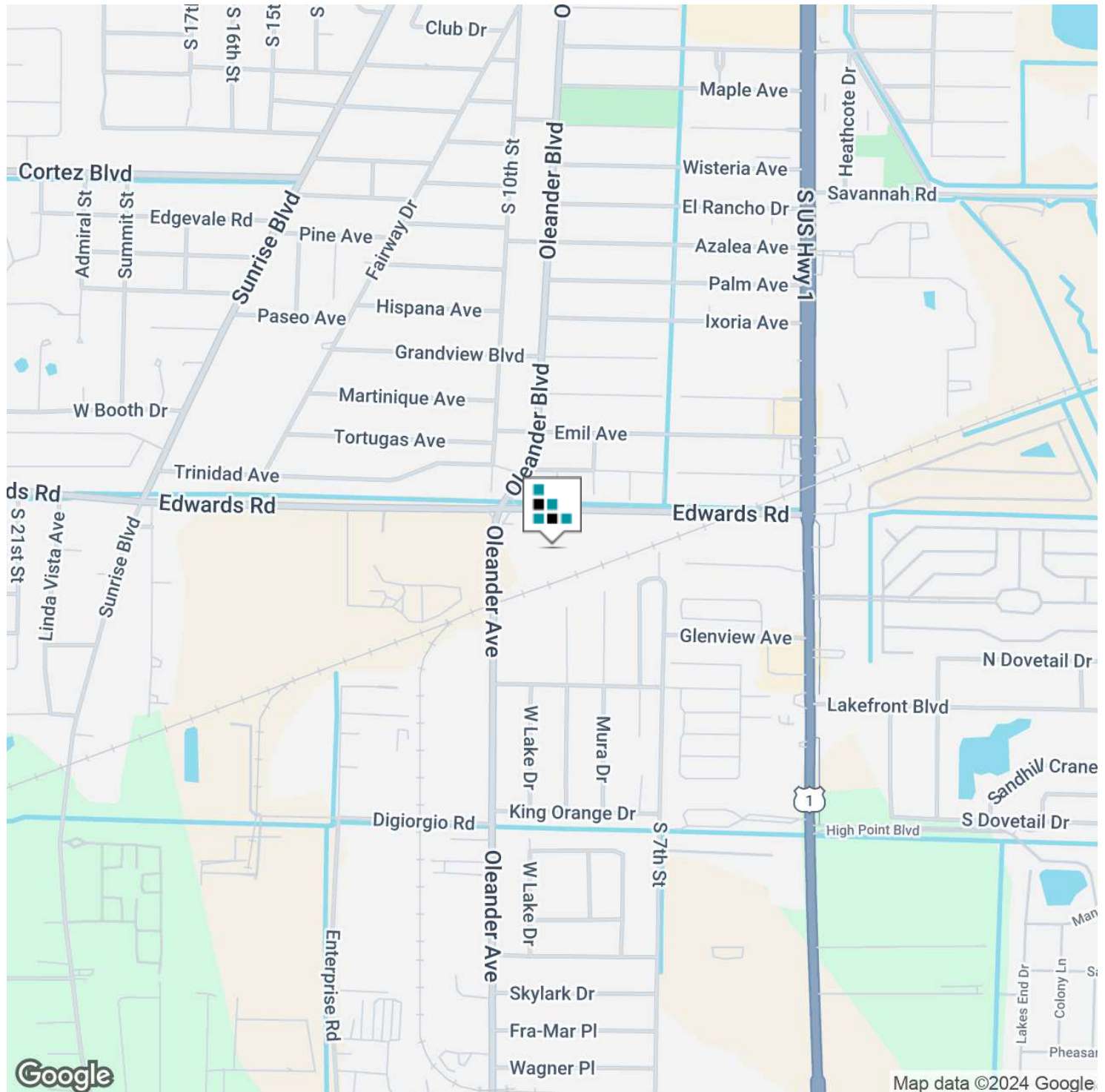
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Location Map

EDWARDS ROAD COMMERCE

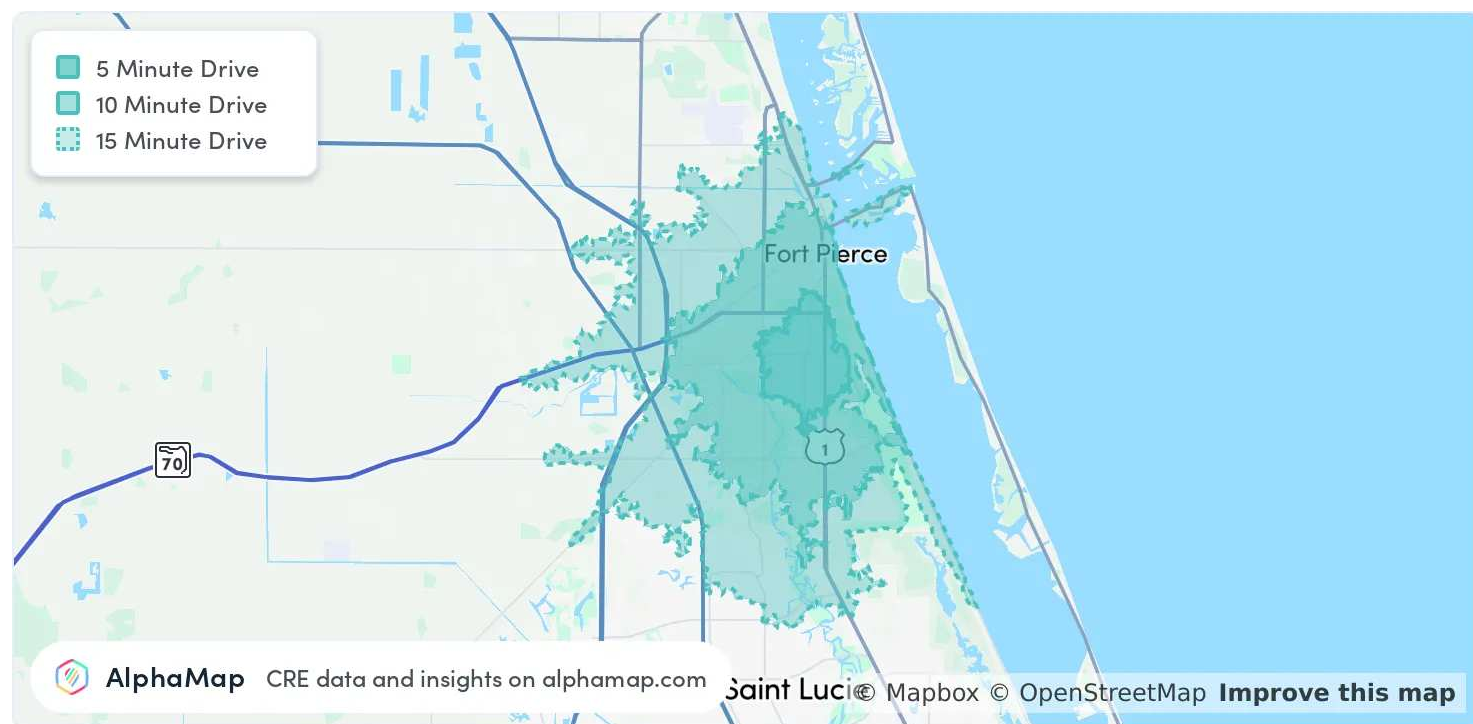
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Area Analytics

EDWARDS ROAD COMMERCE

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	16,806	49,092	101,494
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	41	42	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,494	18,671	38,946
Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,229	\$62,156	\$69,778
Average House Value	\$243,308	\$275,964	\$289,831
Per Capita Income	\$24,318	\$23,906	\$26,837

Map and demographics data derived from AlphaMap

Disclaimer

EDWARDS ROAD COMMERCE

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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