

# FOR LEASE

■ 8355 Orange Ave

Fort Pierce, FL 34945

## PROPERTY OVERVIEW

Modular office building and small storage building containing a total of 2,488 SF on a 1.83 acre lot.

## LOCATION OVERVIEW

The subject is located in Fort Pierce, just west of the I-95 interchange along heavily traveled Orange Avenue.

## OFFERING SUMMARY

Building Size:	2,488 SF
Land Size:	1.83 Acres
Land Use:	RU, Residential Urban
Zoning:	CO, Commercial Office
Available SF:	2,488 SF

LEASE RATE

\$4,000.00 per month (NNN)



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**SLC Commercial**  
Realty & Development



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# Property Details

8355 ORANGE AVE

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Lease Rate	\$4,000.00 PER MONTH
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### LOCATION INFORMATION

Street Address	8355 Orange Ave
City, State, Zip	Fort Pierce, FL 34945
County	St. Lucie
Market	Fort Pierce
Sub-market	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-95
Nearest Airport	West Palm Beach

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CO, Commercial Office
Lot Size	1.83 Acres
APN #	2311-312-0001-000-6
Amenities	Large Semi-Improved Site Office Available Great location just west of I-95
Power	Yes

### UTILITIES & AMENITIES

Landscaping	Basic
Gas / Propane	Yes

### BUILDING INFORMATION

Building Size	2,488 SF
Building Class	B
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	10 ft
Number of Floors	1
Year Built	1959
Year Last Renovated	2007
Gross Leasable Area	2,488 SF
Construction Status	Existing
Framing	Modular
Condition	Average
Roof	Metal
Free Standing	Yes
Number of Buildings	2
Foundation	Concrete





# Additional Photos

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## CO COMMERCIAL, OFFICE.

*Purpose.* The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section [3.01.02](#)(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section [2.00.00](#) of this Code.

### *Permitted Uses:*

Adjustment/collection and credit reporting services. (732)

Advertising. (731)

Communications - except towers. (48)

Computer programming, data processing and other computer related services. (737)

Contract construction services - office only. (15, 16, 17)

Duplicating, mailing, commercial art/photography and stenographic services. (733)

Engineering, accounting, research, management and related services. (87)

Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)

Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)

Health services - except nursing homes and hospitals. (80)

Membership organizations subject to the provisions of Section [7.10.31](#). (86)

Miscellaneous business services:

Detective, guard and armored car services. (7381)

Security system services. (7382)

News syndicate. (7383)

Photofinishing laboratories. (7364)

Business Services - misc. (7389)

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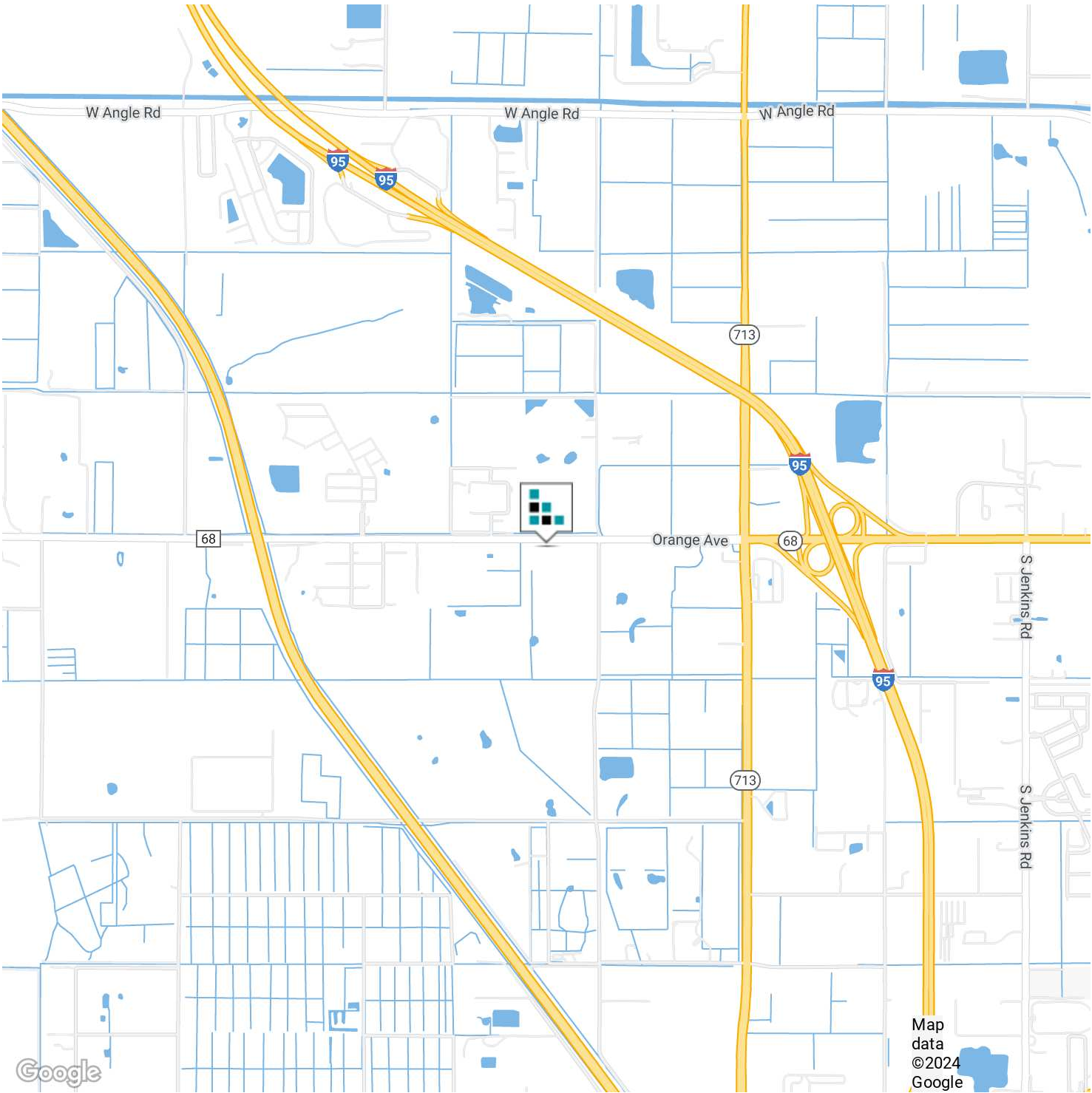
Personnel supply services. (736)	n.
Social services:	(1)
Individual and family social services. (832/839)	o.
Travel agencies. (4724)	3.
<i>Lot Size Requirements.</i> Lot size requirements shall be in accordance with Section <a href="#">7.04.00</a> .	4.
<i>Dimensional Regulations.</i> Dimensional requirements shall be in accordance with Section <a href="#">7.04.00</a> .	5.
<i>Off-street Parking and Loading Requirements.</i> Off-street parking and loading requirements are subject to Section <a href="#">7.06.00</a> .	6.
<i>Landscaping Requirements.</i> Landscaping requirements are subject to Section <a href="#">7.09.00</a> .	7.
<i>Conditional Uses:</i>	a.
Child care services. (835)	b.
Television and radio transmitting towers. (999)	c.
Telecommunication towers - subject to the standards of Section <a href="#">7.10.23</a> . (999)	8.
<i>Accessory Uses.</i> Accessory uses are subject to the requirements of Section <a href="#">8.00.00</a> and include the following:	a.
Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).	b.
Postal services. (43)	c.
Solar energy systems, subject to the requirements of Section <a href="#">7.10.28</a> .	



# Location Map

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# Area Map

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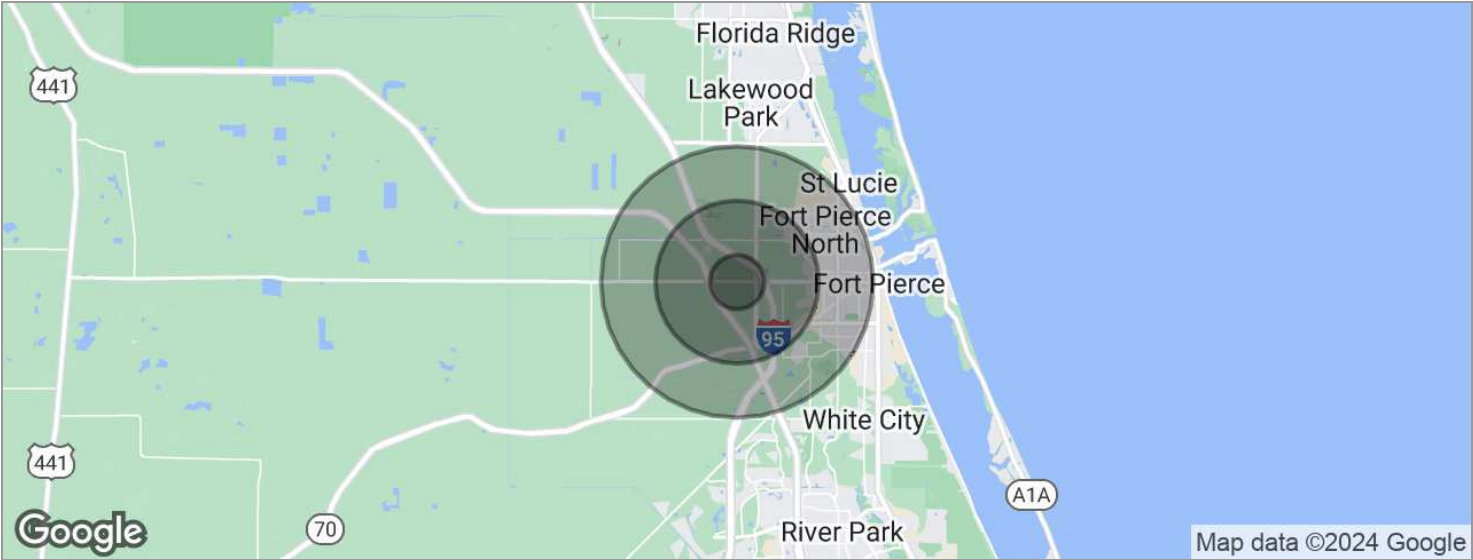




# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,976	11,324	51,295
Median age	44	40	39
Median age (Male)	42	39	38
Median age (Female)	48	42	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	510	4,036	18,070
# of persons per HH	3.9	2.8	2.8
Average HH income	\$72,843	\$77,114	\$63,956
Average house value	\$292,088	\$322,768	\$257,094

\* Demographic data derived from 2020 ACS - US Census



# Disclaimer

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