



FOR SALE

718 Citrus Ave

718 Citrus Ave

Fort Pierce, FL 34950

PROPERTY OVERVIEW

This 0.148+/- acre commercial property in Fort Pierce, Florida, is zoned for a variety of uses including office, retail, and restaurant. Conveniently located less than half mile from Downtown Fort Pierce and accessible from major roads and highways. The property is close to local amenities such as shops, restaurants, and public services, offering a flexible space to accommodate various business needs. This site presents an excellent opportunity for businesses looking to establish a presence in a community with growth potential.

LOCATION OVERVIEW

Located on the north side of Citrus Ave approximately 0.28 miles west of US Hwy-1.

OFFERING SUMMARY

Land Size:	0.148 +/- Acres
Future Land Use:	OP Office Professional
Zoning:	C-1 Commercial
Utilities:	Fort Pierce Utilities Authority (FPUA)

SALE PRICE

\$60,000



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SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

718 CITRUS AVE



SALE PRICE	\$60,000
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Location Information	
Street Address	718 Citrus Ave
City, State, Zip	Fort Pierce, FL 34950
County/Township	St. Lucie

Zoning / Land Use Details	
Zoning	C-1 Commercial
Future Land Use	OP Office Professional
Permitted Use	See Below

[Click here for permitted uses](#)

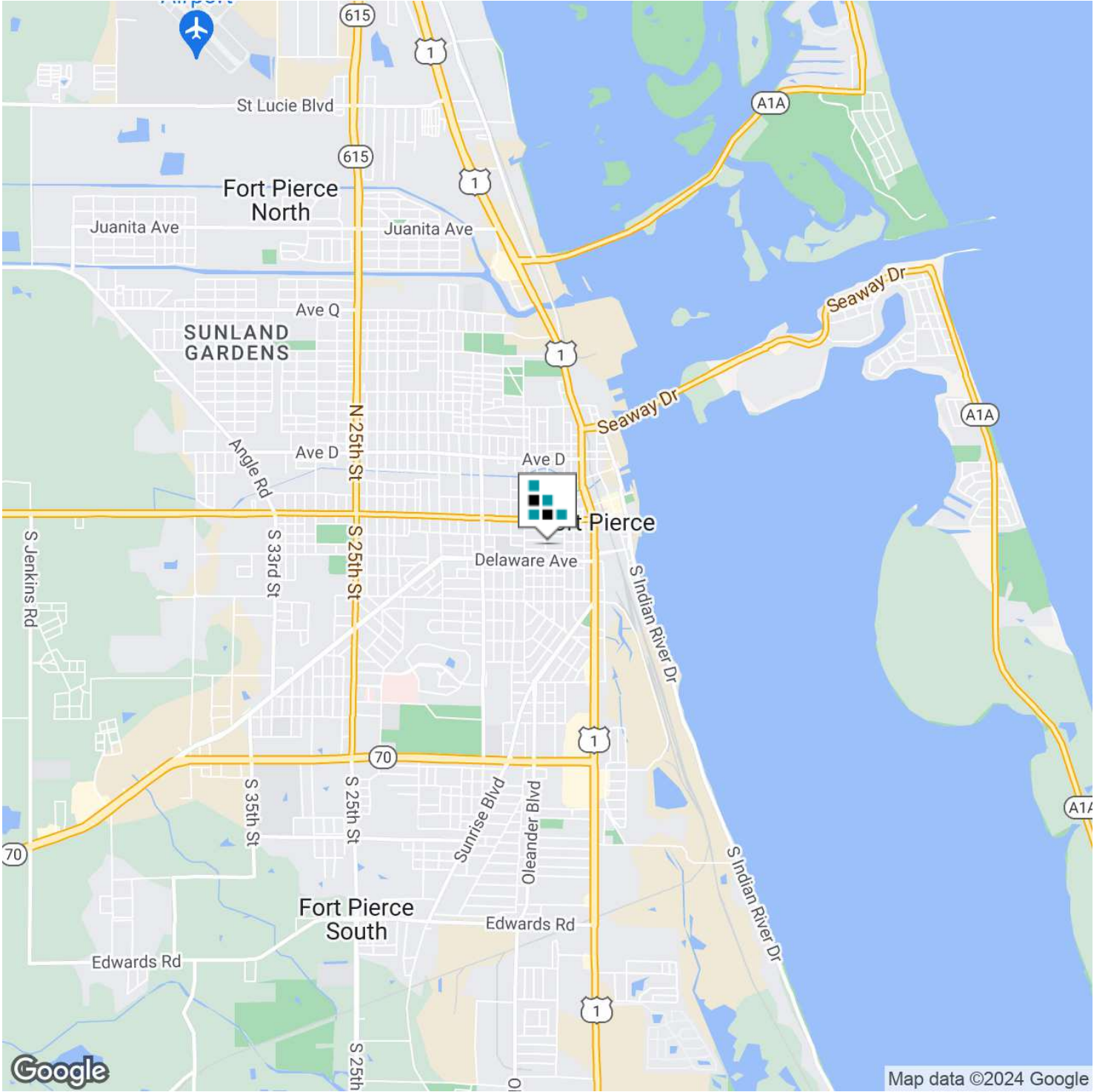
Property Details	
Property Type	Land
Property Subtype	Office
Lot Size	0.148+/- Acres
APN#	2410-706-0089-000-9
Utilities	Fort Pierce Utilities Authority (FPUA) FEMA X Flood Zone (No flood hazard)

Location Overview	
Located on the north side of Citrus Ave approximately 0.28 miles west of US Hwy-1.	

Location Map

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Retailer Map

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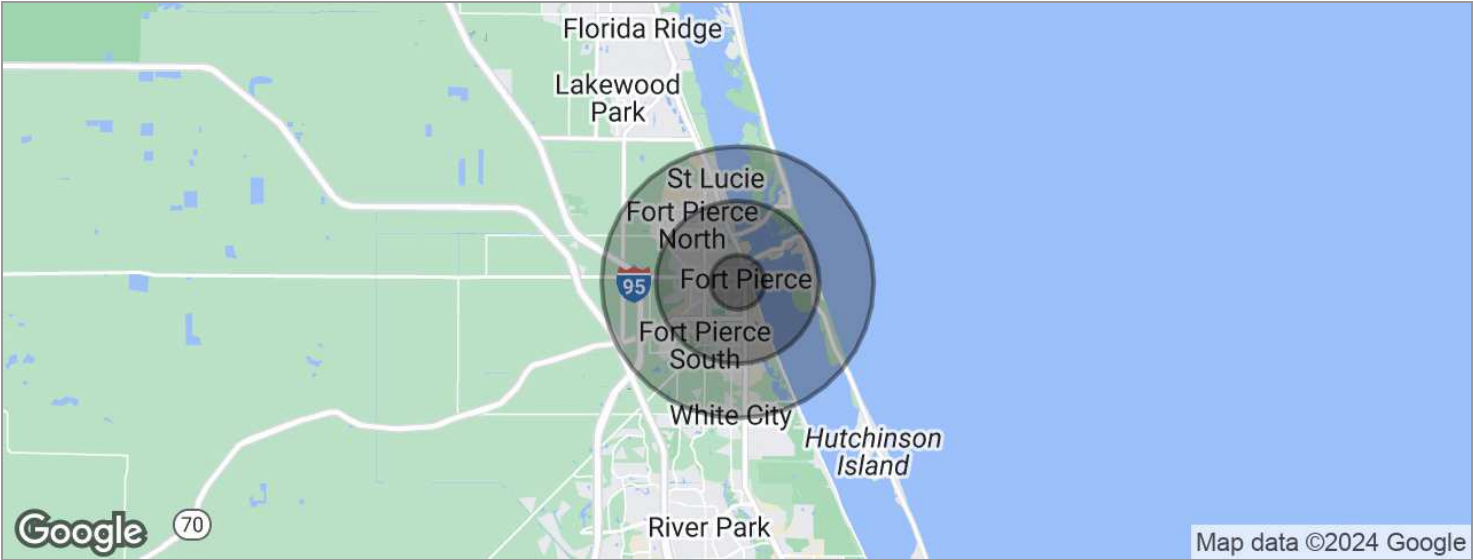
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,539	54,459	74,283
Median age	39	40	42
Median age (Male)	39	39	41
Median age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,844	20,441	28,693
# of persons per HH	2.7	2.7	2.6
Average HH income	\$47,959	\$57,677	\$63,098
Average house value	\$262,421	\$243,025	\$276,160

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

