



FOR SALE

604 N 6th St

Fort Pierce, FL 34950

PROPERTY OVERVIEW

Excellent Opportunity to purchase 0.12+/- Acres General Commercial Land near Downtown Fort Pierce and Hutchinson Island! Excellent location with great visibility on US Highway 1, just 385 feet south of Seaway Drive providing access to Hutchinson Island and the beaches and 0.3 miles north of Downtown Fort Pierce which boasts excellent night life, shopping and restaurants. With many planned projects in the area like the Kings Landing project, consisting of 116 residential units, 140 room hotel, 35K SF of restaurant space (including a rooftop restaurant / bar), and 17K SF of retail space, Downtown Fort Pierce is set to experience an even bigger boom to its continuing immense growth in the near future. Perfect location for Quick Serve Restaurant (QSR), Coffee Shops, Cafés, Retail, Offices and More! 0.44 Acre Commercial Land directly east of the property is also available – contact listing agent for more information.

LOCATION OVERVIEW

Located on the northwest corner of US Highway-1 and Avenue E, about 380 feet south of Seaway Drive and less than half mile north of Orange Avenue (I-95 Exit 131).

OFFERING SUMMARY

Land Size: 0.12 Acres
Zoning: C-3 Commercial General (City of Fort Pierce)

SALE PRICE

\$70,000



SAM ZUKER
ASSOCIATE

Mobile 561.856.4116
szuker@slccommercial.com

772.220.4096 | slccommercial.com



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

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SALE PRICE	\$70,000
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Location Information	
Street Address	604 N 6th St
City, State, Zip	Fort Pierce, FL 34950
County/Township	St Lucie

Zoning / Land Use Details	
Zoning	C-3 Commercial General (City of Fort Pierce)
Future Land Use	GC - General Commercial
Permitted Use	See Below

[Click here for Permitted Uses](#)

Property Details	
Property Type	Land
Property Subtype	Commercial
Lot Size	0.12 Acres
APN#	2403-705-0064-000-3
Corner Property	Yes
Utilities	Electric, Water, Sewer, and Gas. Available through Fort Pierce Utilities Authority.
Utilities & Amenities	Electric, Water, Sewer, and Gas. Available through Fort Pierce Utilities Authority.

Utilities & Amenities	
Sewer	Yes
Water	Yes
Electricity	Yes
Gas	Yes

Location Overview	
Located on the northwest corner of US Highway-1 and Avenue E, about 380 feet south of Seaway Drive and less than half mile north of Orange Avenue (I-95 Exit 131).	

Additional Photos

604 N 6TH ST

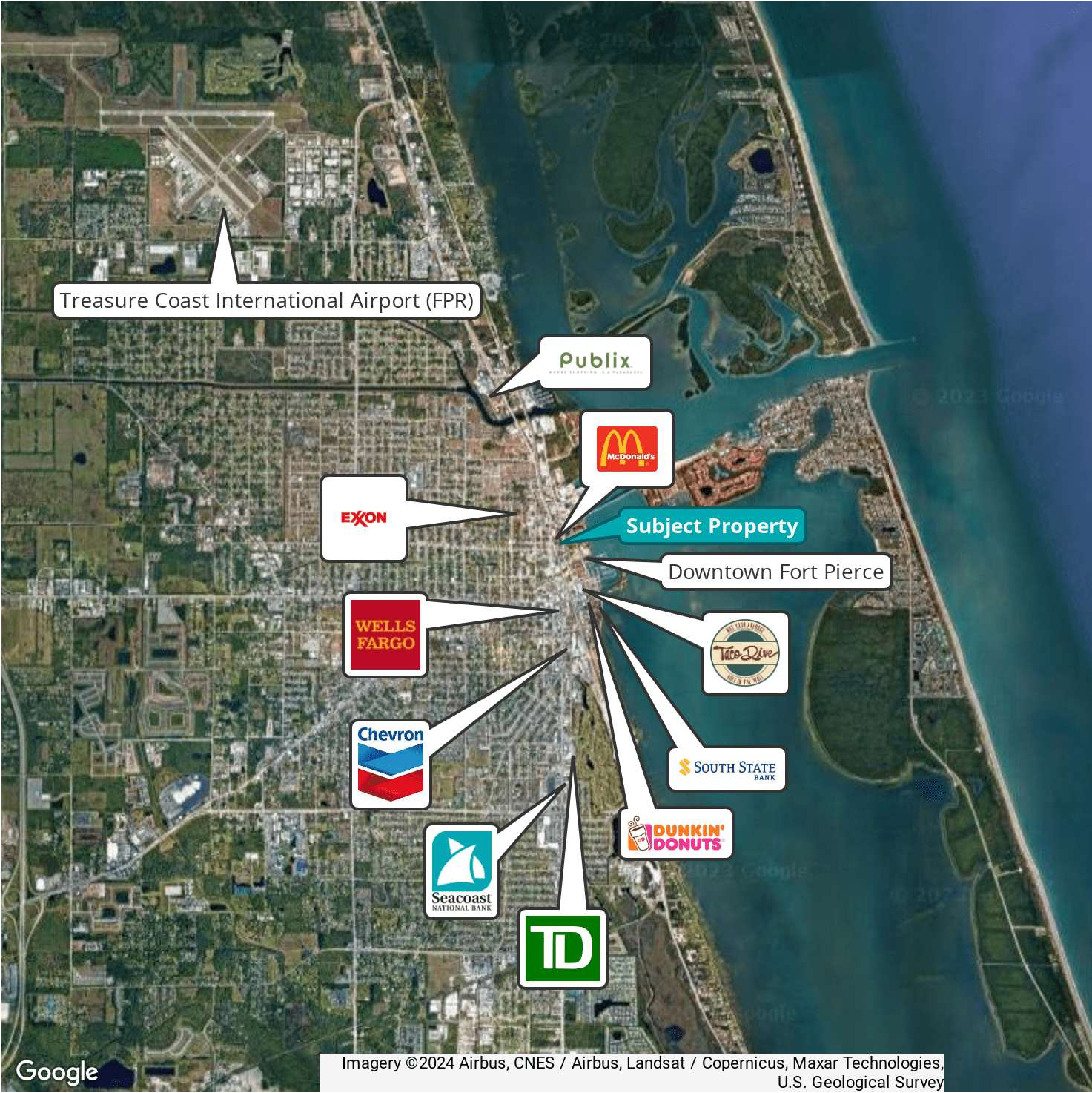
FOR SALE



Retailer Map

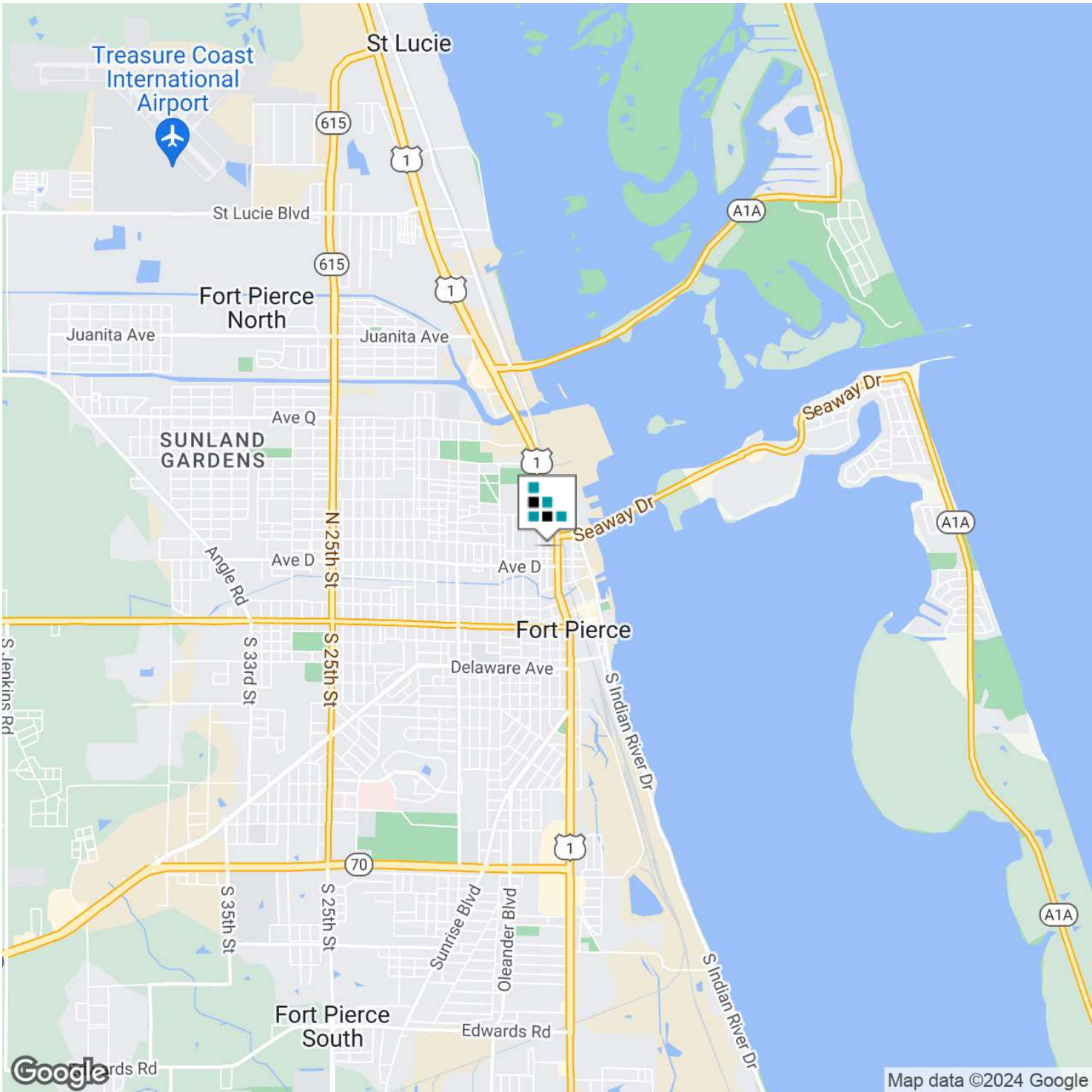
604 N 6TH ST

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Location Map

604 N 6TH ST



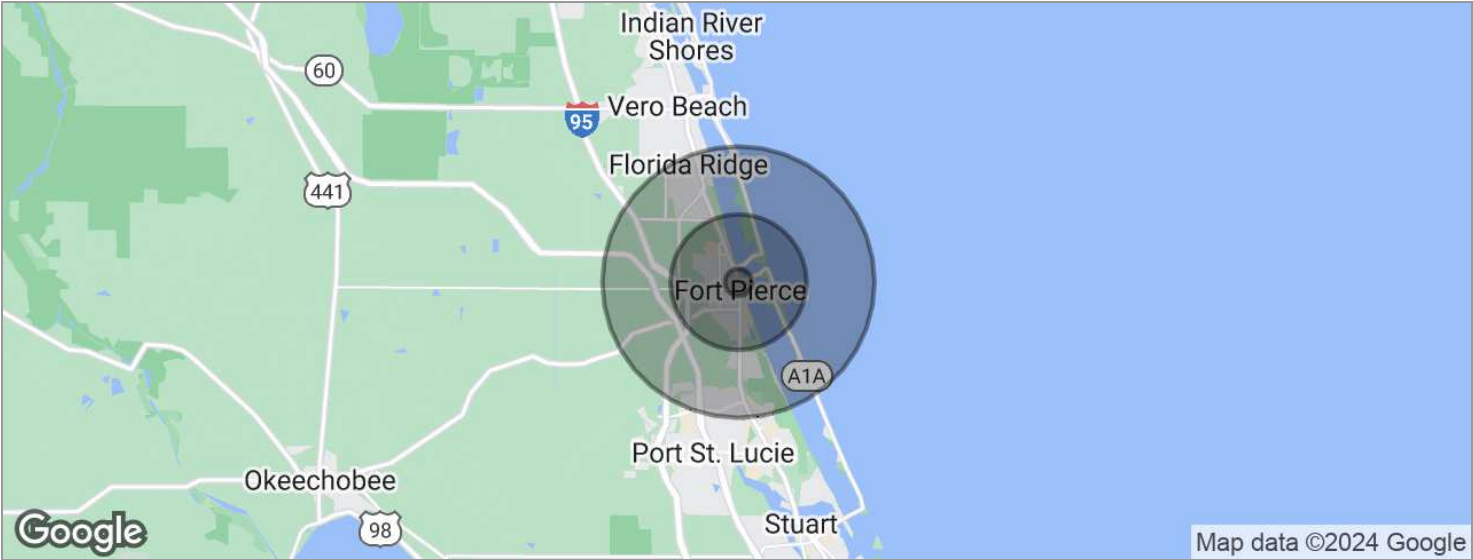
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,035	62,545	161,254
Median age	33.2	40.7	45.7
Median age (Male)	28.3	38.6	43.9
Median age (Female)	34.5	43.9	47.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,207	29,898	73,716
# of persons per HH	2.2	2.1	2.2
Average HH income	\$26,211	\$41,869	\$55,242
Average house value	\$81,975	\$158,432	\$208,971

* Demographic data derived from 2020 ACS - US Census

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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.

