



FOR LEASE

■ 561 Angle Rd

561 Angle Rd

Fort Pierce, FL 34947

PROPERTY OVERVIEW

1.6+/- Acres industrial land available for lease in the rapidly growing Angle Road Corridor of Fort Pierce, FL! Excellent location for contractors, equipment repair / storage, truck parking, trailer parking, and many more industrial uses! The Site contains a concrete pad for warehouse and partially improved with some coquina rock base for drivability. Property is just 5 minutes away from the I-95 and Orange Ave Interchange (Exit 131) with over 2M square feet of new industrial distribution centers coming to the immediate area and over 5M square feet currently under construction within 5 miles.

LOCATION OVERVIEW

Located on the West side of Angle Road about ½ mile Northwest of Orange Avenue. Less than 3 miles to Interstate 95 and Orange Avenue Interchange (Exit 131). Less than 3 miles to US Highway-1 and Downtown Fort Pierce.

OFFERING SUMMARY

Land Size:

1.6 Acres

Zoning:

IL - Light Industrial

LEASE RATE

\$2,500.00 Acre/Month (NNN)



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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

1.6 ACRE LAND LEASE

FOR LEASE

LEASE RATE	\$2,500.00 ACRE/MONTH
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Location Information	
Building Name	1.6 Acre Land Lease
Street Address	561 Angle Rd
City, State, Zip	Fort Pierce, FL 34947
County/Township	St. Lucie County

Land	
Number Of Lots	1

Zoning / Land Use Details	
Zoning	IL - Light Industrial

[Permitted Use Link](#)

PROPERTY VIDEO

Property Details	
Property Type	Land
Property Subtype	Office
Lot Size	1.6 Acres
APN#	2408-221-0001-010-7
Corner Property	Yes

Location Overview	
Located on the West side of Angle Road about ½ mile Northwest of Orange Avenue. Less than 3 miles to Interstate 95 and Orange Avenue Interchange (Exit 131). Less than 3 miles to US Highway-1 and Downtown Fort Pierce.	

Additional Photos

1.6 ACRE LAND LEASE

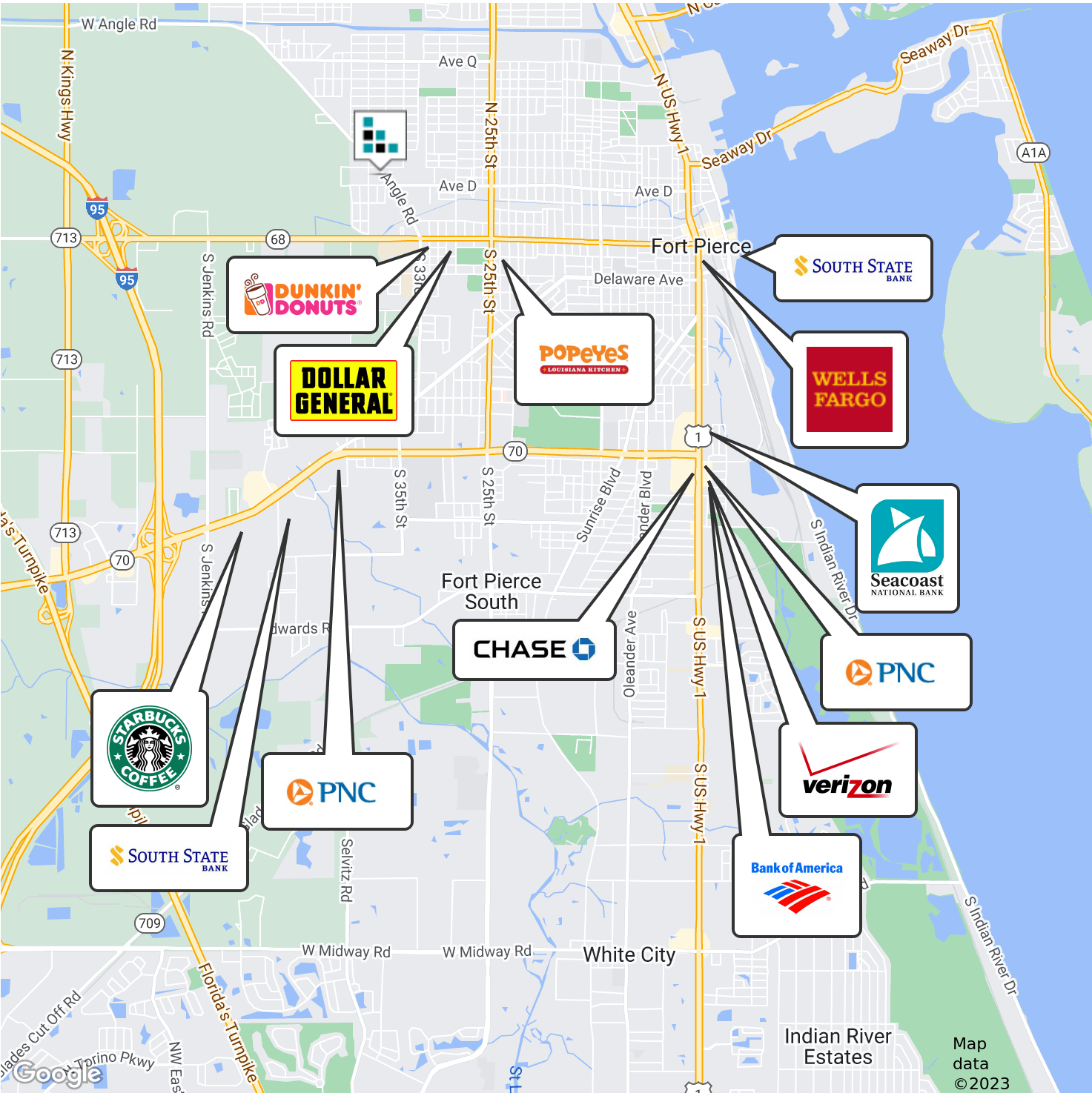
FOR LEASE



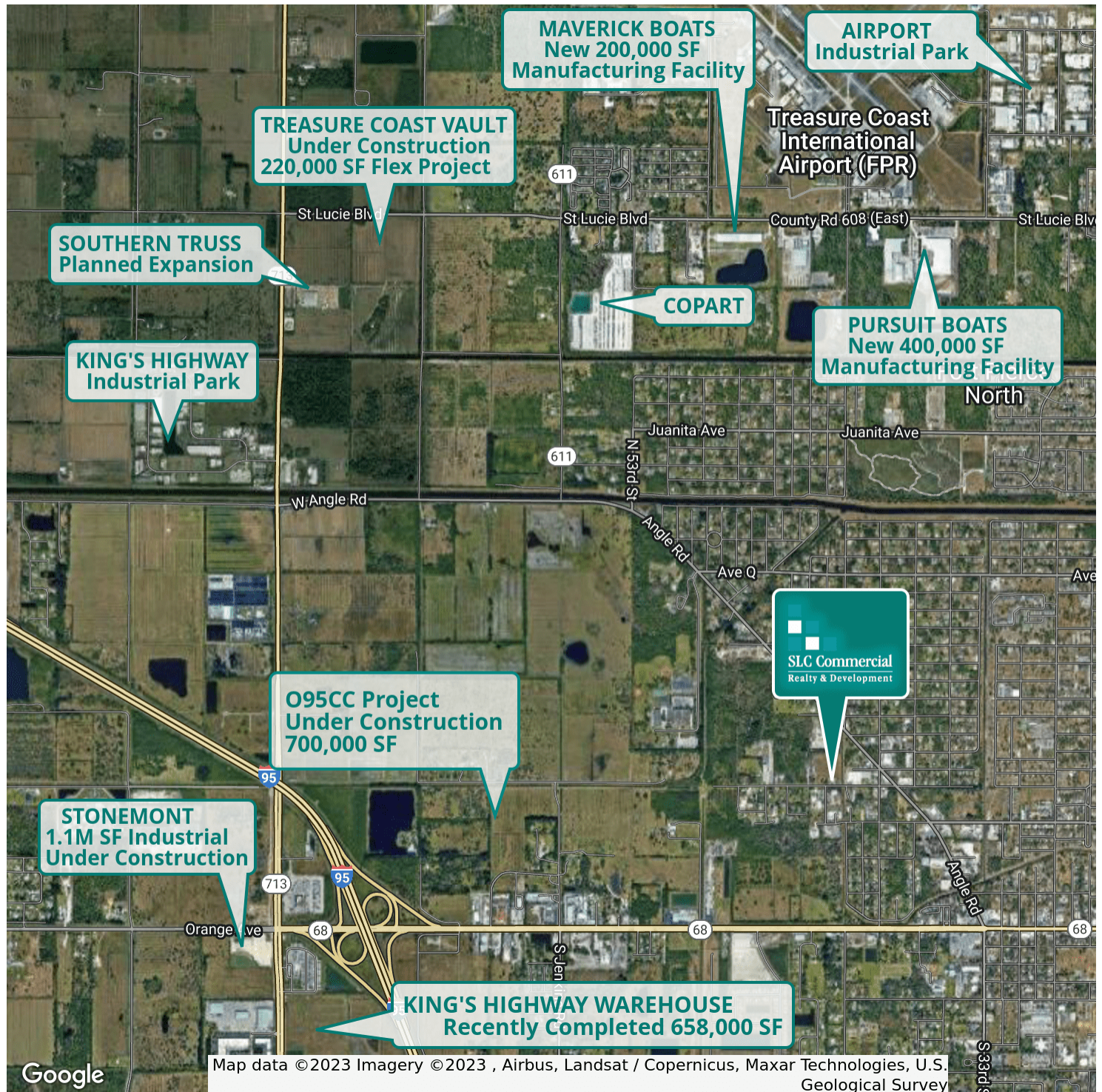
Retailer Map

1.6 ACRE LAND LEASE

FOR LEASE



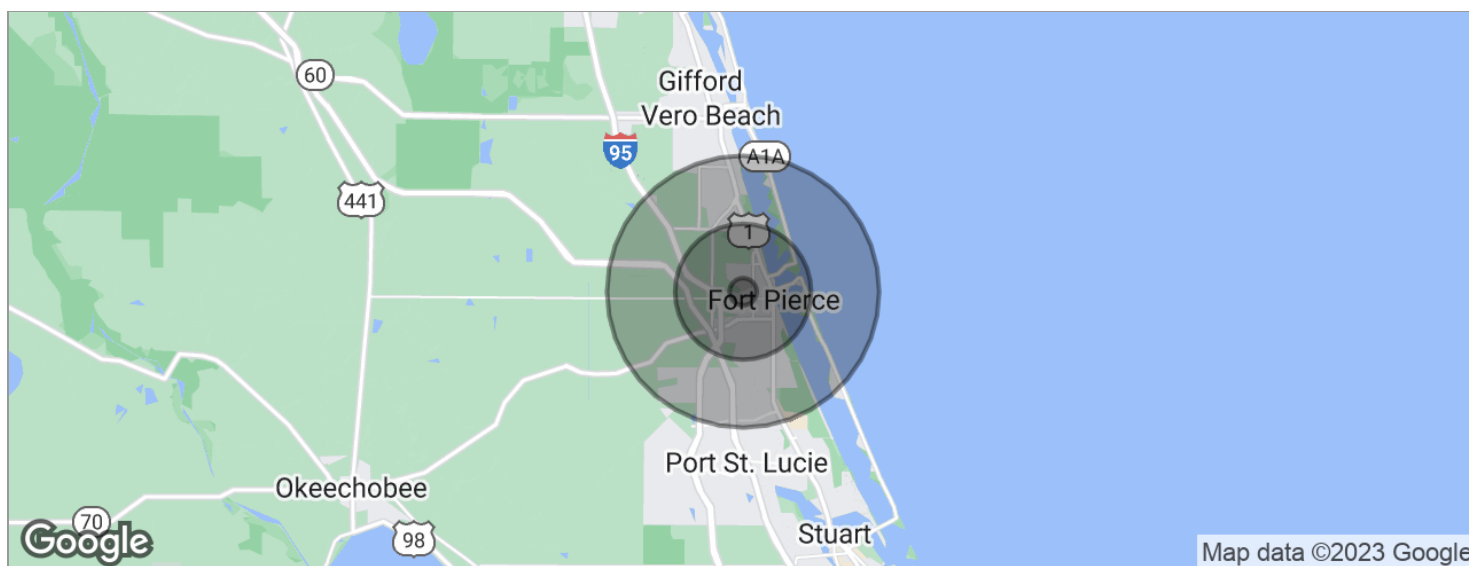
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Demographics Map

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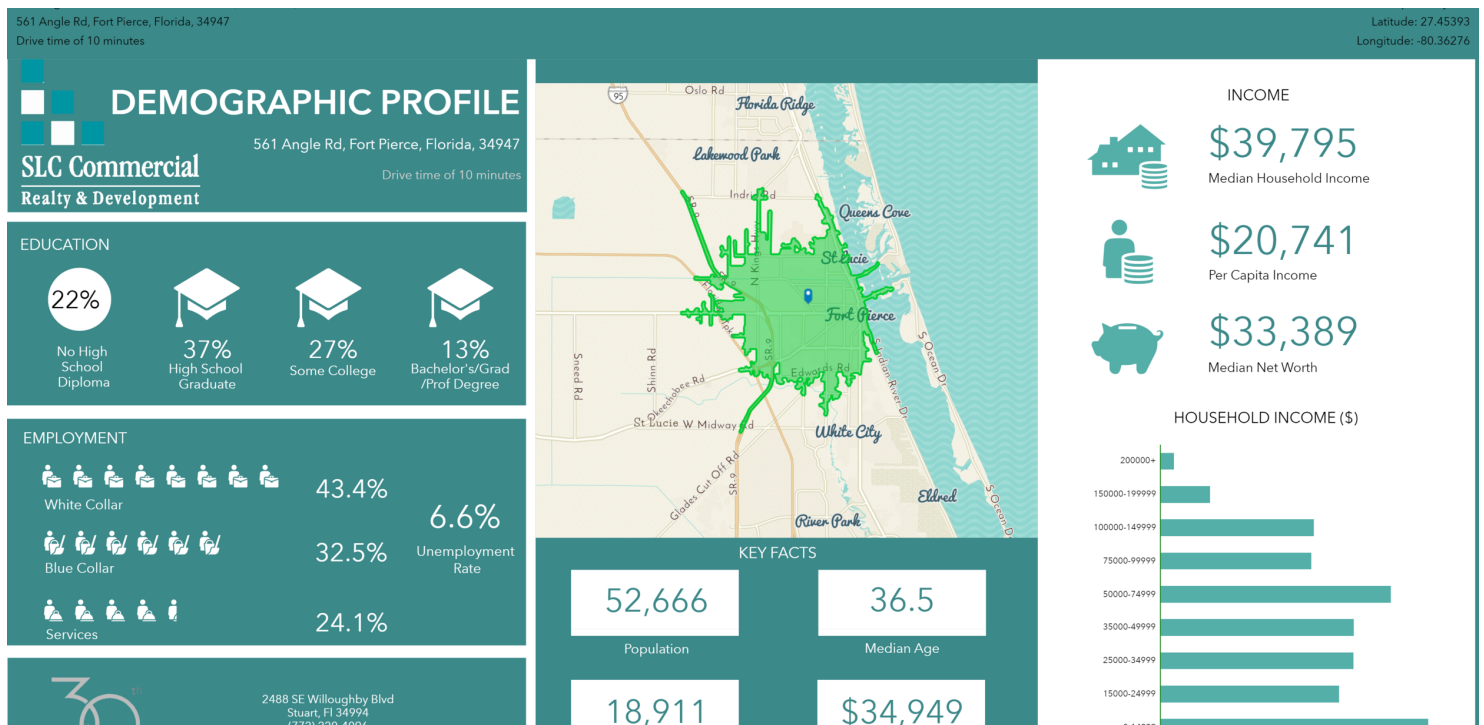
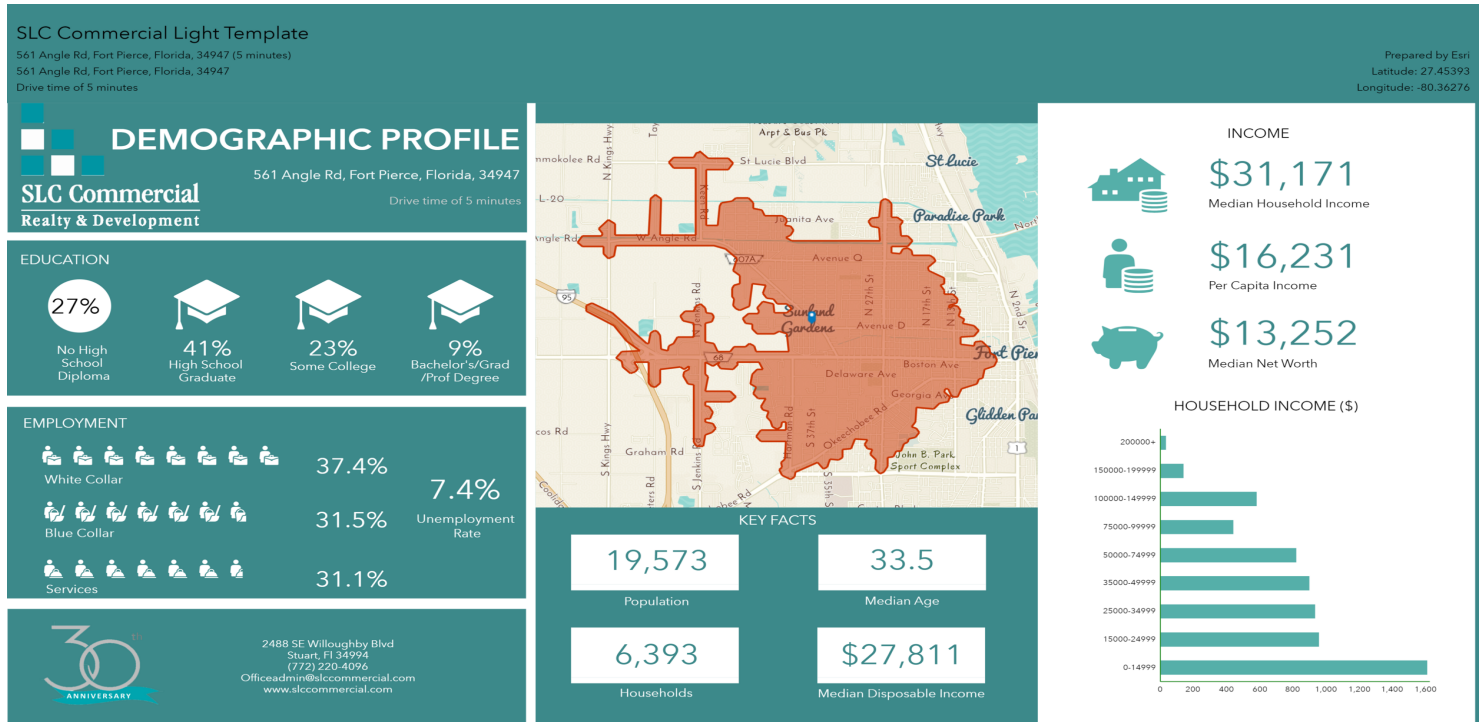
POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,294	63,389	173,301
Median age	33.1	40.4	45.8
Median age (Male)	31.8	37.8	44.0
Median age (Female)	40.5	44.2	47.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,805	29,129	79,517
# of persons per HH	3.0	2.2	2.2
Average HH income	\$34,881	\$41,899	\$55,350
Average house value	\$81,708	\$154,477	\$209,250

* Demographic data derived from 2020 ACS - US Census

Drive Time Demographic

1.6 ACRE LAND LEASE

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Drive Time Demographic

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SLC Commercial Light Template

561 Angle Rd, Fort Pierce, Florida, 34947 (15 minutes)
561 Angle Rd, Fort Pierce, Florida, 34947

Drive time of 15 minutes

Prepared by Esri
Latitude: 27.45393
Longitude: -80.36276



DEMOGRAPHIC PROFILE

561 Angle Rd, Fort Pierce, Florida, 34947

Drive time of 15 minutes

EDUCATION

18%

No High School Diploma



36% High School Graduate



29% Some College



17% Bachelor's/Grad /Prof Degree

EMPLOYMENT



White Collar

47.5%



Blue Collar

29.7%



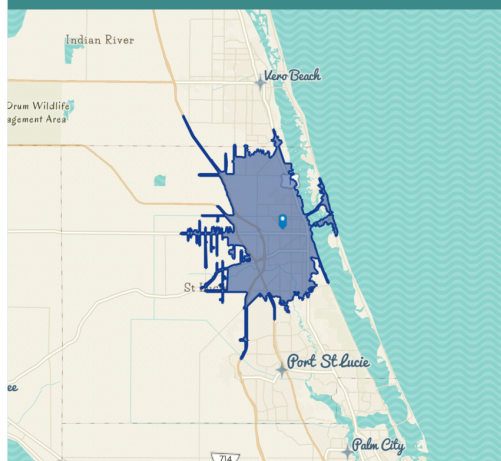
Services

22.8%

5.7% Unemployment Rate



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KEY FACTS

83,631

Population

40.5

Median Age

32,285

Households

\$41,072

Median Disposable Income

INCOME



\$48,478

Median Household Income



\$26,074

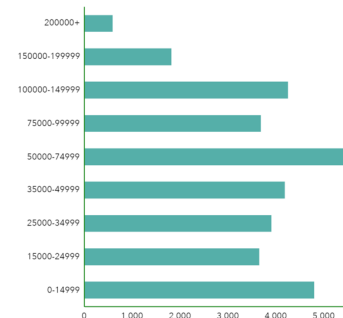
Per Capita Income



\$81,398

Median Net Worth

HOUSEHOLD INCOME (\$)



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.

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