

FOR SALE | 5 VACANT COMMERCIAL LOTS

From 1 – 4 acres

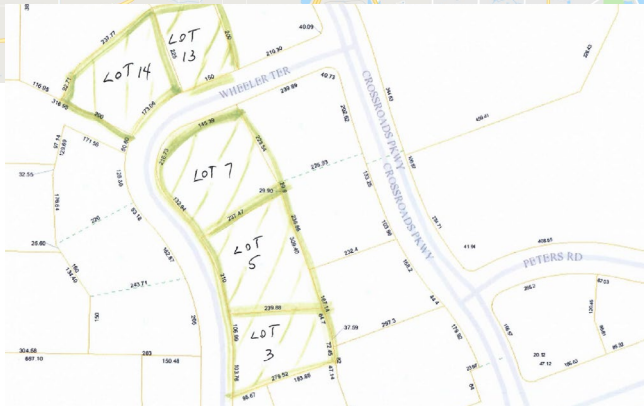
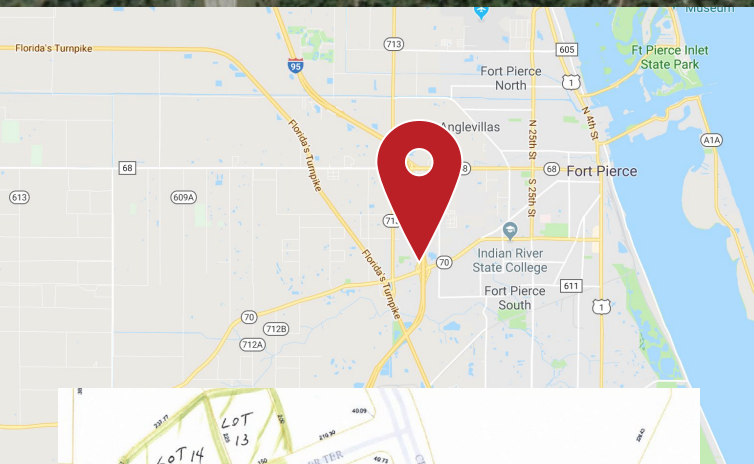
St. Lucie County | Fort Pierce, FL

Stigliano Commercial Real Estate



PROPERTY DESCRIPTION:

Five, shovel ready, commercial vacant lots located in the Hot Spot of St. Lucie County / Fort Pierce. The property is strategically located on SR 70 / Okeechobee Road a half mile from both I-95 and the Florida Turnpike Interchange Exit 152. Sites available from 1-4 acres.



POTENTIAL USES



Restaurant / Fast Food



Truck Stop / Travel Plaza



Self Storage



Hotel



Light Industrial

Asking Price:
\$7.50 per square foot

Jurisdiction: City of Fort Pierce, FL 34945

Zoning: C-3 General Commercial

Height Restriction: 65 feet

Reese Stigliano, SIOR
President

Office: 954-941-8829 | Cell: 954-562-3430
Email: reese@ReeseOnRealEstate.com
Website: www.ReeseOnRealEstate.com

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Lot	Size	Tax ID #	Legal Description	Annual Taxes
13	.73 acres	2324-705-0016-000/0	St. Lucie Crossroad Lot 13	\$2,621
14	1.18 acres	2324-705-0017-000/7	St. Lucie Crossroad Lot 14	\$4,225
3	1.01 acres	2324-705-0006-000/7	St. Lucie Crossroad Lot 3	\$3,618
5	1.35 Acres	2324-705-0008-000/1	St. Lucie Crossroad Lot 5	\$4,816
7	1.52 Acres	2324-705-0010-000/8	St. Lucie Crossroad Lot 7	\$5,428

5 MILE RADIUS
POPULATION: 73,280
BUSINESS: 3,045

AREA TRADE MAP



FORT PIERCE, FL An Award Winning City

2005 "City of Excellence Award"
- Florida League of Cities

2011 "Great American Main Street Award"
- National Trust for Historic Preservation

2015 "No. 1 Best Small Town Main Street in America"
- Consumer-Advocacy Group

"Most Idyllic and Historic Main Streets in America"
- USA TODAY

Lots can be sold individually or combined. Lots 13 & 14 can be assembled totaling 1.9 acres. Lots 3, 5 & 7 can be assembled totaling 3.87 acres. Owner would consider long term lease or Joint Venture.

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