

NEW CONSTRUCTION

Restaurant, Commercial, Banking,
Personal Services, Drive Thru Available

BUILD TO SUIT

Coming Soon 4th Quarter 2022

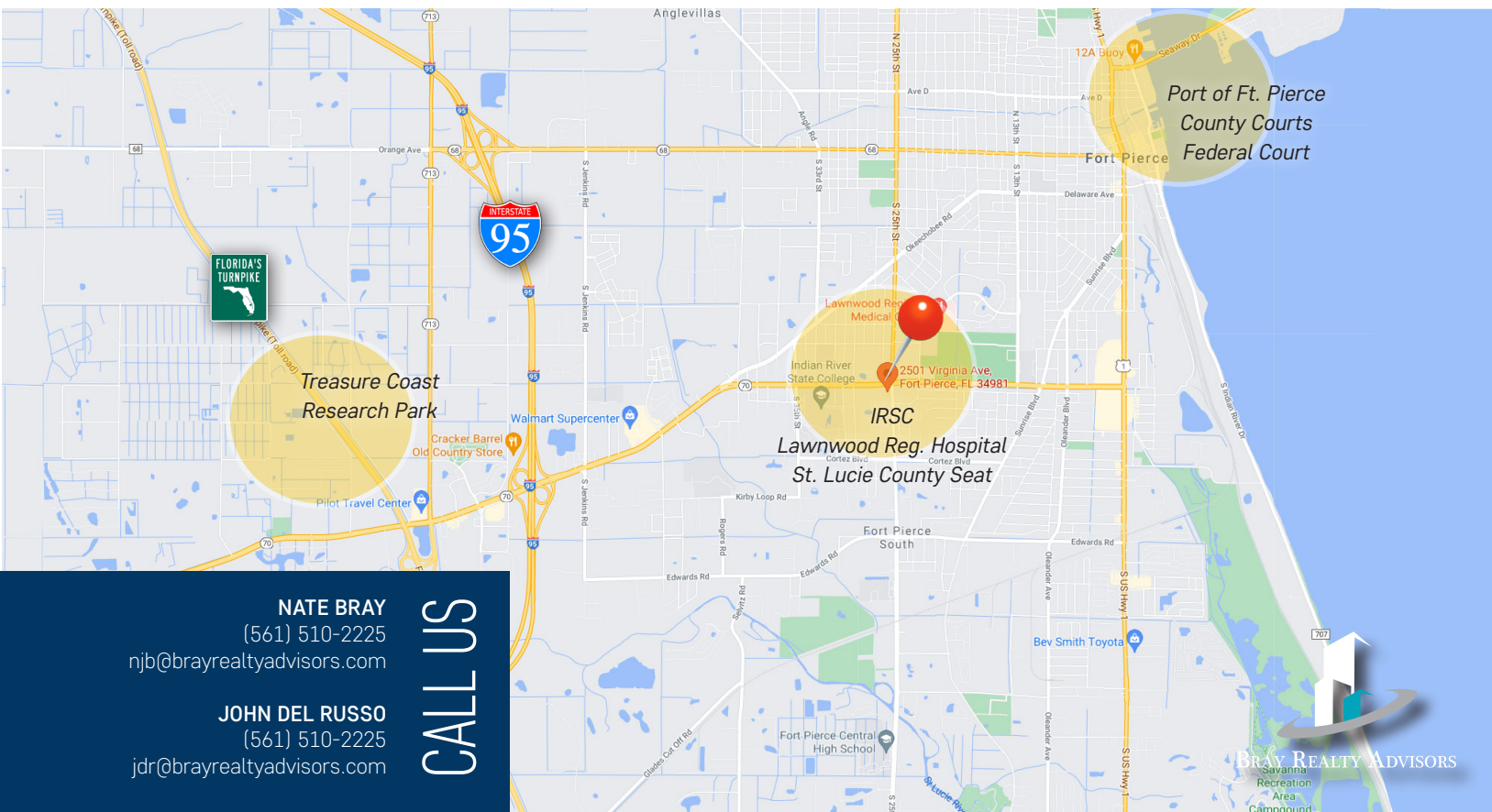
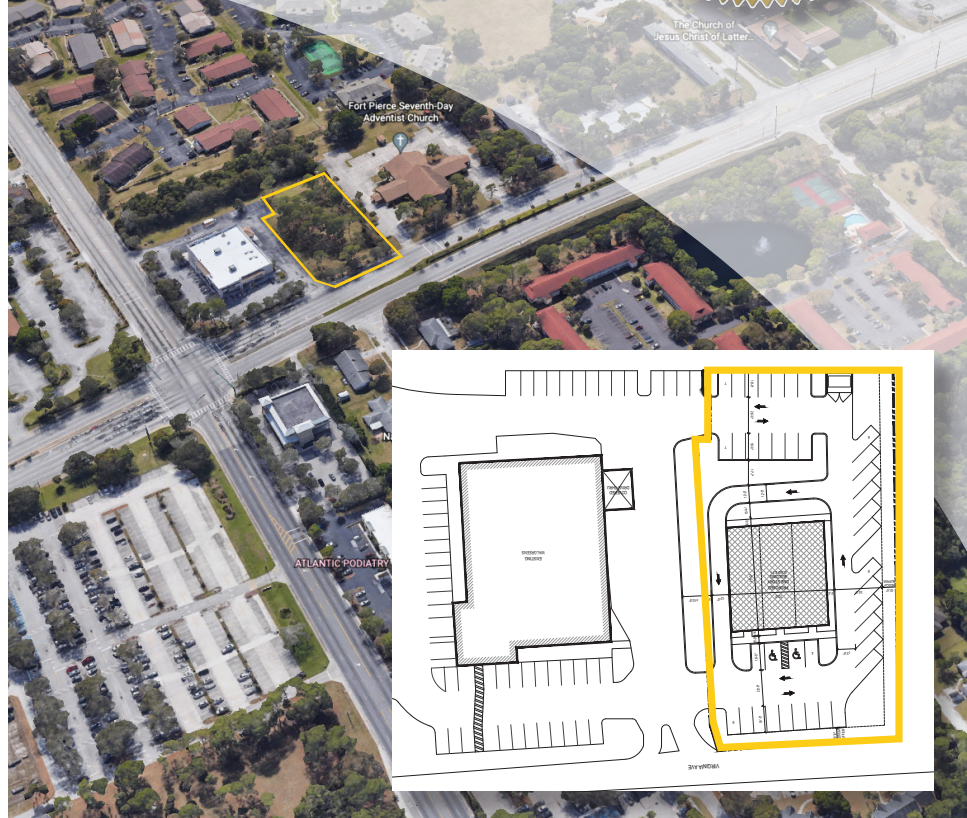
**Gold
Standard**
PROPERTY

LOCATION: 2501 Virginia Avenue
Fort Pierce, FL 34981

DESCRIPTION: Strategically located close to 1-95 and the FL Turnpike, this free standing drive-thru opportunity is positioned perfectly on one of the most highly trafficked roads on the Treasure Coast. Watch your vision come to life. Surrounded by Indian River State College, St. Lucie County Administration, Lawnwood Regional Hospital, Bud Adams Federal Courthouse, St. Lucie County Seat, Treasure Coast Research Park and the Port of Ft. Pierce.

PROPERTY STATS:

Building	4,500 +/- sf 60ft x 75ft (Demisable up to 3 tenants)
Frontage	130 ft
Parcel Number	2420-111-0001-101-1
Acreage	0.85 Acres
Land Use	Commercial
Zoning	General Commercial



NATE BRAY
(561) 510-2225
njb@brayrealtyadvisors.com

JOHN DEL RUSSO
(561) 510-2225
jdr@brayrealtyadvisors.com

CALL US

BRAY REALTY ADVISORS

NEW CONSTRUCTION

BUILD TO SUIT

Restaurant, Commercial, Banking,
Personal Services, Drive Thru Available



BRAY REALTY ADVISORS



Port St. Lucie Median Age

42.5 41.7 43.3



Total



Male



Female

Port St. Lucie Adults

There are 147,855 adults, (38,874 of whom are seniors) in Port St. Lucie.

Port St. Lucie Age Dependency

73.8 Age Dependency Ratio

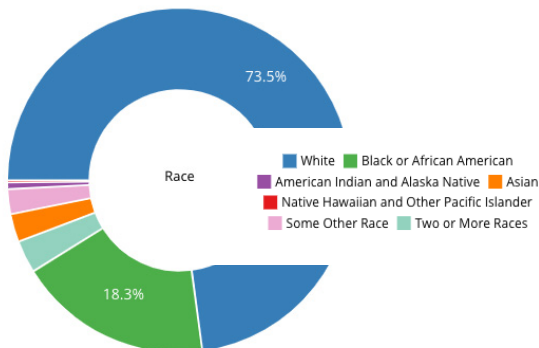
35.7 Old Age Dependency Ratio

38.1 Child Dependency Ratio

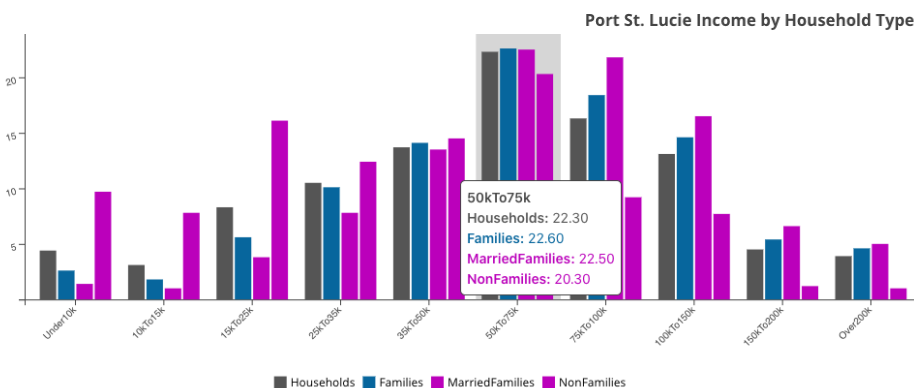
Port St. Lucie Sex Ratio

Female 97,022 51.23%

Male 92,374 48.77%



Name	Median	Mean
Households	\$60,587	\$74,355
Families	\$65,716	\$81,405
Married Families	\$74,836	\$88,294
Non Families	\$39,906	\$49,362



NATE BRAY

(561) 510-2225

njb@brayrealtyadvisors.com

JOHN DEL RUSSO

(561) 510-2225

jdr@brayrealtyadvisors.com

CALL US

DEMOGRAPHICS:

County	St. Lucie County
Land Area (mi ²)	119.2 sq mi
Density (mi ²)	1,811.40/sq mi
2020 Growth Rate	3.37%
Growth Since 2010	31.18%
Rank in State	7th
Rank in Country	106th
Metro Population	505,557
Median Age	42
Average Household Income	\$60,500