

NEW CONSTRUCTION *Restaurant, Commercial, Banking,  
Personal Services, Drive Thru Available*

# BUILD TO SUIT

*Coming Soon* 4th Quarter 2022

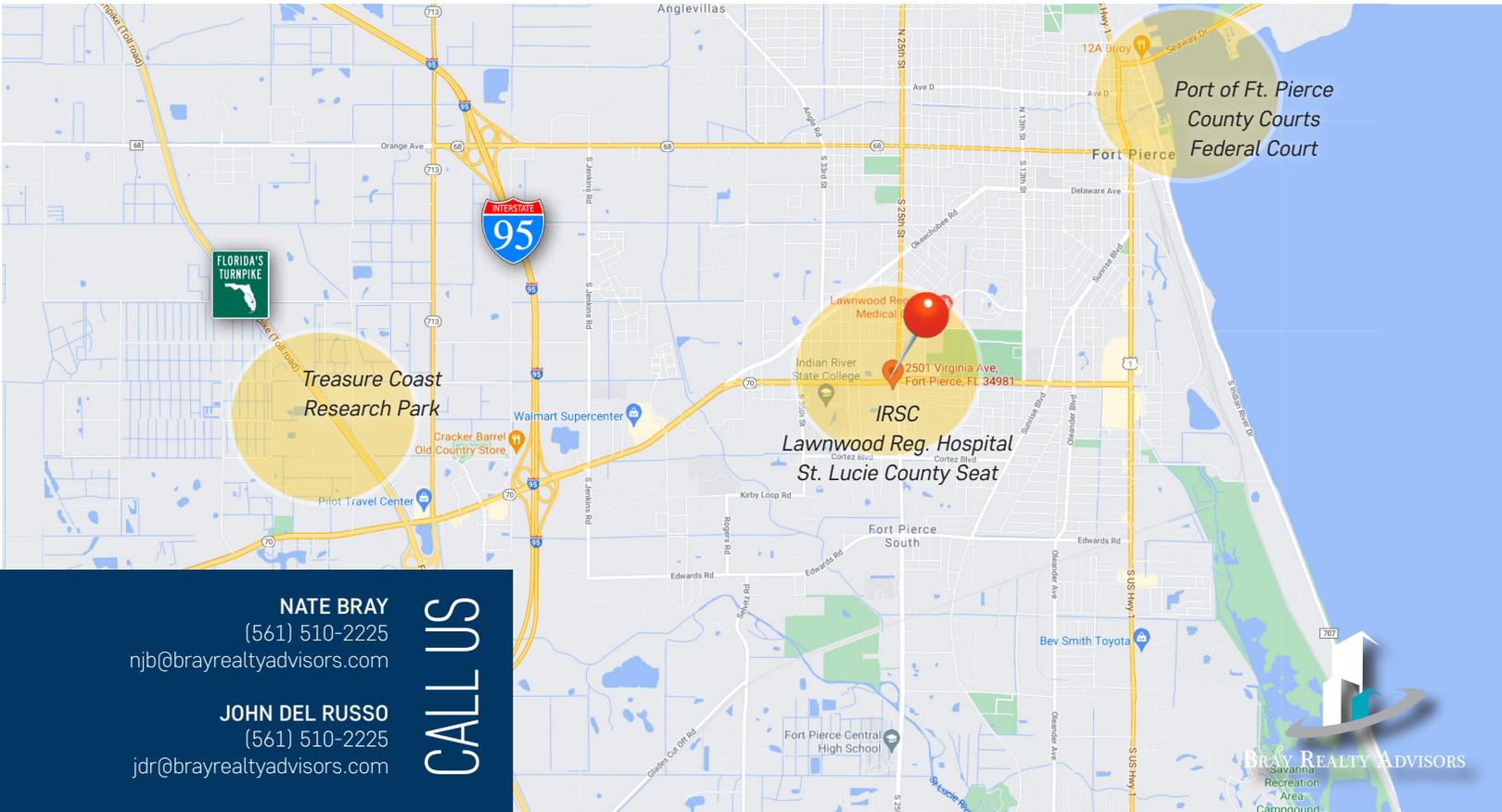


LOCATION: 2501 Virginia Avenue  
Fort Pierce, FL 34981

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



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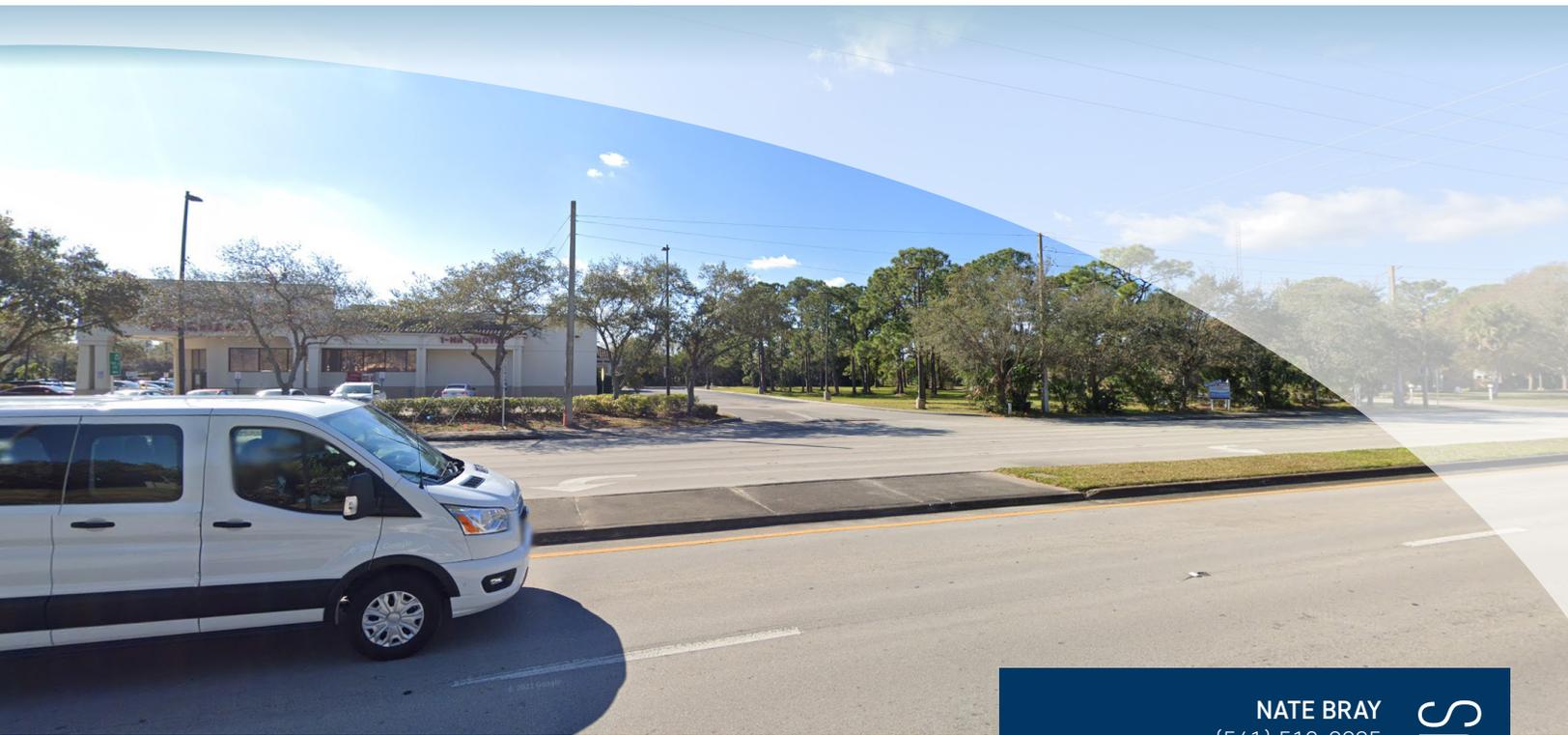
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BRAY REALTY ADVISORS



### Port St. Lucie Median Age



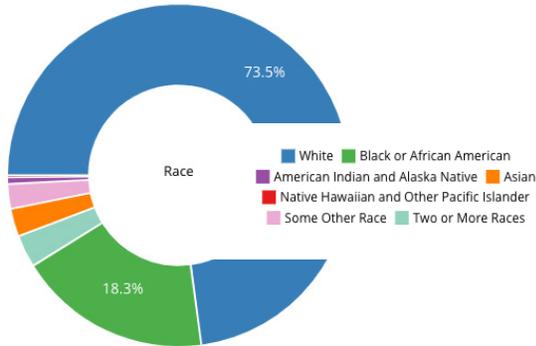
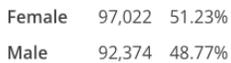
### Port St. Lucie Adults

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

### Port St. Lucie Age Dependency

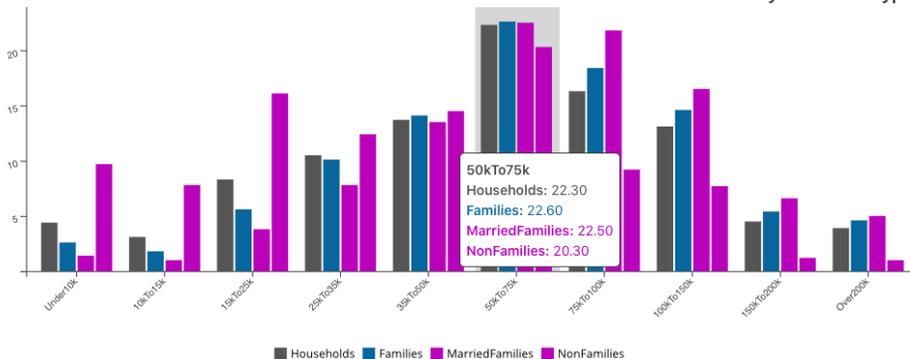


### Port St. Lucie Sex Ratio



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

### Port St. Lucie Income by Household Type



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### DEMOGRAPHICS:

County	St. Lucie County
Land Area (mi <sup>2</sup> )	119.2 sq mi
Density (mi <sup>2</sup> )	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