

7328 Commercial Cir

Fort Pierce, FL 34951

**Industrial
Leasing Opportunity**
Leasing Brochure



MATTHEWS™

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Project Scope

Property Details

NNN	\$15
GLA	±7,158 SF
Office Space	±1,600 SF
3 Loading Dock	12.5'H x 11'W
Miles to Major Interstate	±2 Miles
Renovations	2025 Roof was Redone
Clear Heights	18'
1 Ramp Access	12'H x 11'W



Property Highlights

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- **±7,158 SF industrial facility located within the established Kings Highway Industrial Park in Fort Pierce.**
- **Functional two-building configuration** totaling ±12,110 SF, including ±7,158 SF and ±4,952 SF buildings, ideal for warehousing, distribution, manufacturing, service operations, and contractor users.
- **Prime logistics location approximately 2 miles from the I-95 and Orange Avenue interchange (Exit 131),** offering excellent regional connectivity throughout the Treasure Coast and Central/South Florida markets.
- **Strategic Fort Pierce location with convenient access to Florida's Turnpike, US-1,** and major industrial corridors serving the rapidly growing Treasure Coast market.
- **Industrial Light (IL) zoning permits a broad range of industrial and service-oriented uses,** enhancing operational flexibility and tenant appeal.
- **18-foot clear heights throughout both buildings** support efficient warehouse operations and maximize storage capacity.
- **Strong loading functionality with multiple dock-high doors and ramp-access** loading, accommodating distribution, logistics, and owner-user operations.
- **Both buildings feature separately metered 3-phase power,** making the property well-suited for manufacturing, fabrication, and industrial processing users.
- **Recent capital improvements include new roofs,** upgraded LED lighting, parking lot enhancements, and loading ramp improvements, minimizing near-term capital expenditure requirements.
- **Existing showroom and office buildout** provides an efficient blend of front-office functionality and warehouse operations.
- **Rare opportunity to acquire or lease a versatile industrial asset** in Fort Pierce's supply-constrained industrial market, where demand for functional warehouse product remains strong.



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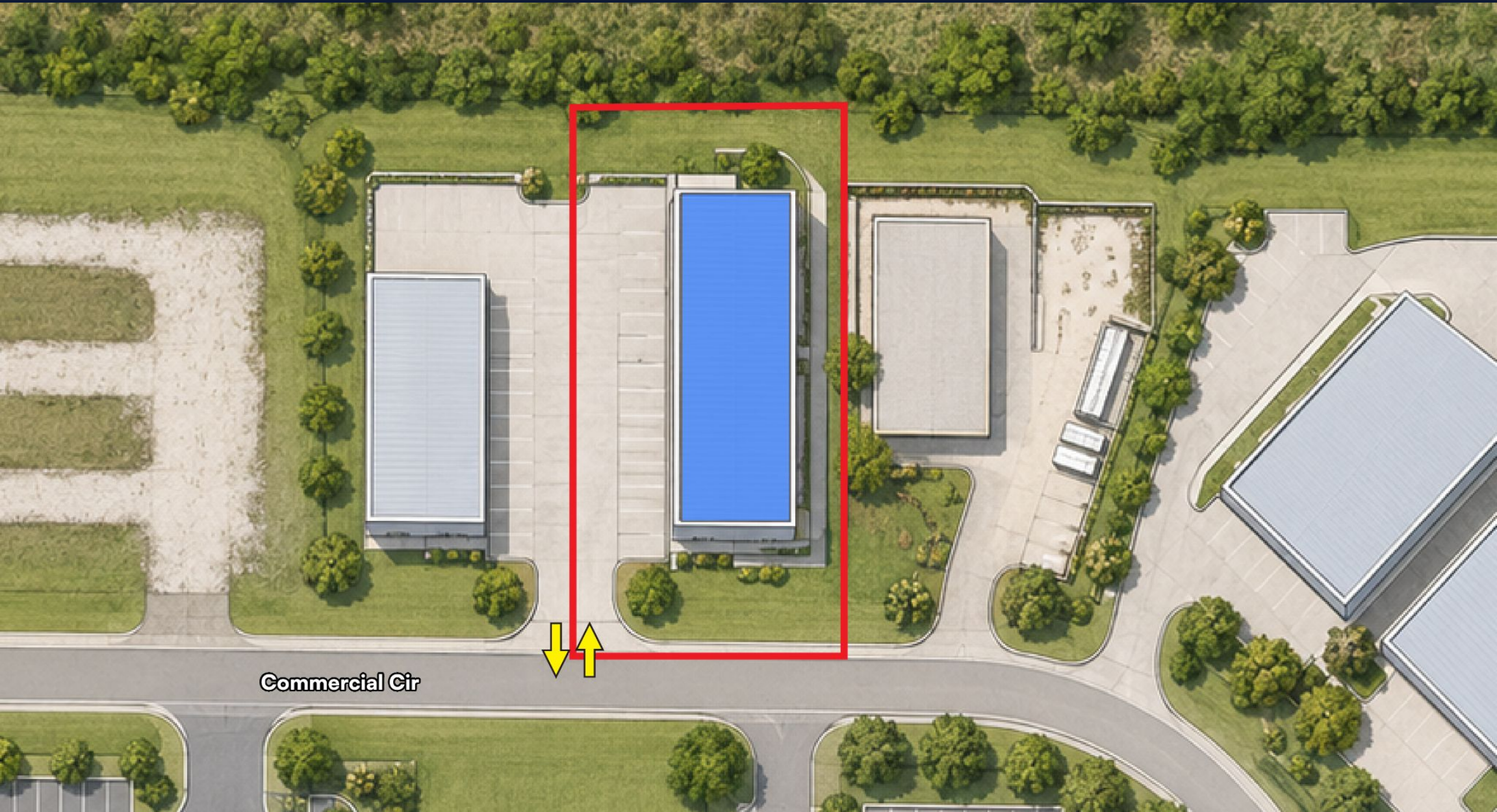
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FORT PIERCE, FL

50,805
Total Population

18,548
Employed Population

39
Median Age

9.15% (5-Mile)
Growth Current Year-Five-Year

Local Market Overview

Fort Pierce, located on Florida's Treasure Coast in St. Lucie County, continues to experience steady population growth, economic development, and evolving real estate conditions. The area offers a coastal lifestyle, relatively affordable housing compared with other South Florida markets, and expanding infrastructure that supports both residents and businesses.

Retail development in Fort Pierce is primarily concentrated along key commercial corridors such as U.S. Highway One, Okeechobee Road, and Kings Highway. These areas feature a variety of shopping centers, free standing retail buildings, restaurants, and service-oriented businesses that cater to the surrounding residential population and passing traffic.

Downtown Fort Pierce and the waterfront district offer a different retail environment focused on boutique shops, dining, and tourism-related businesses. The area's historic character and proximity to the marina and waterfront attractions help draw visitors and support small retailers and hospitality uses.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	13,896	62,882	199,455
Current Year Estimate	12,546	56,361	182,507
2020 Census	11,306	51,469	164,482
Growth Current Year-Five-Year	10.76%	11.57%	9.29%
Growth 2020-Current Year	10.97%	9.50%	10.96%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	4,679	23,008	79,575
Current Year Estimate	4,269	21,015	74,803
2020 Census	3,778	18,868	66,313
Growth Current Year-Five-Year	9.60%	9.48%	6.38%
Growth 2020-Current Year	13.02%	11.38%	12.80%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,631	\$76,017	\$102,983

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EXCLUSIVE LEASING AGENTS

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