

# 7332 Commercial Cir

Fort Pierce, FL 34951

Industrial  
Leasing Opportunity

Leasing Brochure



**MATTHEWS**™

**Stephen Passeggiata**

Associate

Direct +1 (321) 340-3174  
stephen.pass@matthews.com  
License No. SL3627834 (FL)

**Harrison Auerbach**

SVP & Director

Direct +1 (404) 445-1092  
harrison.auerbach@matthews.com  
License No. SL3422263 (FL)

**Michael Buonadonna**

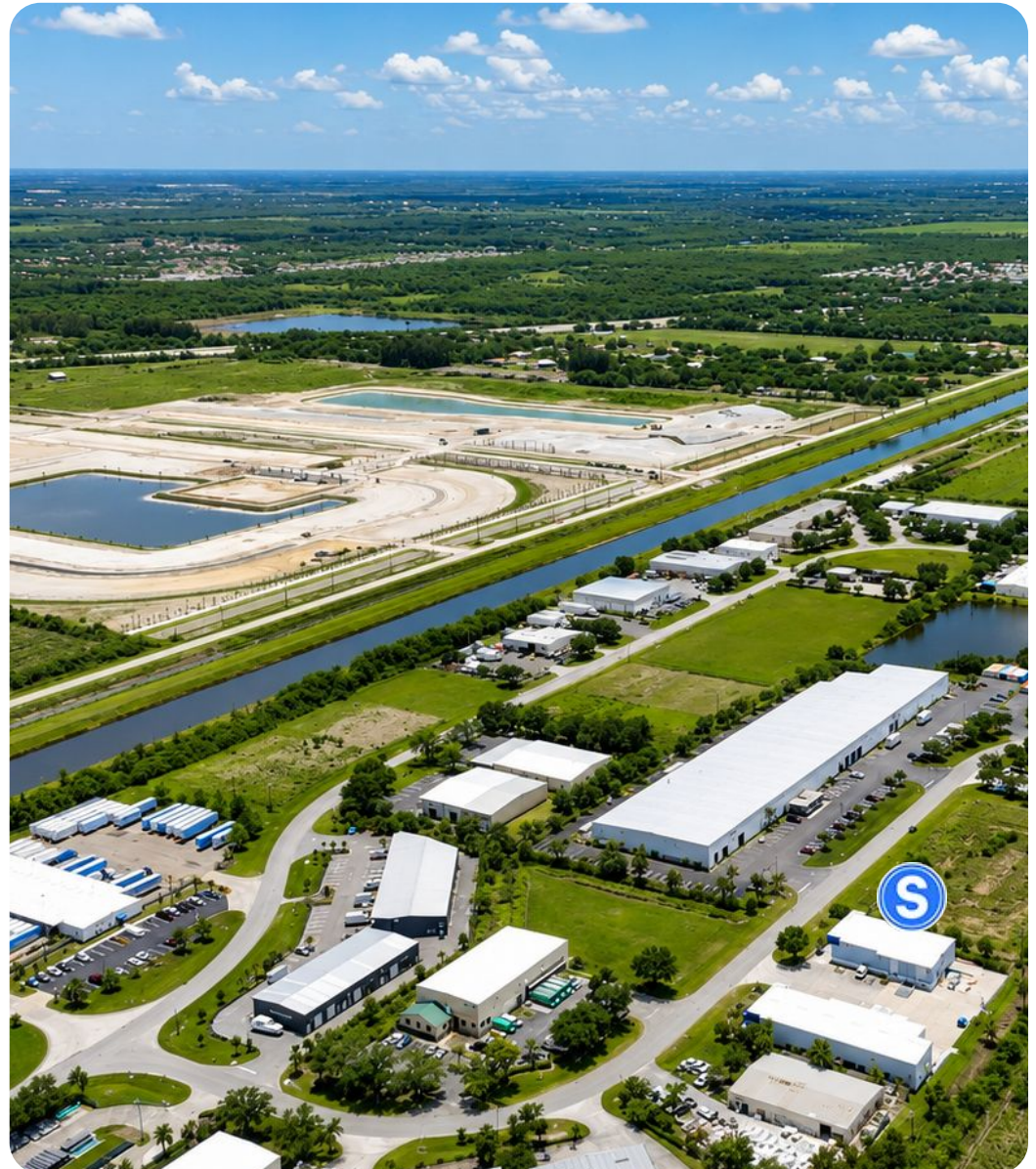
Associate Vice President

Direct +1 (954) 505-2905  
michael.buonadonna@matthews.com  
License No. SL3531894 (FL)

# Project Scope

## Property Details

NNN	\$16
GLA	±4,952 SF
Office Space	±1,000 SF
2 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	14'H x 14'W



# Property Highlights

## Property Highlights

- **Strategic Fort Pierce location with convenient access to Florida's Turnpike, US-1,** and key industrial corridors serving the rapidly growing Treasure Coast region.
- **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 infrastructure featuring multiple dock-high doors** and ramp-access loading areas designed to accommodate 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 uses.
- **Recent capital improvements include new roofs,** upgraded LED lighting, parking lot enhancements, and loading ramp improvements, minimizing near-term capital expenditure requirements.
- **Built-out showroom and office components provide** an ideal blend of administrative functionality and warehouse operations.
- **Rare opportunity to lease a highly functional industrial asset** in Fort Pierce's supply-constrained industrial market, where demand for quality warehouse space continues to grow.
- **±4,952 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 exceptional regional connectivity throughout the Treasure Coast and Central/South Florida markets.



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**Broker of Record**

**Kyle Matthews**

Broker License No. BK3554632 (FL)

Firm License No. CQ1066435 (FL)

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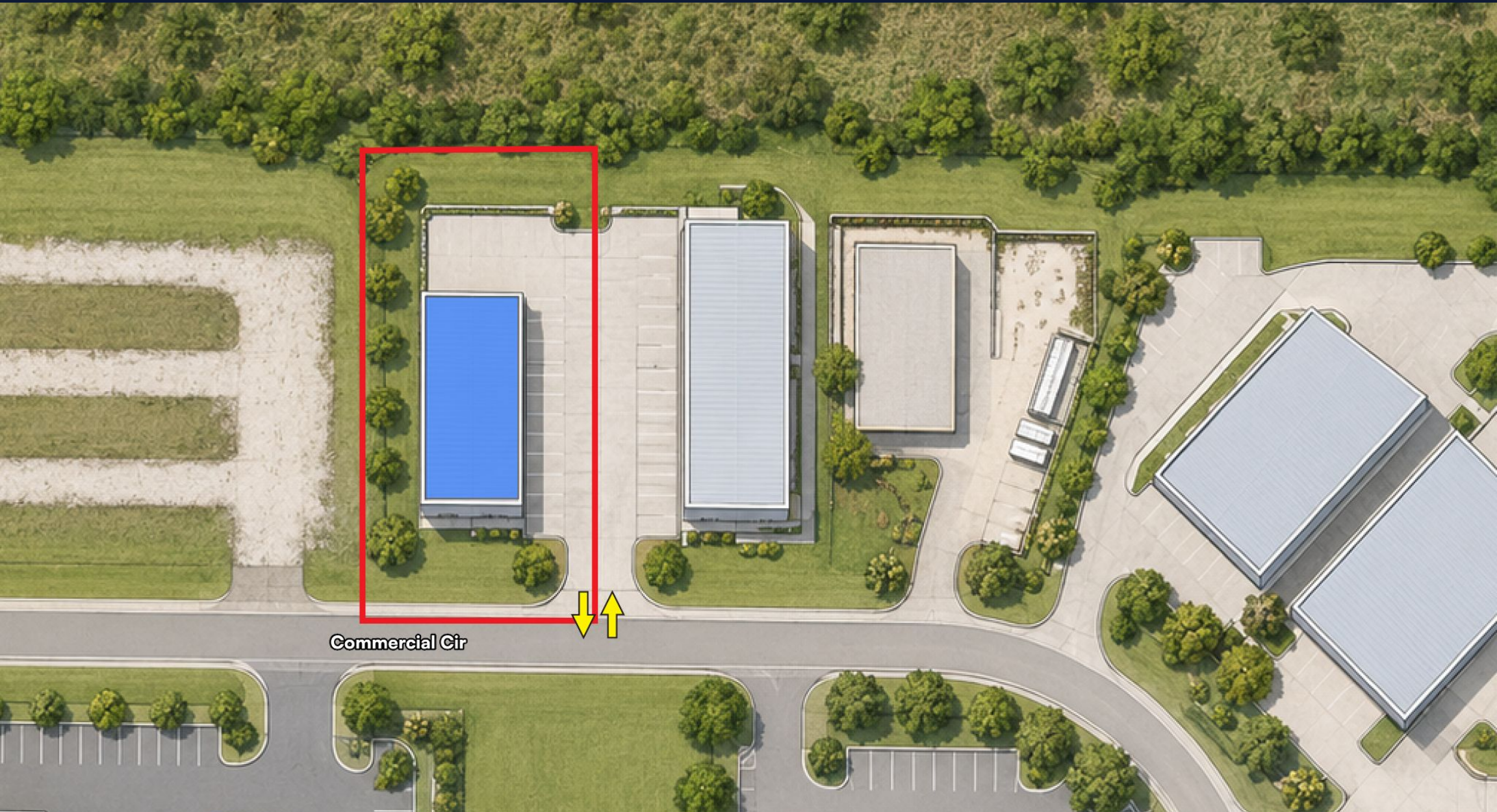
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# FORT PIERCE, FL

**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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### Confidentiality & Disclaimer Statement

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