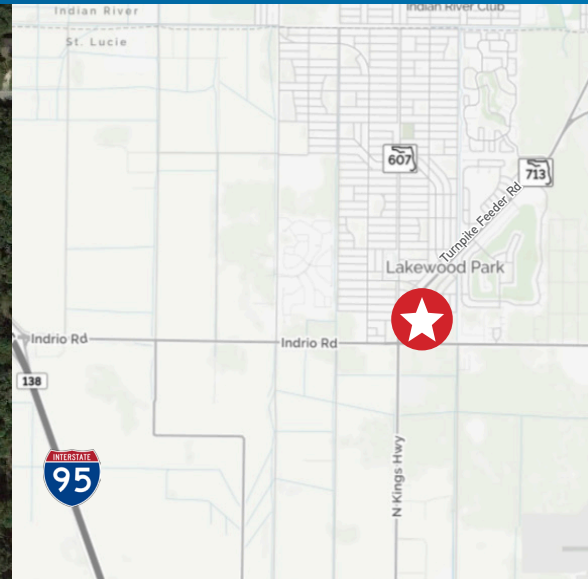


FOR SALE > LAND



Retail Development Site

N KINGS HIGHWAY & MIRAMAR AVENUE, FORT PIERCE, FL



Latitude: 27.509723 Longitude: -80.398469

Highlights

- > ±4 acre site, ideal for retail use with pre-approved site plans
- > Off-site retention pond included
- > Adjacent to Indrio Crossings Shopping Center with cross access
- > 228' of frontage on N Kings Highway
- > Zoned General Commercial
- > Positioned just north of the major commercial intersection of N Kings Highway and Indrio Road
- > Planned road widening on Indrio Road just south of site
- > Located on N Kings Highway and Miramar Avenue with access to Turnpike Feeder Road
- > Parcel can be divided into outparcels
- > Traffic count of ±15,300 on N Kings Hwy and ±12,500 on Indrio Road
- > Asking Price: \$900,000

Demographic Overview

	3m	5m	10m
Population	11,732	42,646	156,190
Households	4,908	15,856	63,347
Average Income	\$55,801	\$52,801	\$59,992
Male Population	48.6%	49.3%	49.1%
Female Population	51.4%	50.7%	50.9%
Median Age	46.9	41.2	45.5

Property Information

Indrio Crossings Land Site	
Address	Miramar Avenue Fort Pierce, FL
Size	4.64 AC (202,044 SF)
Parcel No.	1313-232-0002-000-1
County	St. Lucie County
Zoning	CG (Commercial General)

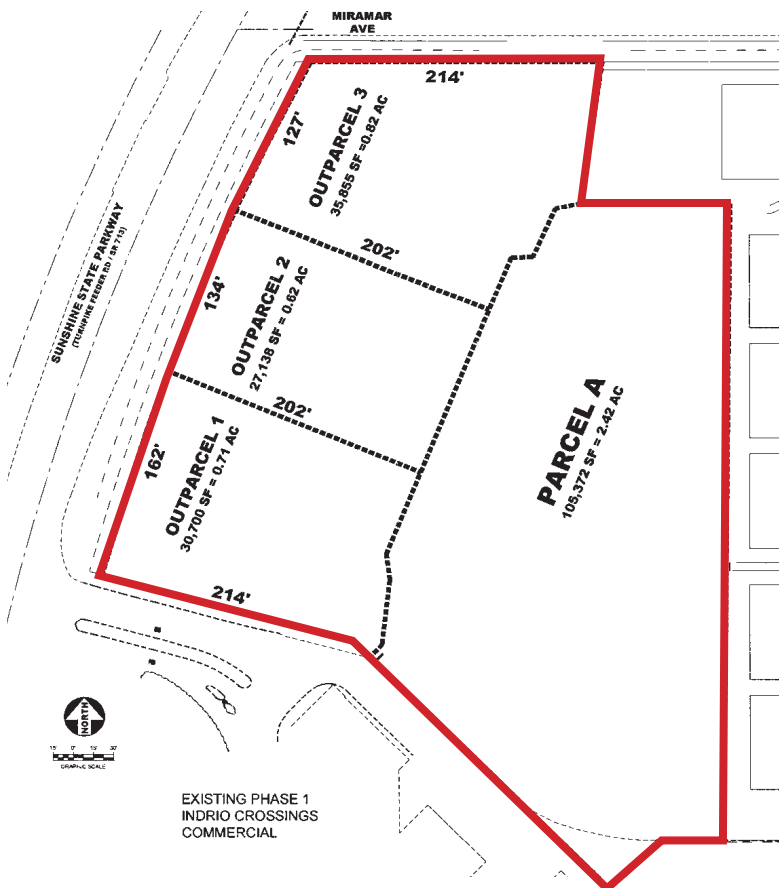
KATY WELSH
SENIOR VICE PRESIDENT
561 213 8566
katy.welsh@colliers.com

COLLIERS INTERNATIONAL SOUTH FLORIDA, LLC
2385 NW Executive Center Drive, Suite 220
Boca Raton, FL 33431
www.colliers.com/southflorida

Location Overview



Possible Site Plan



Aerial Overview



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy, but we regret we can not guarantee it. All properties subject to change or withdrawal without notice.