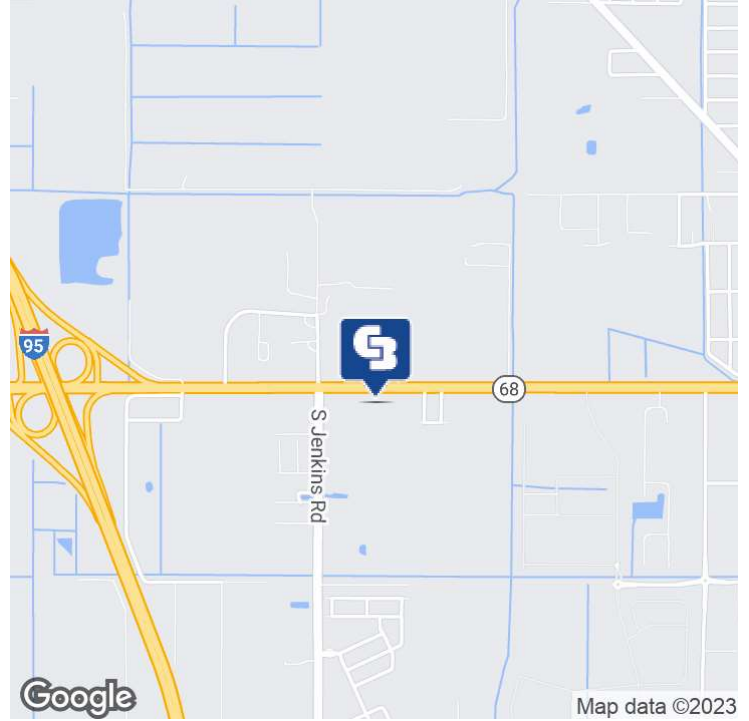




SALE

JENKINS LIGHT INDUSTRIAL / COMMERCIAL

5501 Orange Avenue, Fort Pierce, FL 34947



OFFERING SUMMARY

Sale Price:	\$7,854,000
Available SF:	219,978 SF
Lot Size:	17.17 Acres
Year Built:	1927
Building Size:	10,000 SF
Renovated:	2006
Zoning:	Light Industrial / Commercial
Market:	Port St Lucie MSA
Submarket:	Fort Pierce
Traffic Count:	15,300
Price / SF:	\$10.5

PROPERTY OVERVIEW

PRIME COMMERCIAL TRAFFIC LIGHTED INTERSECTION SITE FOR RETAIL OR INDUSTRIAL USE. PRELIMINARY PLANS FOR A 144,000SF SHOPPING CENTER WITH 4 OUT PARCELS, OVER 1,280FT ON ORANGE AVE. CONCEPTUAL PLANS FOR A LARGE TRUCK SALES & SERVICE CENTER.

LOCATION OVERVIEW

South-east corner of Orange Avenue at Jenkins Road, One Mile east of interstate I-95, New 7-Eleven Travel Center under construction at North-West Corner of Site,

PROPERTY HIGHLIGHTS

- Vacant 17 Acre Light Industrial/Commercial Tract in high Traffic Growth Area
- 1 mile East of Interstate I-95 and Kings Highway,
- East of New Loves Truck Center 1 mile West,
- Excellent Visibility and Access.
- New 7-Eleven Travel Center at NW Corner

CBCWORLDWIDE.COM

Philip Strazzulla, LLC
772 216 4975
philip.strazzulla@cbparadise.com

Frank Strazzulla
772 473 0826
frank.strazzulla@cbparadise.com



**COLDWELL
BANKER
COMMERCIAL**
PARADISE



SALE

JENKINS LIGHT INDUSTRIAL / COMMERCIAL

5501 Orange Avenue, Fort Pierce, FL 34947



PROPERTY OVERVIEW

PRIME COMMERCIAL TRAFFIC LIGHTED INTERSECTION SITE FOR RETAIL OR INDUSTRIAL USE. PRELIMINARY PLANS FOR A 144,000SF SHOPPING CENTER WITH 4 OUT PARCELS, OVER 1,280FT ON ORANGE AVE. CONCEPTUAL PLANS FOR A LARGE TRUCK SALES & SERVICE CENTER.

LOCATION OVERVIEW

South-east corner of Orange Avenue at Jenkins Road, One Mile east of interstate I-95, Vacant 20 Acre Light Industrial/Commercial Tract in high Traffic Growth Area, 1 mile East of Interstate I-95 and Kings Highway, New Loves Truck Center 1 mile West, Excellent Visibility and both State a Road & Interstate Access.

CBCWORLDWIDE.COM