

For Sale | Commercial

CBRE

Redevelopment Opportunity in Fort Pierce

2608 S US Highway 1,
Fort Pierce, FL 34982

Excellent Redevelopment Site in Fort Pierce



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OFFERING SUMMARY

Property Description

The Subject property consists of 0.66 Acres, with a former automotive building totaling 1,950 rentable square feet. The parcel is generally located East of Interstate 95 and fronts US-1, South of Virginia Ave, in incorporated St Lucie County. The property has approximately 175 linear feet of frontage onto US Highway 1, which shall provide ease of ingress/egress to the property.

Location

The Subject property is centrally located with frontage on a primary north-south thoroughfare - S US Highway 1 approximately 5 miles east of the Fort Pierce Central Business District and provides a good mix of retailers due to strong traffic counts - 30,000 AADT - which is ideal for a multitude of commercial uses. The site offers excellent ingress and egress with a signalized traffic light that can be utilized.

Area Information

Fort Pierce has one of the most dynamic economies in the Southeast, fueled by steady population inflow and a fast pace of population growth. Its economy benefits from a growing roster of tourism and agriculture tenants and an established and expanding fishing sector, as well as the presence of its world-renowned beaches and parks. The talent pool here is fed not only by the proximity of Indian River State College but also from strong net inflow of highly educated workers relocating to St. Lucie County.

Pricing

The property is to be sold via sealed bid "as is", "where is". Bids will be accepted until **NOON ET, OCTOBER 1, 2025**. Any bid received after that time will be returned to the BIDDER unopened. The Department of Environmental Protection is not responsible for bids mailed, but not arriving by **NOON ET, OCTOBER 1, 2025**. All bids received by the bid submission deadline will be publicly opened at **2:00 PM ET, OCTOBER 1, 2025**. A minimum acceptable bid of **\$790,000** has been set by the State, with a deposit in the amount of **10 percent of the BIDDER'S BID due and included in the prospective buyers bid to purchase the property and is further defined in the bidding package**. Any award made will be to the highest responsive BIDDER, provided it is in the TRUSTEE'S interest to accept the bid. Any Bids that are less than the minimum acceptable bid will be considered counter proposals and will be deemed non-responsive and rejected. Deposits of buyers who are not the successful buyer of the property will be returned to the bidding party. The TRUSTEES or the DEPARTMENT, as staff to the TRUSTEES, reserves the right to reject any or all bids.

Disclaimer

All information contained on this website/brochure has been compiled from a variety of sources and, as such, is for general informational purposes only and subject to change without notice. Neither the Florida Department of Environmental Protection (Department) nor the Board of Trustees of the Internal Improvement Trust Fund makes any representations or warranties of any kind, express or implied, with respect to the content, quality, completeness, accuracy, or reliability of any information contained on this website/brochure or through links to other websites. Neither the Department nor the Board of Trustees of the Internal Improvement Trust Fund assumes any legal liability for the content, quality, accuracy or completeness of the information. Any reliance you place on this information is therefore strictly at your own risk. In no event will the Department or Board of Trustees of the Internal Improvement Trust Fund be liable for any loss or damages, whether direct, indirect, general, consequential, incidental, exemplary or special, arising from your use of the information provided in this brochure or on this website or links to any other websites. Interested parties are advised to seek professional assistance or advice prior to submitting a bid form or entering into a sales contract. The acreage used in this brochure/website is estimated and not based on a survey. The purchase price of a surplus property will not be reduced regardless of any difference between the estimated acreage and the acreage determined by a survey or other means.

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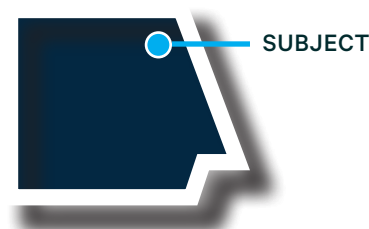
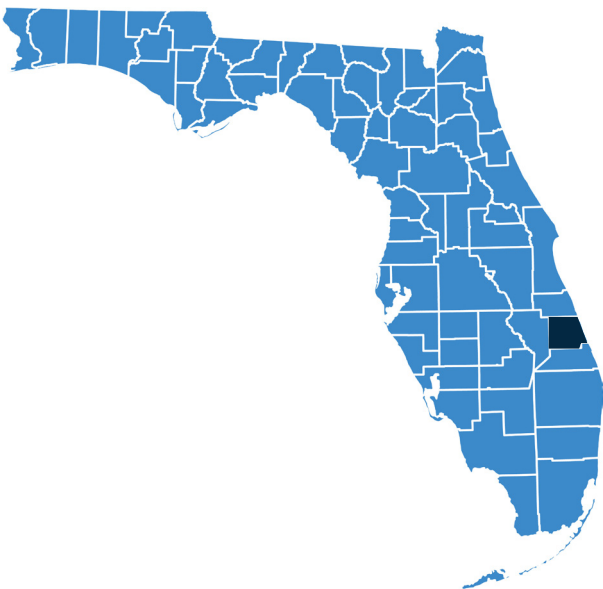
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Fort Pierce

- St. Lucie County is experiencing a booming population surge, with growth rates exceeding 2.5% annually due to significant in-migration, fueled by new residential developments and economic opportunities, with projections suggesting this upward trend will continue through 2029.
- The unemployment rate is low at 3.8% as of May 2025, with the leisure and hospitality sector showing the strongest rate of annual growth at approximately 6.0% while the financial services sector remains stable with growth of about 0.5% during the same period.
- Fort Pierce's GDP growth has been solid, growing by 3.5% during 2024, a performance that placed it in the top 10 of the largest 50 metros in the U.S. That growth was largely led by the construction, real estate, and retail trade sectors, which is not surprising given the robust pace of development activity that has been taking place. The tourism sector overall experienced a steady pace of job growth during 2024, rising by about 5% on an annual basis, and GDP generation by tourism was up nearly 4% in the last year.
- In 2024, U.S. News & World Report listed the state of Florida third in the nation for its overall economy, and second for education. WalletHub named Fort Pierce among the top 15 cities in the U.S. in which to start a business.



ST. LUCIE COUNTY

	1 Mile	3 Miles	5 Miles
Population	5,000	38,000	65,194
Households	1,000	10,000	25,678
Median Age	39.5	39.5	39.0
Avg Household Income	\$62,000	\$65,000	\$58,000
Housing Units	2,889	10,500	26,500

Area Demographics

MSA Population	Average HH Income	Average Housing Value
556,000	\$69,000	\$380,000