

2501 Virginia Avenue, Fort Pierce, FL 34981



**DESCRIPTION:** Strategically located close to I-95 and the FL Turnpike, this free-standing opportunity is positioned perfectly on one of the most highly trafficked roads on the Treasure Coast. Watch your medical or professional office vision come to life. Surrounded by Indian River State College, St. Lucie County Administration, Lawnwood Regional Hospital, Bud Adams Federal Court-house, St. Lucie County Seat, Treasure Coast Research Park and the Port of Ft. Pierce.

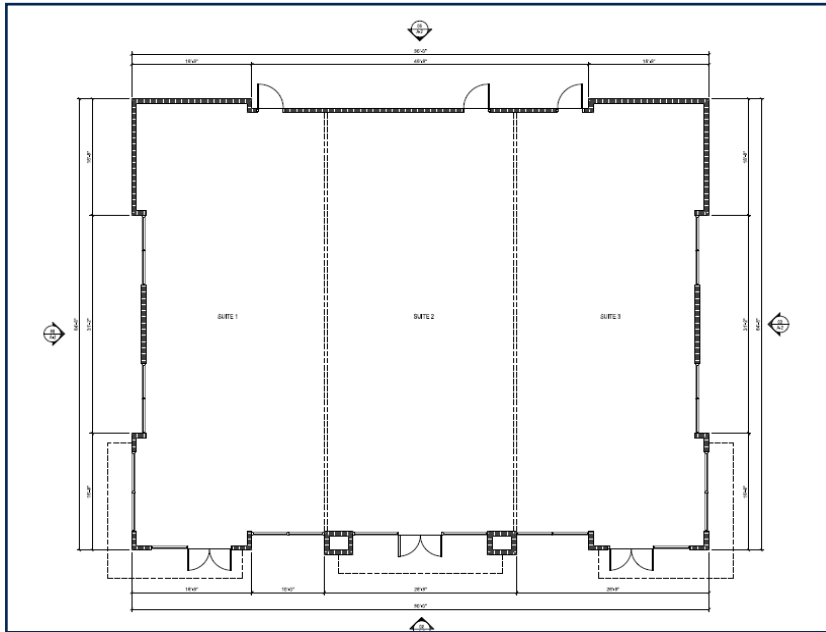
**SITE PLAN APPROVAL COMPLETED!**



*Best Use:* Medical Office



## PROPOSED FLOOR PLAN



## PROPERTY STATS

**Frontage:** 130 ft  
**Parcel #:** 2420-111-0001-010-1  
**Acreage:** 0.85 Acres  
**Land Use:** Commercial  
**Zoning:** General Commercial

## BUILDING:

- Site plan approval for 4,500 +/- SF building
- 80ft x 65ft
- Demisable up to 3 tenants

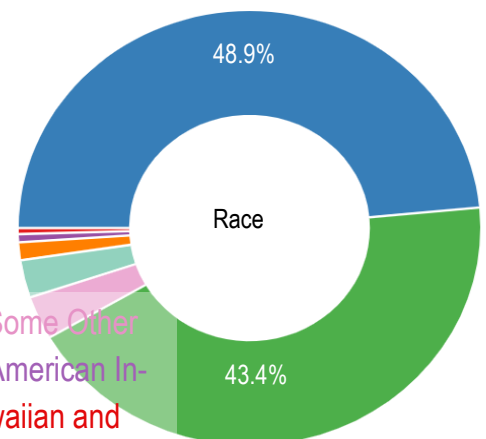


## FORT PIERCE DEMOGRAPHICS:

County	St. Lucie County
Land Area (mi <sup>2</sup> )	4.2 sq mi
Density (mi <sup>2</sup> )	1.650.60/sq mi
Growth Rate	0.62% (43)
Growth Since 2020	-2.90% (-209)
Rank in State	389th
Rank in Country	5353rd

NAME	MEDIAN INCOME
Households	\$37,624
Families	\$45,520
Married Families	\$56,891
Non Families	\$25,369

White, Black or African American, Some Other Race, Two or More Races, Asian, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander



Ademil Castrillo | 772-201-6212  
ademil@brayrealtyadvisors.com