

2501 Virginia Avenue, Fort Pierce, FL 34981



Asking Price \$950,000

FOR SALE | Prime Medical/Professional Site Plan Approved Development Land

Position your practice or professional office in one of the Treasure Coast's most visible and accessible locations. Strategically located near Interstate 95 and Florida's Turnpike, this Site offers outstanding exposure along one of the area's busiest commercial corridors. The Site is surrounded by major medical, educational, and government institutions, making it an ideal location for healthcare providers, professional service firms, and complementary medical users.

Nearby destinations include Indian River State College, St. Lucie County Administration, Lawnwood Regional Hospital, the Bud Adams Federal Courthouse, the St. Lucie County Government Center, Treasure Coast Research Park, and the Port of Fort Pierce.

PROPERTY STATS

Frontage:	130 ft
Parcel #:	2420-111-0001-010-1
Acreage:	0.85 Acres
Land Use:	Commercial
Zoning:	General Commercial
Permit:	Complete set of architectural shell building drawings ready to submit to the city.

CALL US



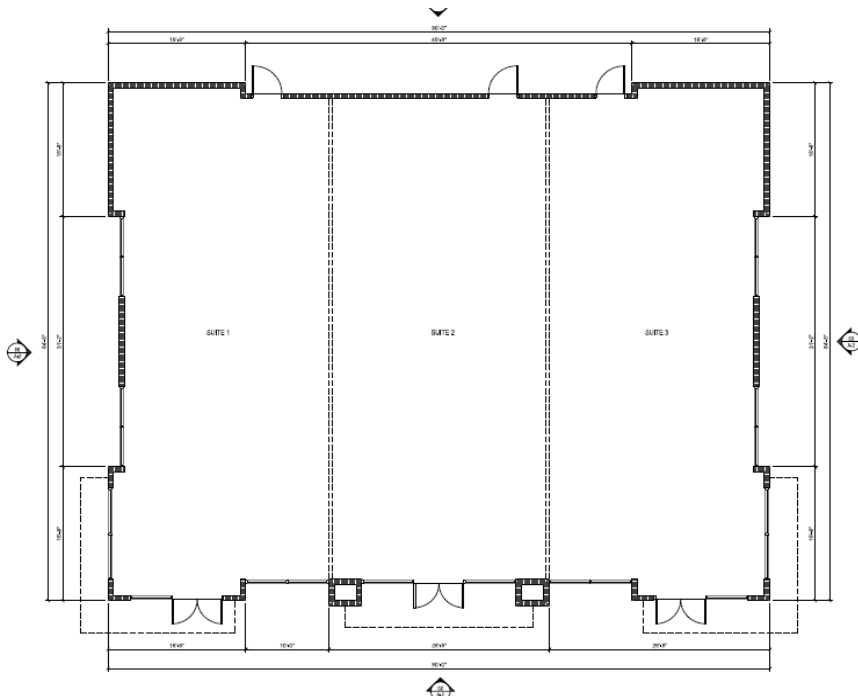
Nate Bray | 561-317-6625 | njb@brayrealtyadvisors.com

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



APPROVED SITE PLAN

PROPOSED FLOOR PLAN



BUILDING:

- Site plan approval for 4,622 +/- SF building
- 80 ft x 65 ft
- Demisable up to 3 tenants

FORT PIERCE DEMOGRAPHICS:

<i>County</i>	<i>St. Lucie County</i>
<i>Land Area (mi²)</i>	<i>4.2 sq mi</i>
<i>Density (mi²)</i>	<i>1.650.60/sq mi</i>
<i>Growth Rate</i>	<i>0.62% (43)</i>
<i>Growth Since 2020</i>	<i>-2.90% (-209)</i>
<i>Rank in State</i>	<i>389th</i>
<i>Rank in Country</i>	<i>5353rd</i>



**Bray Realty
Advisors**

**NATE BRAY
ADEMIL CASTRILLO
(561) 510-2225**

CALL US

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