

# SALE

## K AND Z LAND HOLDINGS LLC

3238 South US Highway 1 Fort Pierce, FL 34982



### PROPERTY DESCRIPTION

6.77 Commercial Acres. Zoned: General Commercial ~ 758 Ft. of Frontage on US Highway 1 , 407 ft on High Pointe Blvd. Municipal Water and Sewer Available ~ GREAT Location in Busy Commercial Corridor

### PROPERTY HIGHLIGHTS

- Jurisdiction City of Fort Pierce FL
- General Commercial Zoning
- NE Corner US 1 & High Pointe Blvd
- Frontage 758' On US 1
- Traffic AADT: 34000
- Roadway 04010000

### OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	6.77 Acres
Zoning:	Commercial
APN:	2427-132-0001-000-0

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,359	3,493	5,766
Total Population	2,277	6,896	12,574
Average HH Income	\$26,683	\$33,575	\$41,019

**Philip Strazzulla, LLC**  
772 216 4975

**Frank Strazzulla**  
772 473 0826

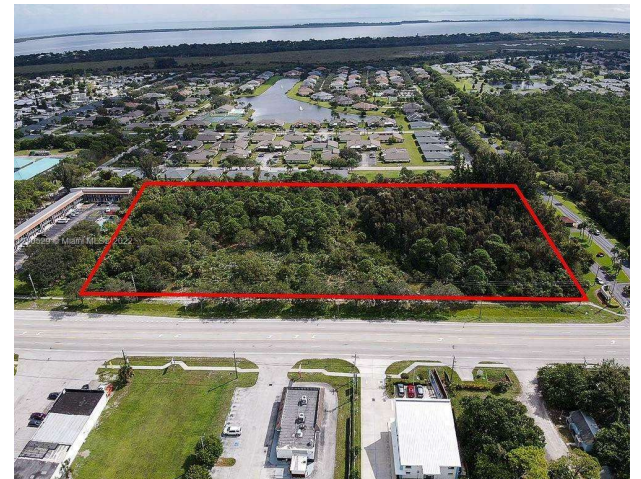
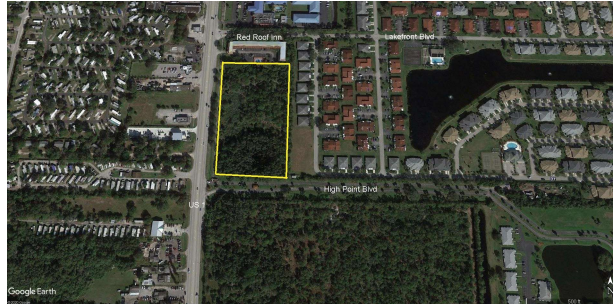


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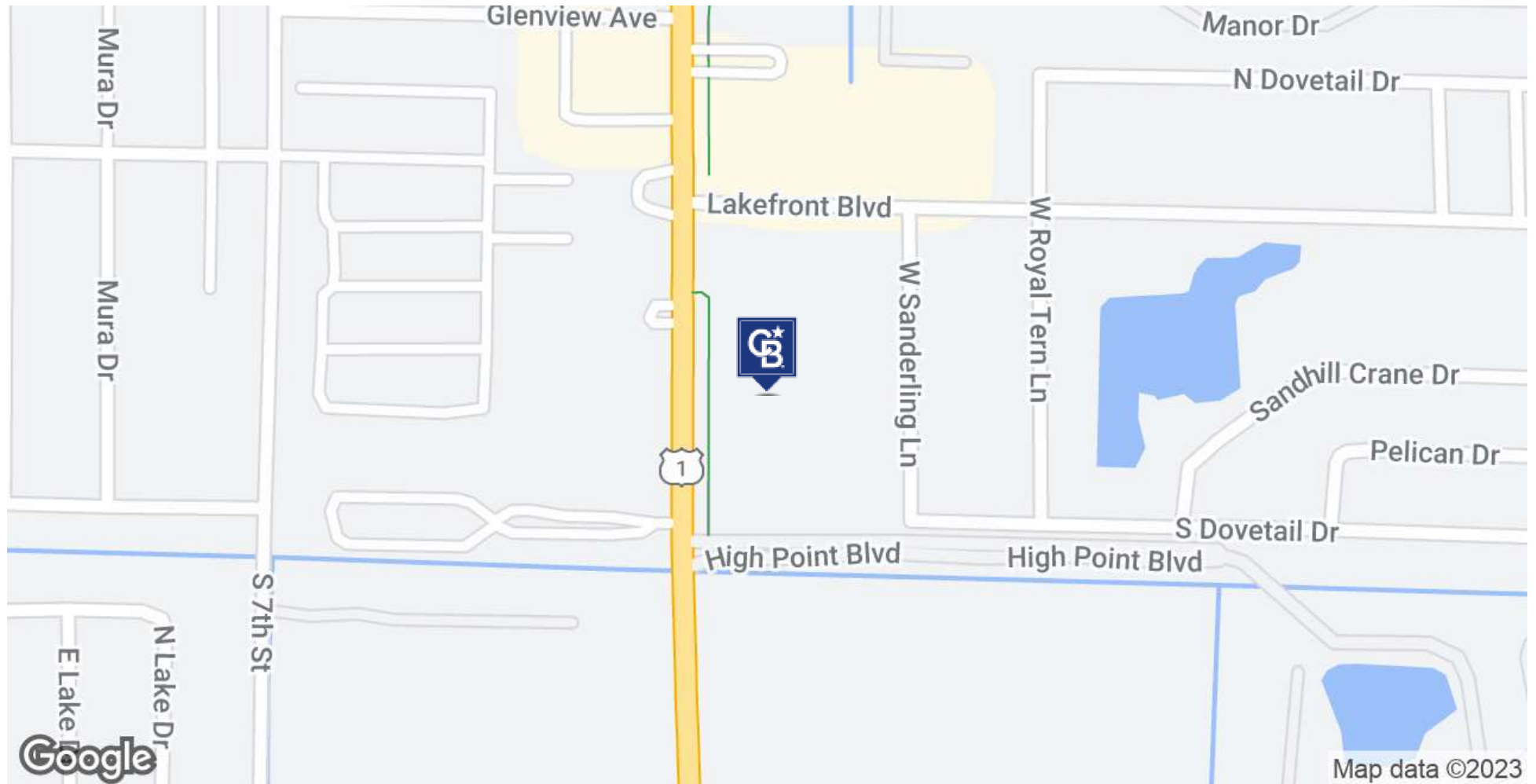


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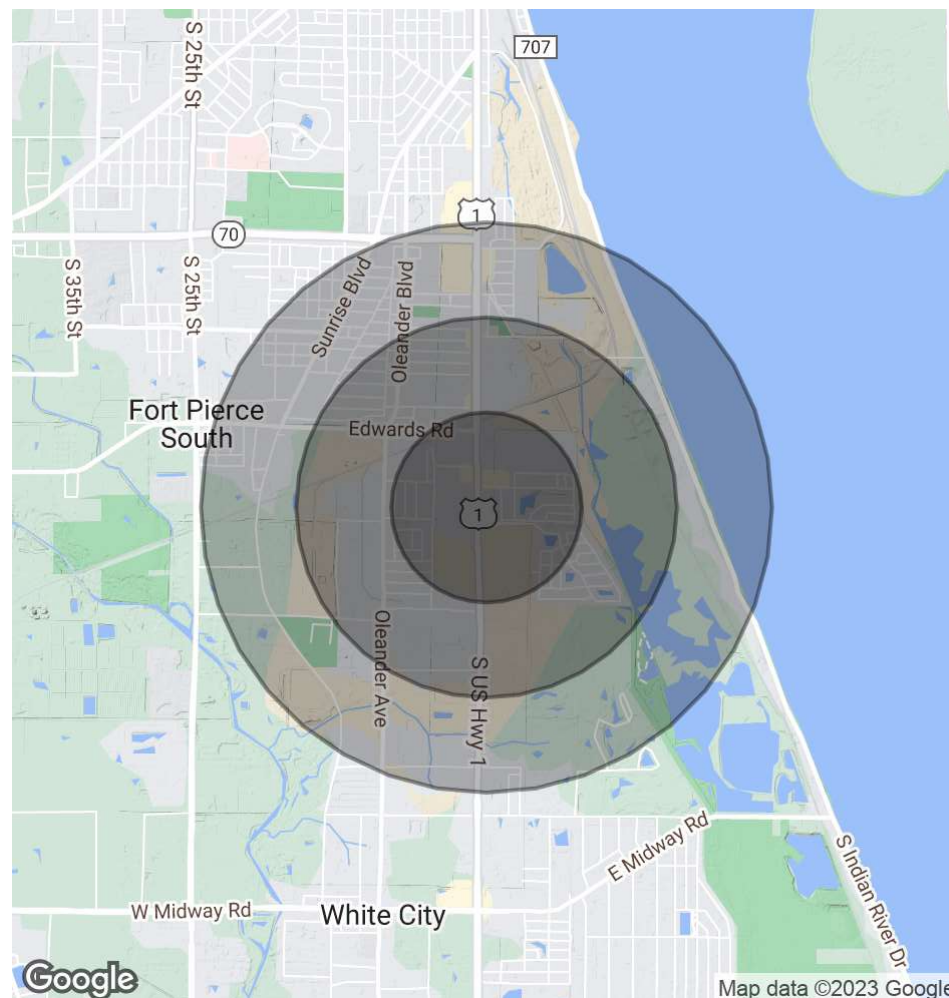
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,277	6,896	12,574
Average Age	44.7	42.4	40.8
Average Age (Male)	43	39.1	38.2
Average Age (Female)	46.2	44.7	42.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,359	3,493	5,766
# of Persons per HH	1.7	2	2.2
Average HH Income	\$26,683	\$33,575	\$41,019
Average House Value	\$46,155	\$84,345	\$120,810

\* Demographic data derived from 2020 ACS - US Census



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