



**FORT PIERCE RV & BOAT STORAGE**

ENTRANCE

2660

Fort Pierce  
**RV & BOAT  
STORAGE**  
772-302-3736

Fort Pierce  
RV & Boat Storage  
772-302-3736  
**\$85<sup>00</sup>**

RESERVED  
PARKING  
♿

ADT

# RV AND BOAT PARK

2660 US-1 - Fort Pierce, FL 34946

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the RV and Boat Park Located at 2660 US-1 Highway in Fort Pierce, FL. This Deal Includes an Income Producing RV and Boat Park With Room to Increase Income Through Higher Rates and Occupancy, Providing For a Secured Investment.

Sale Price

\$2,616,314

## OFFERING SUMMARY

Cap Rate:	4.71%
NOI:	\$123,173
Price / Land SF:	\$19.95

## BUILDING INFORMATION

Street Address:	2660 US-1
City, State, Zip:	Fort Pierce, FL 34946
County:	St. Lucie
Lot Size:	3.01 AC (131,116 SF)
Building Size:	5,818 SF



# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Income Producing RV and Boat Park With Room to Increase Income Through Higher Rates and Occupancy
- Potential to Build Large Climate Controlled Self Storage Facility
- Additional Income Coming From a Boat Repair Lease in the Back of the Lot
- Business Friendly County
- Income Tax Free State
- Strong Demographics With Over 160,000 Residents Within a 10-Mile Radius
- Located on US-1 Which Sees Over 21,000 VPD



SECTION 2

# FINANCIAL OVERVIEW

# PROFIT AND LOSS STATEMENT

Income	
Boat Repair Lease Income	\$36,000
RV Income	\$132,000
<b>Total Income</b>	<b>\$168,000</b>
Expenses	
Property Taxes	\$16,087
Repairs & Maintenance	\$6,300
Insurance	\$5,640
Property Management	\$16,800
<b>Total Expenses</b>	<b>\$44,827</b>
<b>Net Income</b>	<b>\$123,173</b>

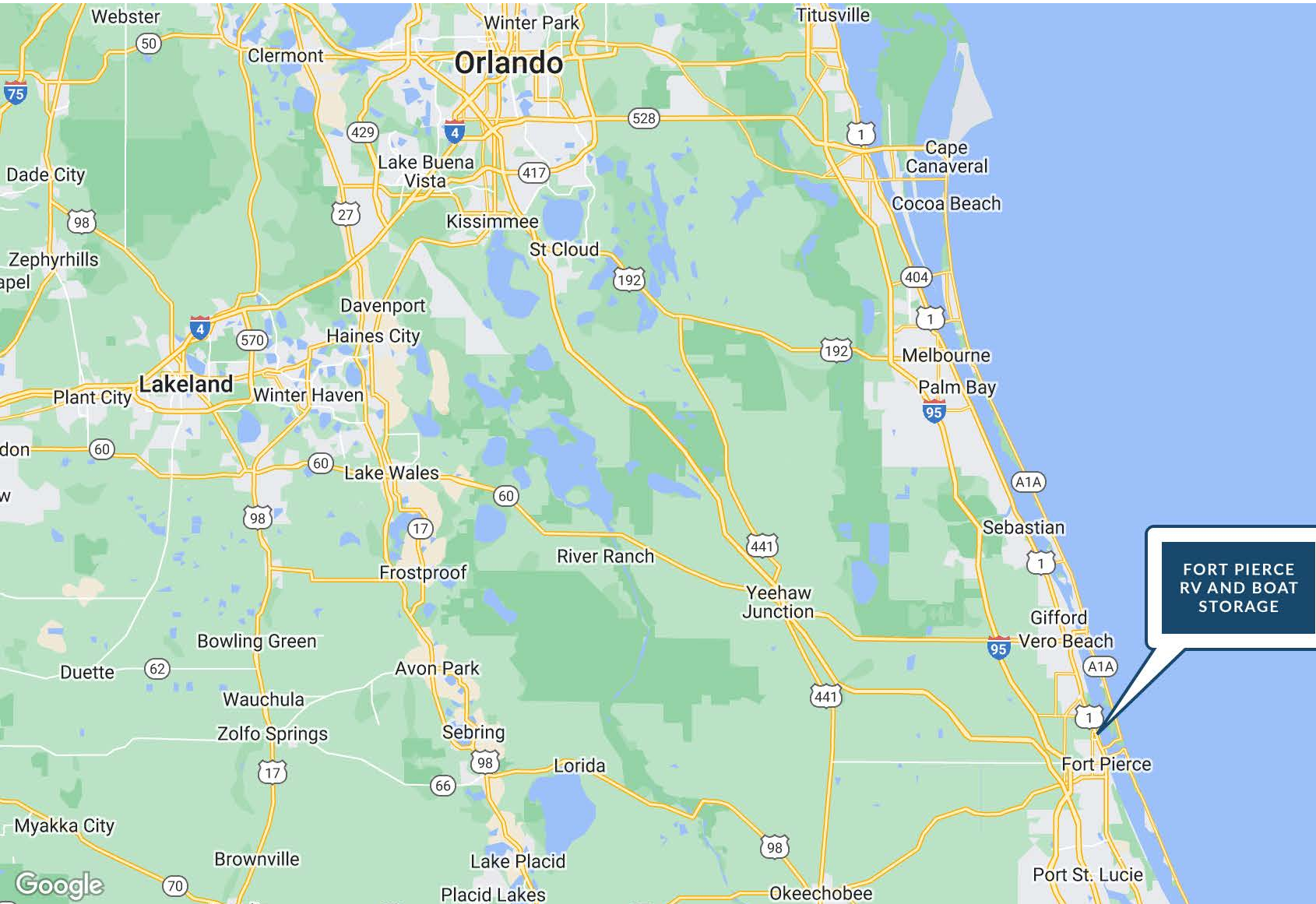




SECTION 3

# PROPERTY INFORMATION

# LOCATION MAP

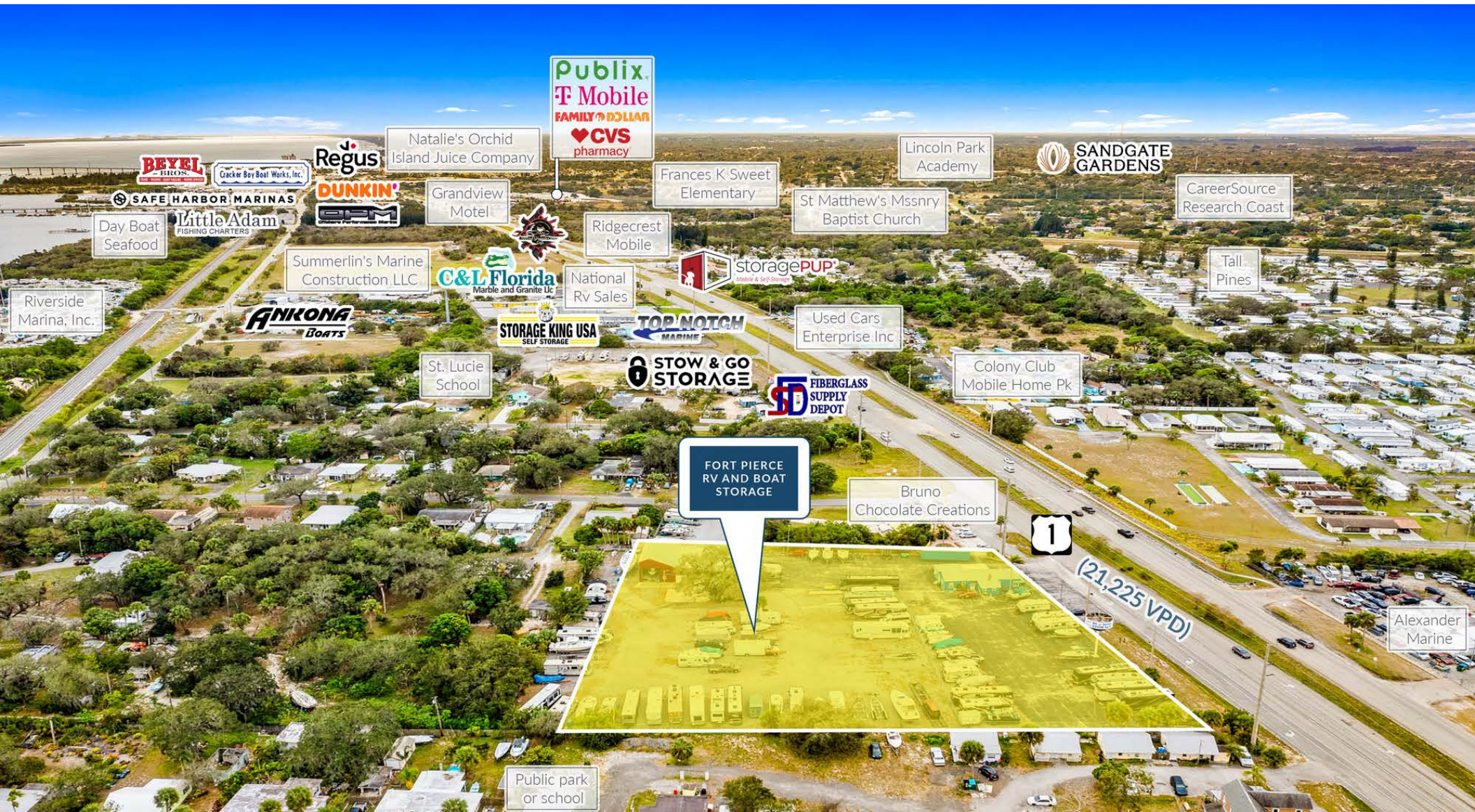


Map data  
© 2023  
Google,  
INEGI

# PROPERTY IMAGES



# AERIAL MAP



# AERIAL MAP

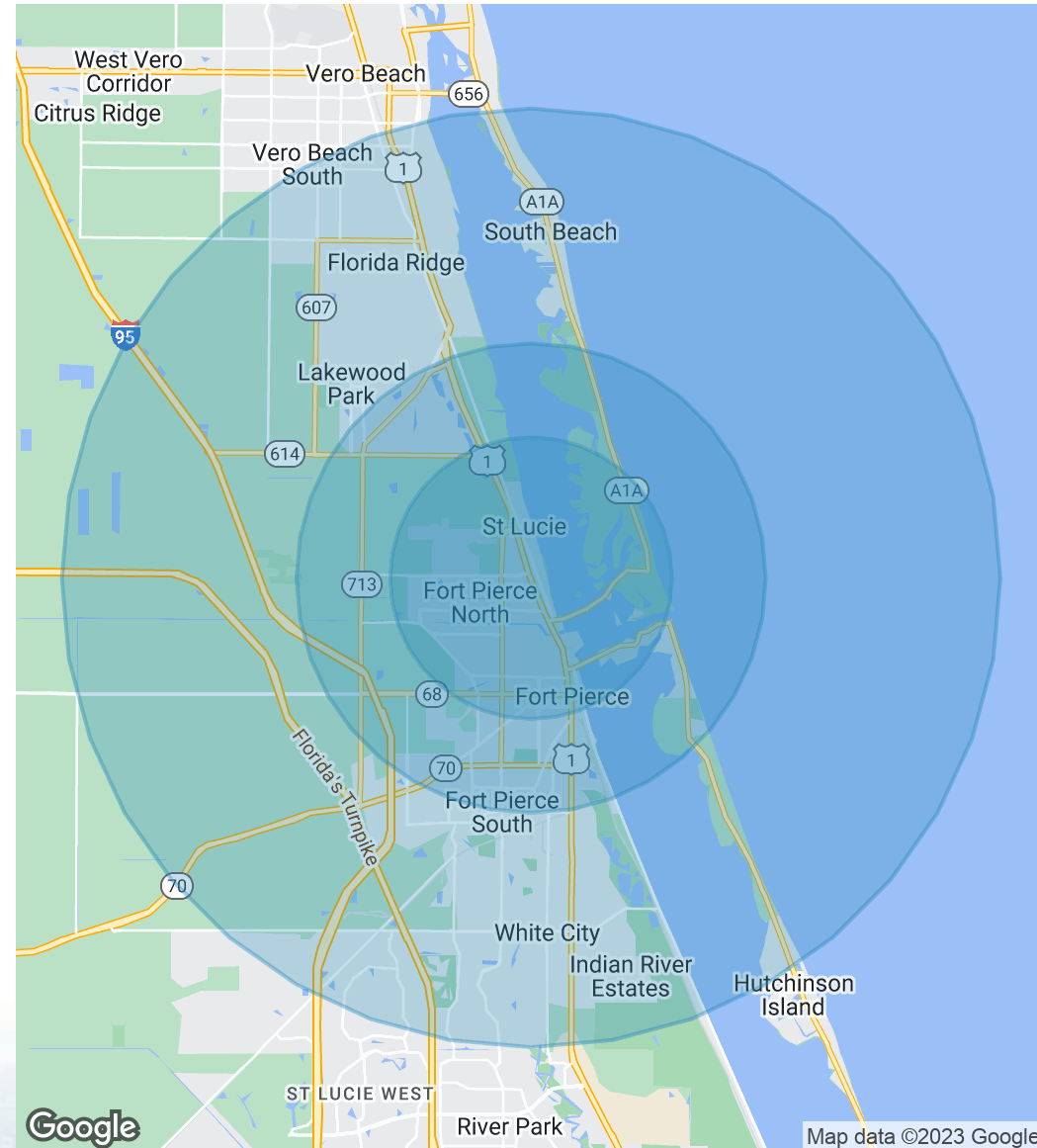


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,615	69,990	163,118
Average Age	43.3	41.4	45.5
Average Age (Male)	42.3	38.9	43.5
Average Age (Female)	54.0	45.3	47.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,558	27,024	64,552
# of Persons per HH	1.7	2.1	2.1
Average HH Income	\$60,036	\$62,858	\$69,535
Average House Value	\$239,012	\$218,751	\$208,028

TRAFFIC COUNTS	
US Hwy 1	21,225 VPD
N 25th St	9,176 VPD
St. Lucie Blvd	7,085 VPD





SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Fort Pierce, FL



Lawnwood Regional Medical Ctr & Heart Institute

## FORT PIERCE, FL

Fort Pierce, Florida, in St Lucie county, is 10 miles N of Port St. Lucie, Florida and 116 miles N of Miami, Florida. The city is located in Florida's Treasure Coast and is one of the oldest communities situated along Florida's East Coast. The City of Fort Pierce, Florida was incorporated in 1901 and covers an area of approximately 35.31 square miles. The City of Fort Pierce, Florida is located on the southeastern coast of the state in an area categorized as the Fort Pierce Metropolitan Statistical Area. The city is a diverse, yet neighborly, community which embraces both the richness of the heritage and the promise of the future. Fort Pierce is one of Florida's best kept secrets – a place with fascinating research centers and museums, excellent community services and a wealth of cultural and recreational attractions. The City of Fort Pierce had a population of 47,076 as of July 1, 2022.

The major factors in the economy of Fort Pierce and surrounding St. Lucie County are agri-business, construction, retail and wholesale trade, light manufacturing, tourism, and sport and commercial fishing. For years, the local economy has counted on construction as the number one industry in the county. The sustained increase in the real estate market and the construction industry has had a positive impact on the local economy. In 2022, the leading industries in Fort Pierce were Manufacturing, Construction, Other Services and Health Care and Social Services. Downtown Fort Pierce is an eclectic commercial corridor with several business clusters. Downtown also serves as a government and legal center, with several governmental agencies located in the area, including City Hall, Clerk of Court, St. Lucie County Court House, and U.S. Federal Courthouse. Principal employers in the city include: School Board of St Lucie County, Indian River State College, Lawnwood Regional Medical Ctr & Heart Institute, Wal-Mart Distribution Center and St. Lucie County among the top.

The Fort Pierce Inlet State Recreation Area includes sand dunes and is a notable location for swimming, fishing, picnicking, bicycle riding and hiking. Savannahs State Park has campsites, a petting zoo and botanical gardens. The Gulf Stream and the Indian River Lagoon are well known for fishing. The Oxbow Eco-Center, located in the county, offers visitors educational hiking and canoe tours. The nearby Manatee Observation & Education Center provides opportunities to see the Florida Manatee. The Smithsonian Marine Ecosystem Exhibit is nearby. North and South Hutchinson Island features some of the excellent beaches located on the Treasure Coast. Horseback riding is allowed on these beaches. The Indian Hills Golf Course is enjoyed by golfing enthusiasts. The area features



# CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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