

TWO-PROPERTY HOSPITALITY OPPORTUNITY

1921 Ave D & 438 N 20th Street, Fort Pierce, FL 34950



FOR SALE | \$2,295,000



49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.cmbcommercial.com

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PROPERTY OVERVIEW

- Presenting a rare opportunity to acquire two combined hospitality properties in Fort Pierce, FL.
- Ideal for an owner/user or investor looking to reposition well-located, vacant assets. Both properties are being offered for sale together, with lease options also available (call for lease rate details).
- **1921 Avenue D** is a 38-room, two-story former motel, currently vacant and ready for renovation or conversion.
- **438 N 20th Street** is a single-story building featuring 6 large efficiency units, also currently vacant.
- Together, the two properties offer scale, flexibility, and immediate availability for a buyer to execute a reposition strategy. Ideal opportunities include extended-stay housing to boutique hospitality or multifamily conversion.



PRICE	\$2,295,000
LEASE RATE	Call For Pricing
ADDRESS	1921 AVENUE D
BUILDING SIZE	6,354 SF
UNIT COUNT	38
LOT SIZE	0.15 AC
ADDRESS	438 N 20TH STREET
BUILDING SIZE	2,080 SF
UNIT COUNT	6
LOT SIZE	0.31 AC
ZONING	C-3
LAND USE	GC
PARCEL ID	2409-602-0229-000-0 2409-602-0231-000-7

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DEMOGRAPHICS

1921 Avenue D, Fort Pierce, FL, USA	1 mi	3 mi	5 mi	10 mi
Population	13,998	49,406	74,973	190,948
Median HH Income	\$31,150	\$50,189	\$60,408	\$74,724
Population Median Age	33.2	35.7	39.8	44.1
Households	4,930	18,308	29,439	77,730
Average HH Income	\$39,150	\$65,747	\$80,327	\$100,982
Per Capita Income	\$13,957	\$24,444	\$31,603	\$41,157
Median Home Value	239,290	304,040	357,770	366,898
Average Minutes Travel to Work	19.8	22.9	23.8	25.1

Live Insights

Recent municipal and redevelopment activity is focused directly on the Avenue D corridor: a June 2026 groundbreaking launched an Avenue D Road Improvement Project (resurfacing from 29th Street to U.S. 1, ADA ramps, sidewalk and driveway work, upgraded crosswalks and signal/vehicle detection improvements) funded through a state appropriation, infrastructure surtax and FPRA contributions. The Fort Pierce Redevelopment Agency has relaunched commercial façade grants and continues regular FPRA program reporting, cultural assets on Avenue D have been highlighted in tourism promotions, and nearby development petitions indicate active commercial interest and planning in the immediate trade area.

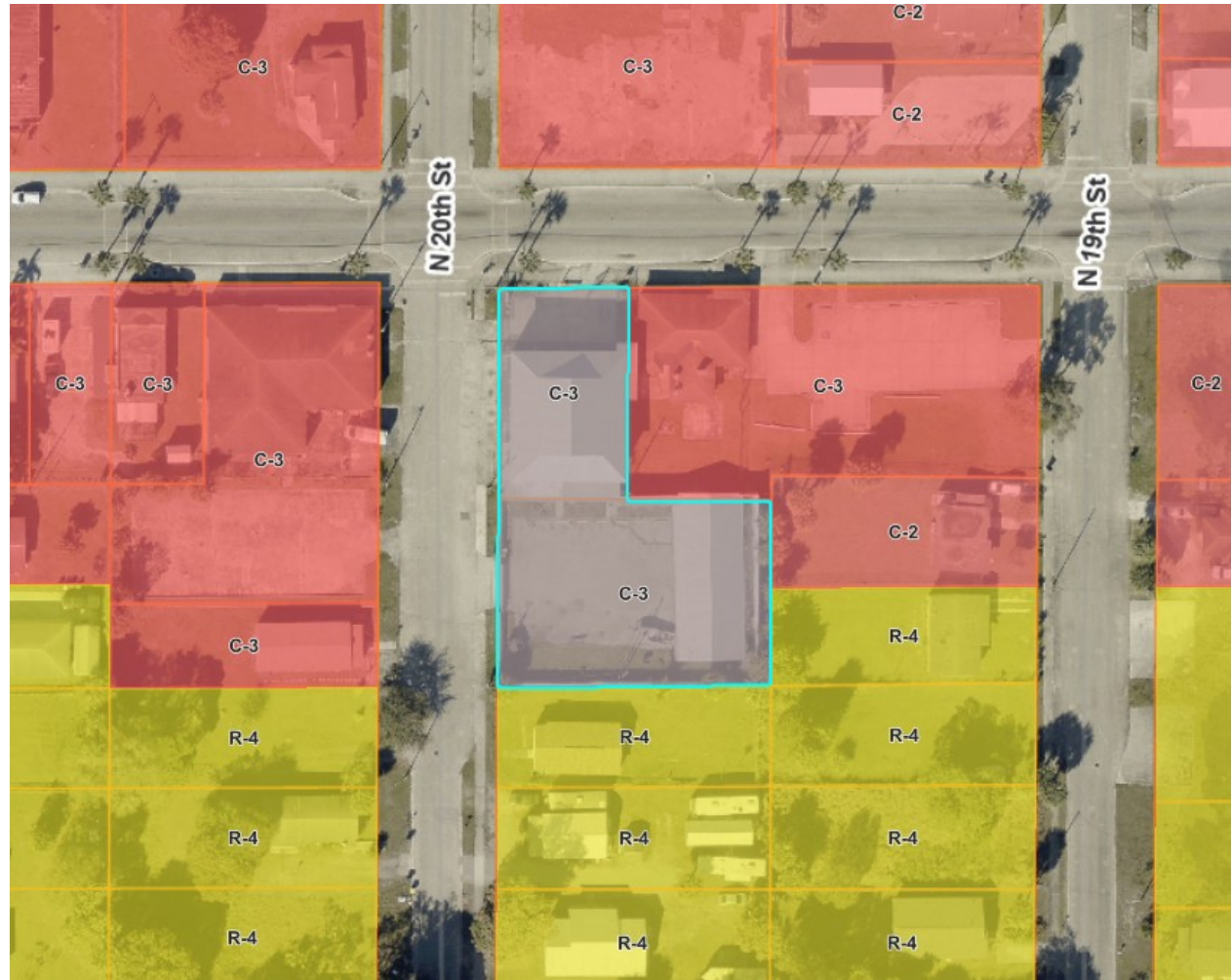


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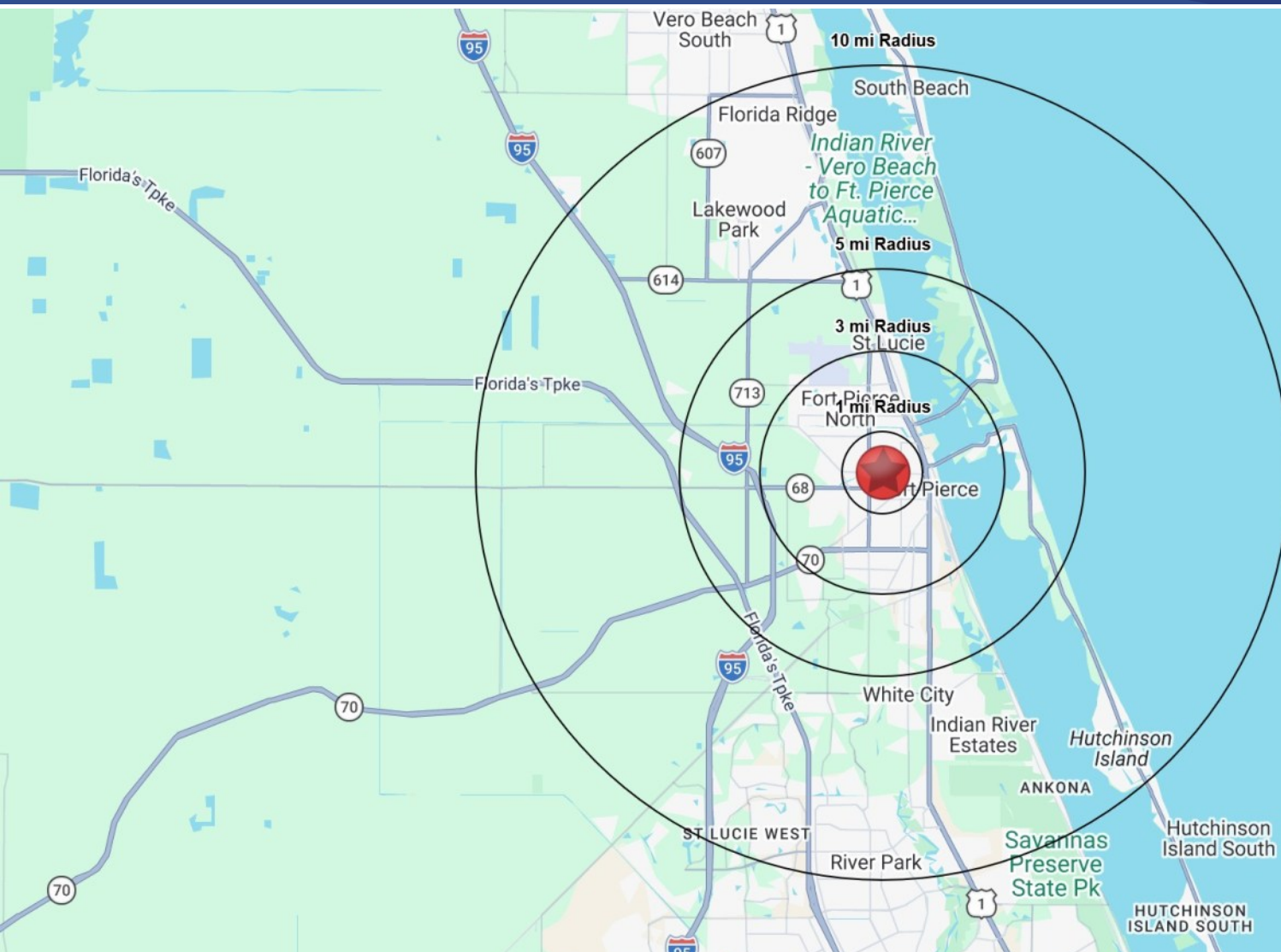
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ZONING INFORMATION

Uses Listed	C-3
<i>Overnight Accommodations</i>	
-Bed and Breakfast	P
-Hotel/Motel	P
-Recreational Vehicle Park	C
-Resort Hotel	P
<i>Household Living</i>	
-Multi-Dwelling Building	C
-Mixed-Use Building or Development	C
Group Living (except as noted below)	C
-Community Residential Home, Type 2 (7-14 residents)	C
<i>Community/Cultural (except as noted below)</i>	
-Community Center	P
-Fraternal Organization/Lodge	P
-Library or Cultural Exhibit	P
-Environmental Research and Education Facilities	C



DISTANCE MAP



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