

AVIATION HANGAR FOR LEASE

PLUS ONE AEROPLEX

3194 AIRMAN'S DRIVE, FORT PIERCE, FL 34946

Florida
Affiliate of **APN**
AVIATION PROPERTY NETWORK



FOR LEASE

ABSOLUTE INVESTMENT & REALTY

300 Central Ave
Saint Petersburg, FL 33701



PRESENTED BY:

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PROPERTY SUMMARY

3194 AIRMAN'S DRIVE



Property Summary

Lease Rate:	Call for Price
Lease Term:	3 Years
Available SF:	15,600
Hangar / Office SF:	12,000/3,600
Clear Height:	28 FT
Construction Type:	Metal
Hangar Door:	100 FT Wide Motorized
Grade Doors:	4
Power:	Yes
Apron:	16,000 SF(100 x160) +/-
Fire System:	Yes
Year Built:	2023

Property Overview

Corporate Hangar Features

- 15,600 SF Hangar
- 12,000 SF Hangar with a 3,600 SF Executive Finished Office
- Pilot's Office | Shower | Restroom to Code
- Flight Prep Area | Kitchen Area
- I.T. Closet | Records & Part Storage Area
- Eyewash Station | AC/DC On 3 Walls

Runway 10R/28L

Dimensions: 6492 x 150 ft. / 1979 x 46 m

- 25' Paved Shoulders | Surface: Asphalt
- FBO & U.S. Customs On Site

Location Overview

Treasure Coast International Airport (KFPR) is a public airport located three miles northwest of the central business district of Fort Pierce.

Nearby cities and Towns: Port Saint Lucie, Palm Bay, Jupiter, Melbourne, Palm Beach Gardens, The Acreage, Riviera Beach, Royal Palm Beach, Wellington, Greenacres City

Nearby airports to Treasure Coast International: Vero Beach Regional, Sebastian Municipal, Witham Field, Okeechobee County, and Valkaria.

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PROPERTY PHOTOS

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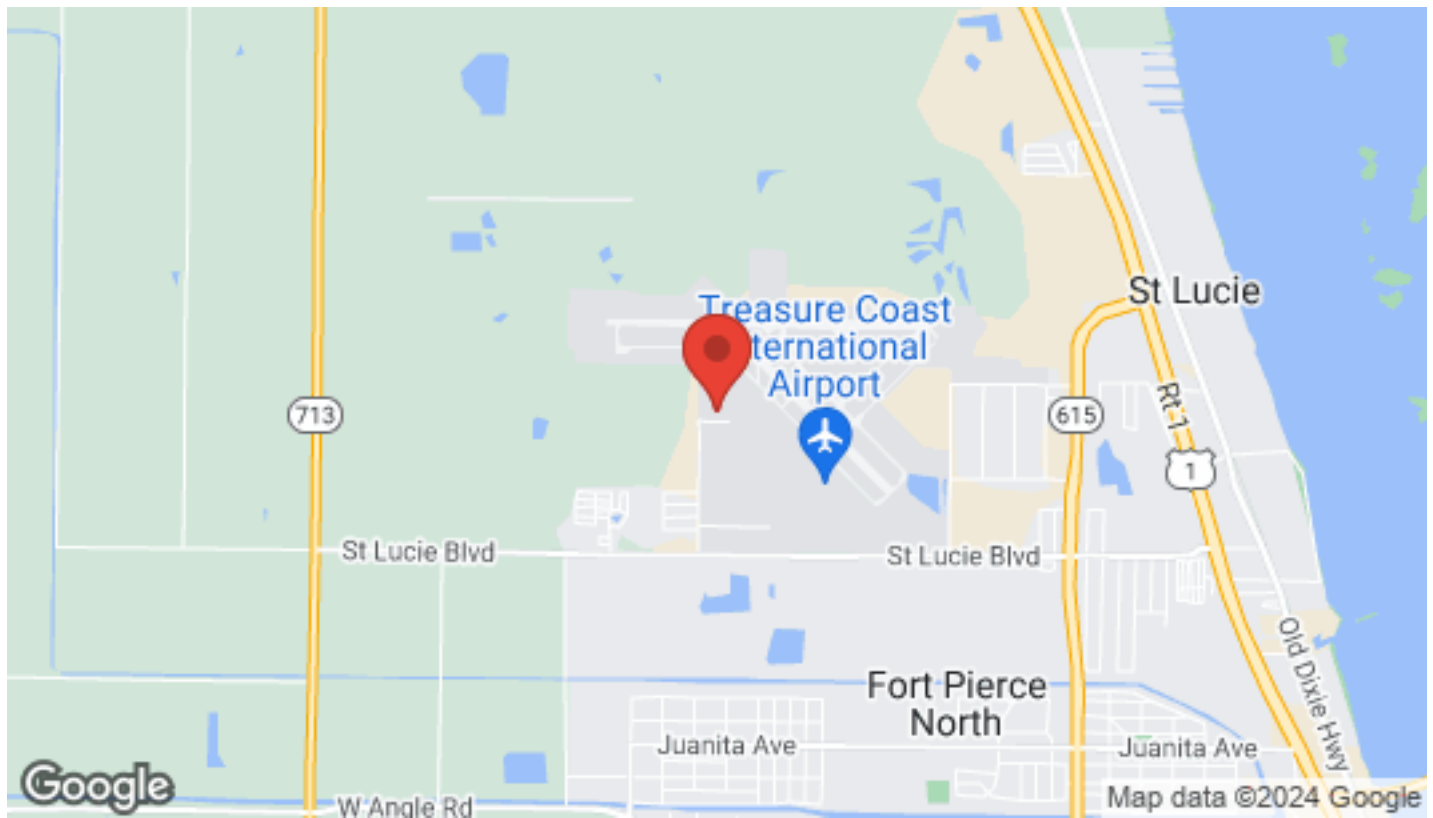
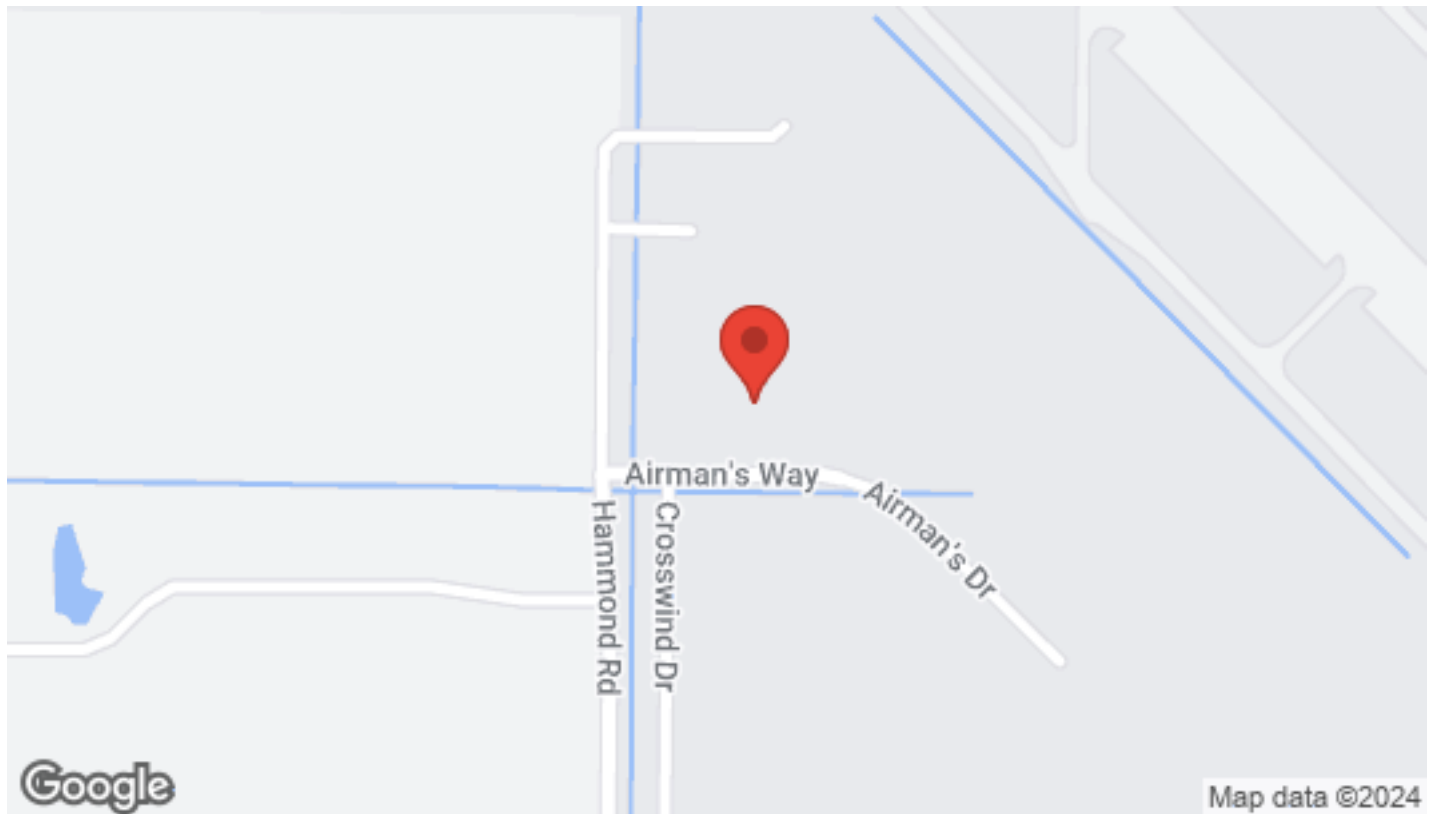
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LOCATION MAPS

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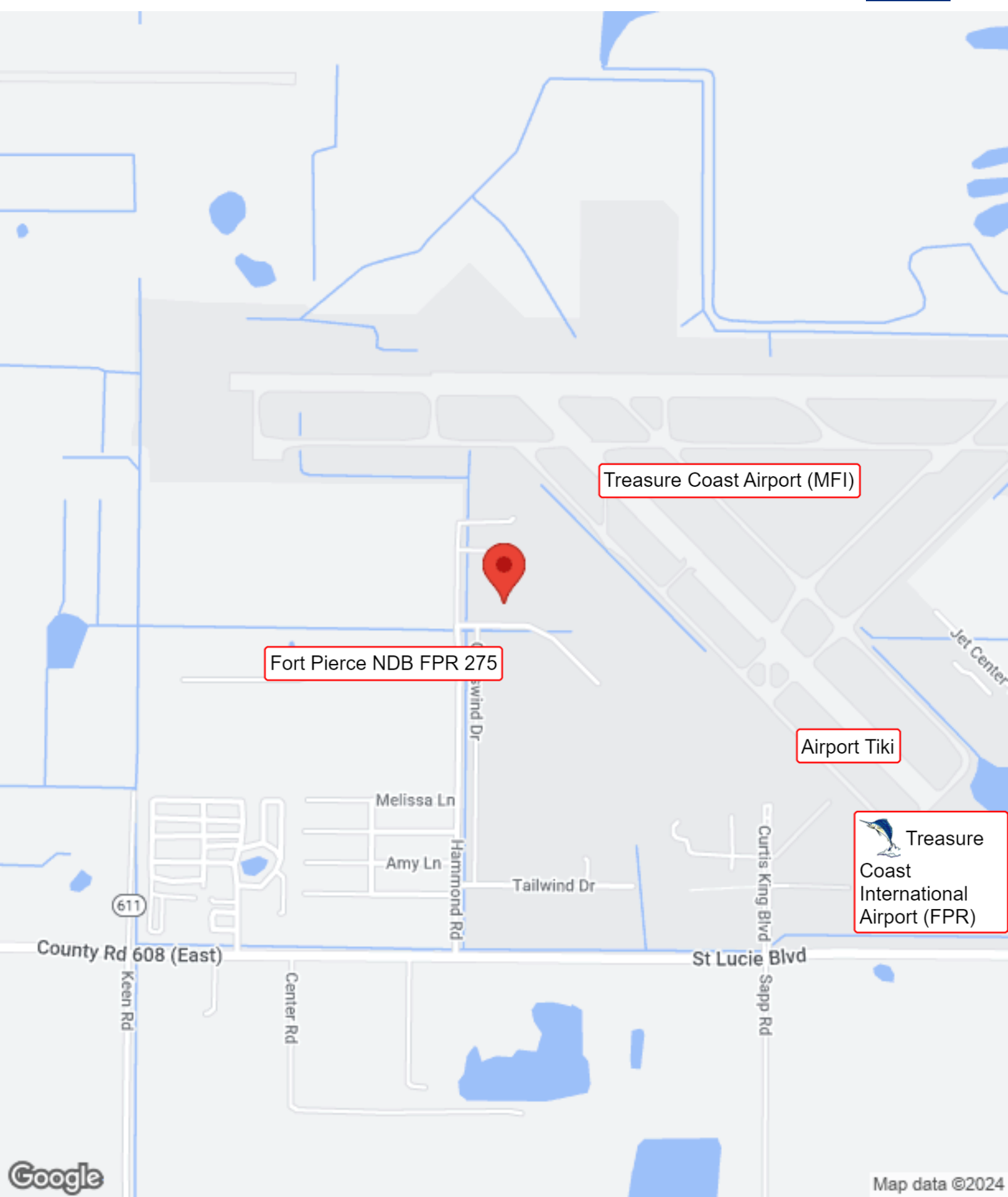
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BUSINESS MAP

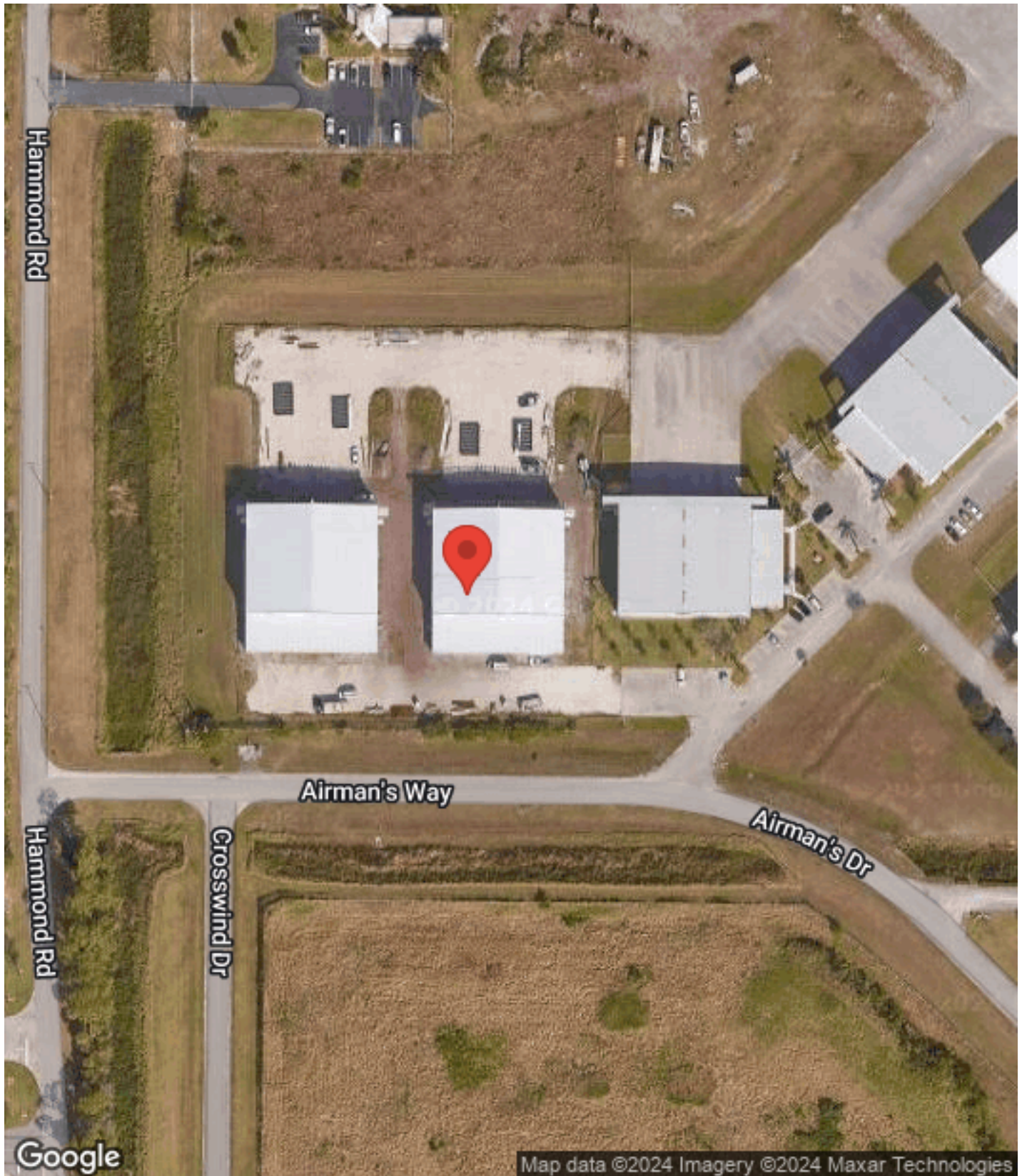
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AERIAL MAP

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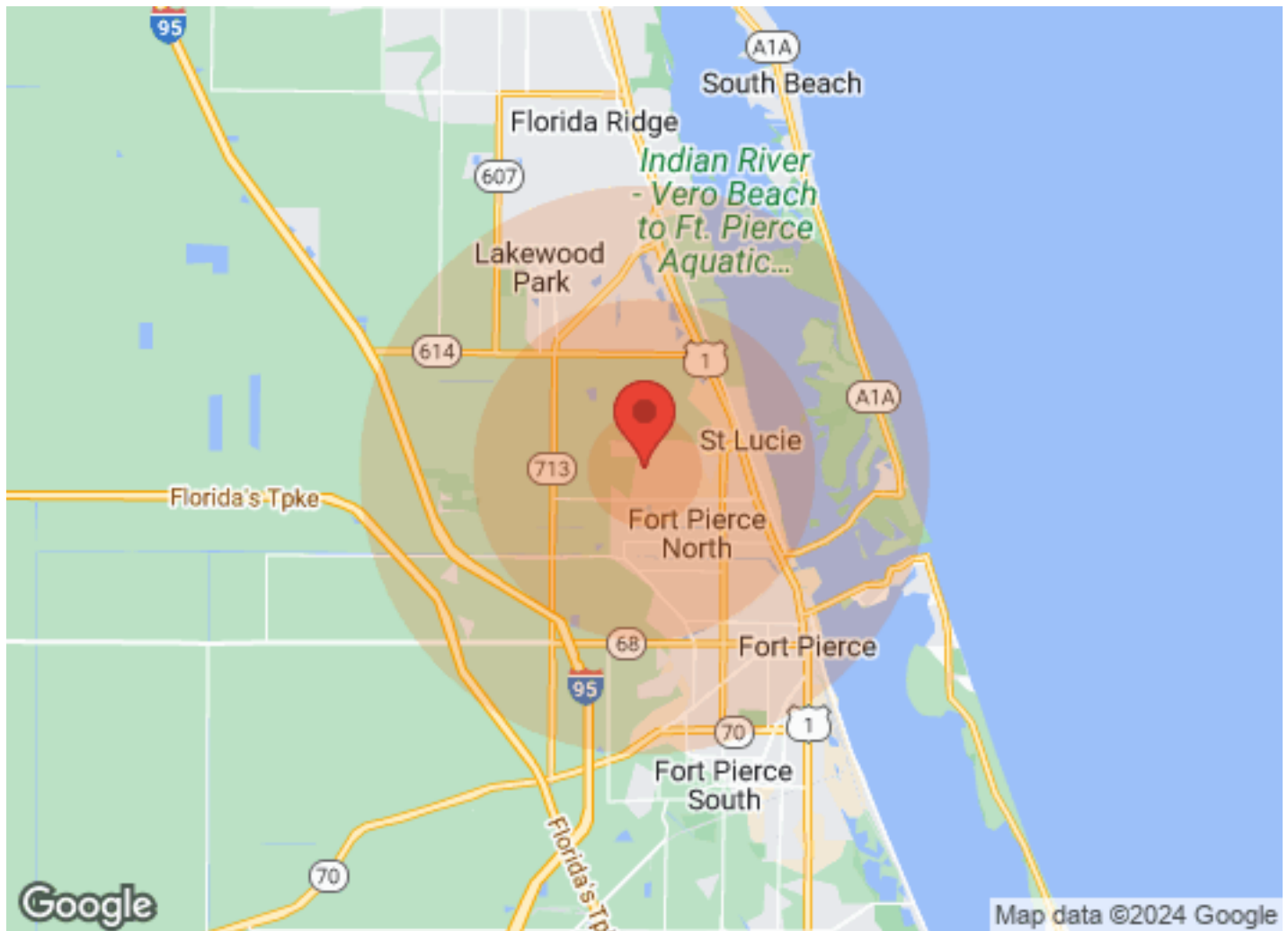
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	9,460	29,667	Median	N/A	\$29,812	\$33,387
Female	N/A	10,614	31,052	< \$15,000	N/A	1,885	4,727
Total Population	N/A	20,074	60,719	\$15,000-\$24,999	N/A	1,218	3,499
				\$25,000-\$34,999	N/A	1,019	3,067
				\$35,000-\$49,999	N/A	1,143	3,830
				\$50,000-\$74,999	N/A	1,144	3,775
				\$75,000-\$99,999	N/A	526	1,993
				\$100,000-\$149,999	N/A	386	1,480
				\$150,000-\$199,999	N/A	80	410
				> \$200,000	N/A	113	298
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,926	12,666	Total Units	N/A	10,140	32,274
Ages 15-24	N/A	2,762	7,434	Occupied	N/A	8,016	24,588
Ages 25-54	N/A	6,171	21,049	Owner Occupied	N/A	4,906	14,804
Ages 55-64	N/A	1,972	6,648	Renter Occupied	N/A	3,110	9,784
Ages 65+	N/A	4,243	12,922	Vacant	N/A	2,124	7,686
Race	1 Mile	3 Miles	5 Miles				
White	N/A	6,663	31,006				
Black	N/A	12,697	25,165				
Am In/AK Nat	N/A	7	71				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	1,310	8,655				
Multi-Racial	N/A	1,270	8,568				

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DISCLAIMER

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