

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Shopping Center

2202 N US Highway 1, Fort Pierce FL 34946



**For Sale**  
**\$2,900,000**

Listing Agent:

**Alex Rodriguez-Torres**

**772-353-0638**

**rteincorporated@aol.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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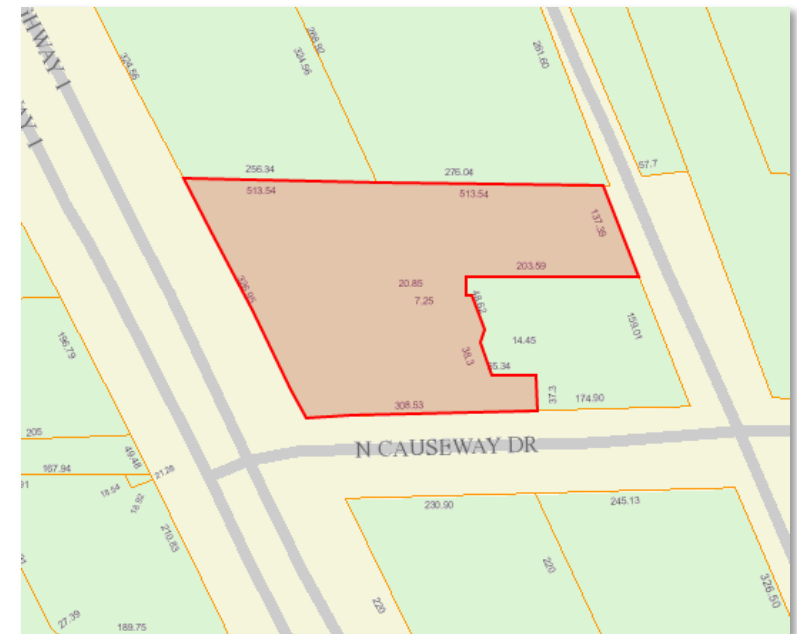
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## Property Details

<b>Location:</b>	2202 N US Highway 1, Fort Pierce FL 34946
<b>Price:</b>	\$2,900,000
<b>Building Size:</b>	29,515 SF
<b>Spaces Available:</b>	<u>See next page</u>
<b>Building Type:</b>	Retail
<b>Acreage:</b>	2.57 AC
<b>Frontage:</b>	326.95'
<b>Traffic Count:</b>	18,300 average daily traffic
<b>Year Built:</b>	1984
<b>Construction Type:</b>	CB Stucco
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	C3 - Commercial General
<b>Land Use:</b>	Commercial Shopping Center
<b>Utilities:</b>	City of Fort Pierce

Shopping Center located on the corner of N US Highway 1 and Highway A1A has several office and retail suites available for lease. First and second floor suites available on highly visible road.



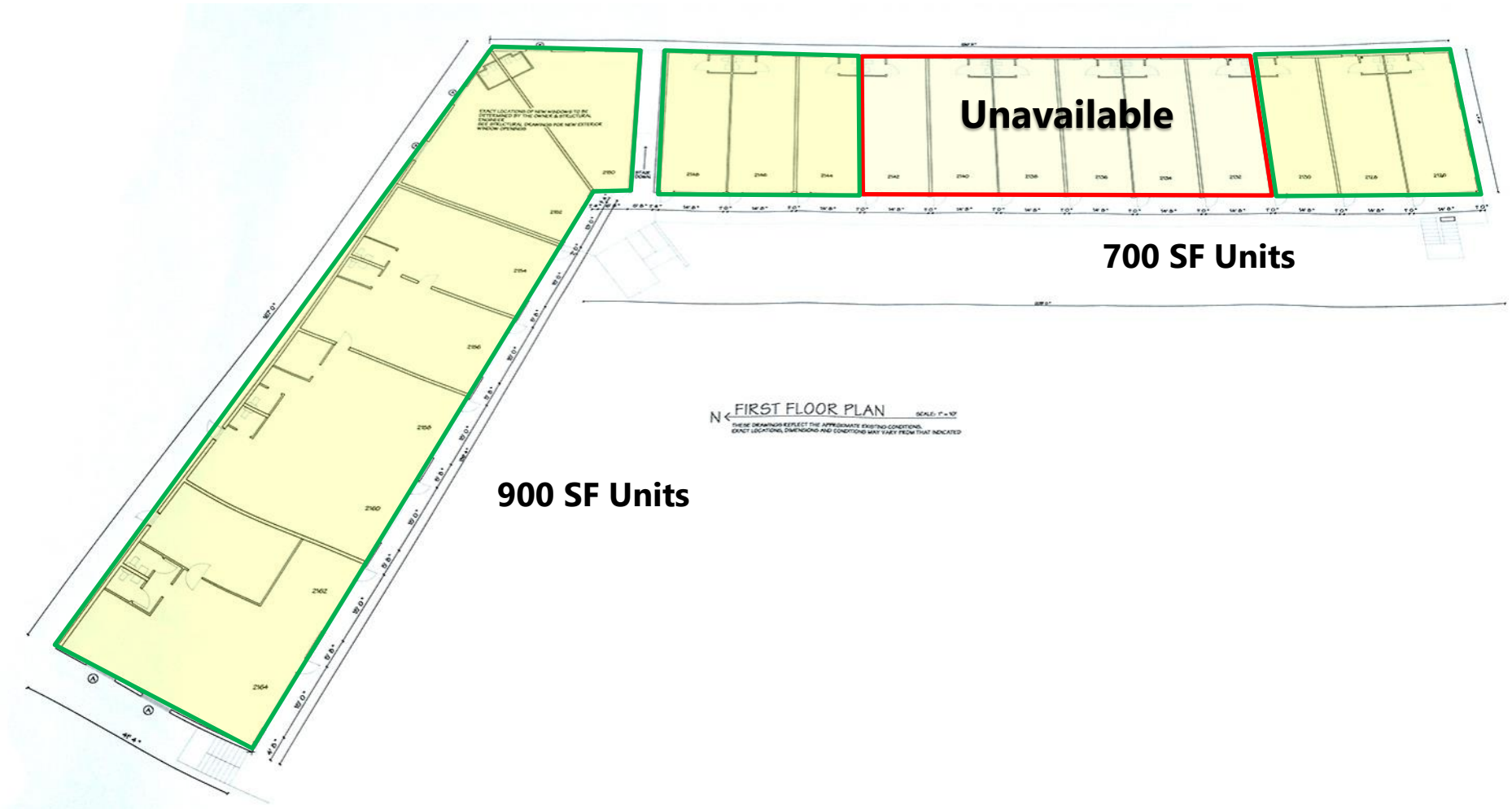
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## Commercial Real Estate, LLC

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## First Floor Vacancy



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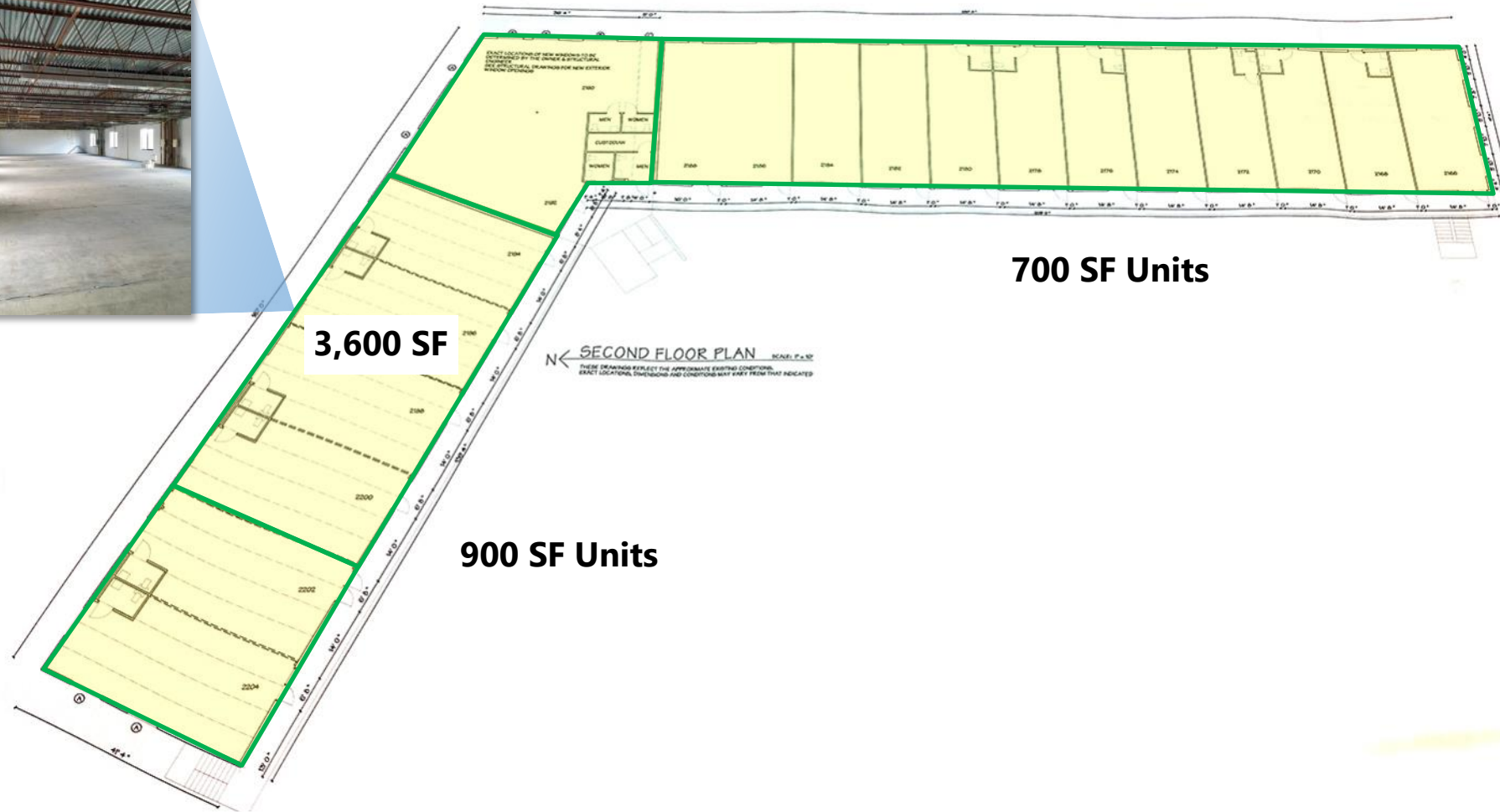


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**Second Floor Vacancy**



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## Property Demographics

### 2015 Demographics

#### Population (Daytime)

1 mile	4,528
3 mile	43,155
5 mile	76,149

#### Average Household Income

1 mile	\$34,355
3 mile	\$39,468
5 mile	\$44,269

#### Median Age

1 mile	42
3 mile	40
5 mile	40

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## Zoning & Future Land Use Map



 C3 General Commercial

### **C3 - General Commercial Zone**

(a) **Purpose.** The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

(b) **Basic use standards.** Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

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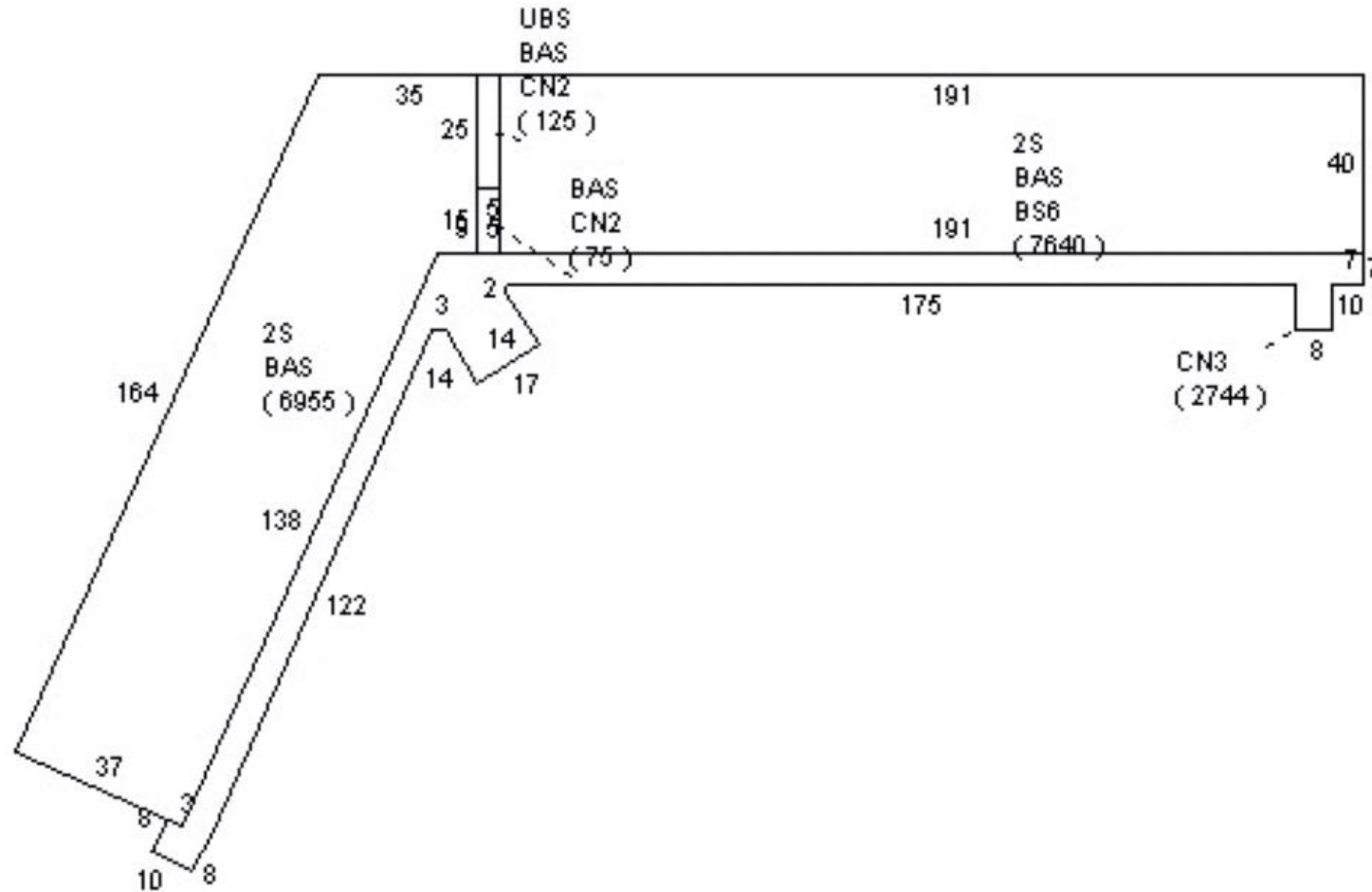
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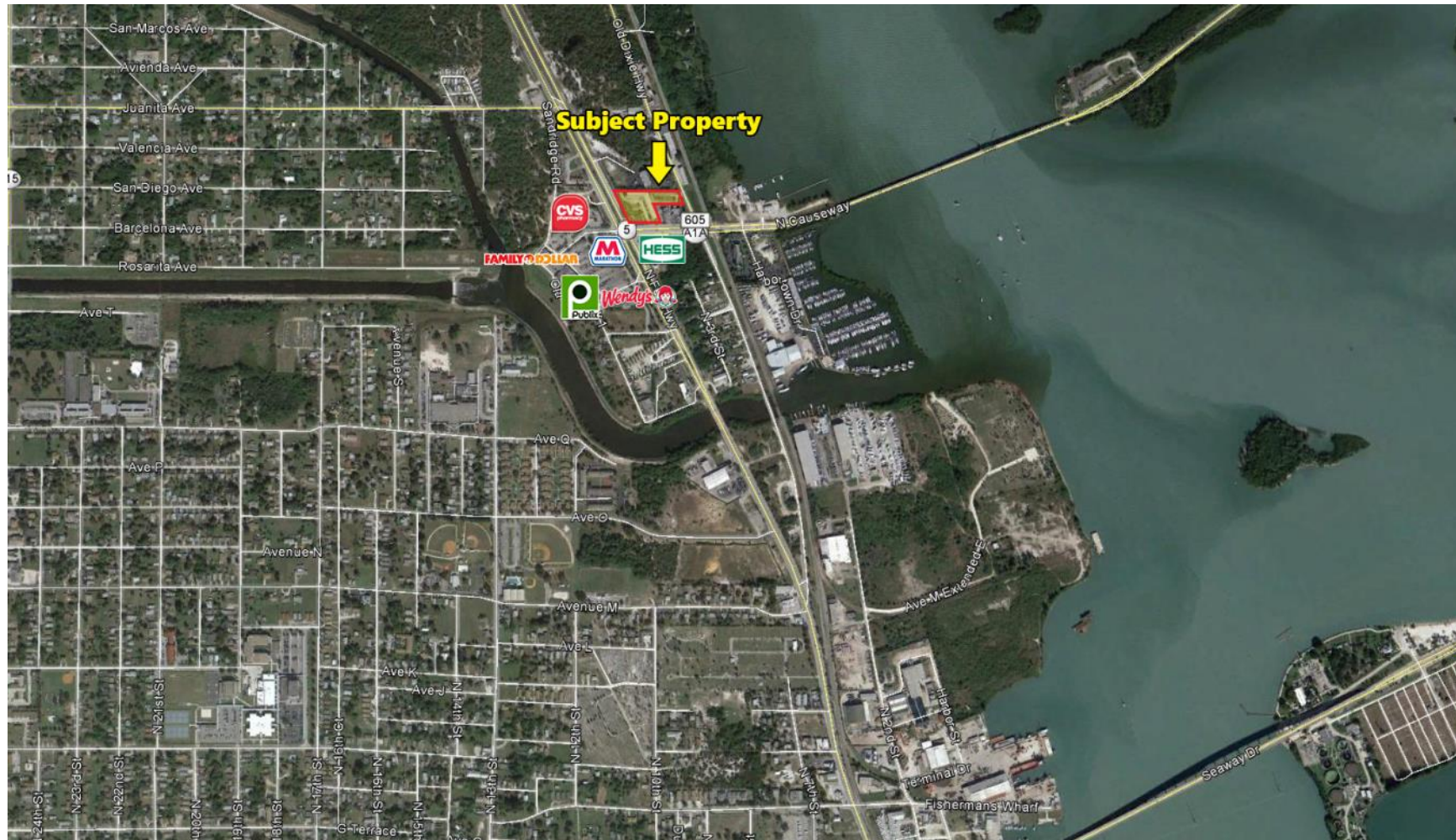
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## Property Aerial



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