

FOR LEASE

\$12.00/psf

Midway Road Plaza Retail Space(s)

4909 - 4935 Midway Road, Fort Pierce FL 34982



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

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LEASE RATE	\$12.00/psf
SPACES AVAILABLE	Six (6) spaces at 1,000 sf
BUILDING SIZE	12,416 sf
BUILDING TYPE	Retail
ACREAGE	1.19 AC
FRONTAGE	210.15' on Midway Rd. / ±245' on Oleander Ave.
TRAFFIC COUNT	19,100 ADT from Midway Road / 9,900 from Oleander Ave.
YEAR BUILT	1979
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	50+
ZONING	CN - Commercial Neighborhood
LAND USE	Commercial Shopping Center
UTILITIES	Undisclosed

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- There are six (6) 1,000 sf spaces available.
- Ideal spot for a variety of tenants including: offices, retailer, beauty salon/barber shop, repair services and other under CN Zoning.
- Prime location on the corner of Midway Rd. and Oleander Ave.
- Site features monument sign, ample parking, and two access points.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,662	1 Mile	\$58,621	1 Mile	41.40
3 Mile	32,846	3 Mile	\$54,767	3 Mile	41.40
5 Mile	93,664	5 Mile	\$51,753	5 Mile	41.60

2018 Total Households		Median Household Income		HH Growth 2018-2023	
1 Mile	1,376	1 Mile	\$43,866	1 Mile	6.83%
3 Mile	12,674	3 Mile	\$42,165	3 Mile	7.41%
5 Mile	35,880	5 Mile	\$41,061	5 Mile	8.34%

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Zoning Information

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CN - Commercial Neighborhood

1. Purpose. The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses:

- a. Beauty and barber services. (723/724)
- b. Membership organizations subject to the provisions of Section 7.10.31. (86)
- c. Depository institutions. (60)
- d. Laundering and dry cleaning (self service). (7215)
- e. Real estate. (65)
- f. Repair services:
 - (1) Electrical repair. (762)
 - (2) Shoe repairs. (725)
 - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
- g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
 - (1) Antiques. (5932)
 - (2) Apparel and accessories. (56)
 - (3) Books and stationery. (5942/5943)
 - (4) Cameras and photographic supplies. (5946)

- (5) Drugs and proprietary. (5912)
- (6) Eating places. (5812)
- (7) Florists. (5992)
- (8) Food stores. (54)
- (9) Gifts, novelties, and souvenirs. (5947)
- (10) Hobby, toy and game shops. (5945)
- (11) Household appliances. (572)
- (12) Jewelry. (5944)
- (13) Newspapers and magazines. (5994)
- (14) Optical goods. (5995)
- (15) Nurseries, lawn and garden supplies. (526)
- (16) Radios, TV's, consumer electronics and music supplies. (573)
- (17) Sporting goods and bicycles. (5941)
- (18) Tobacco products. (5993)
- h. Video tape rental. (784)

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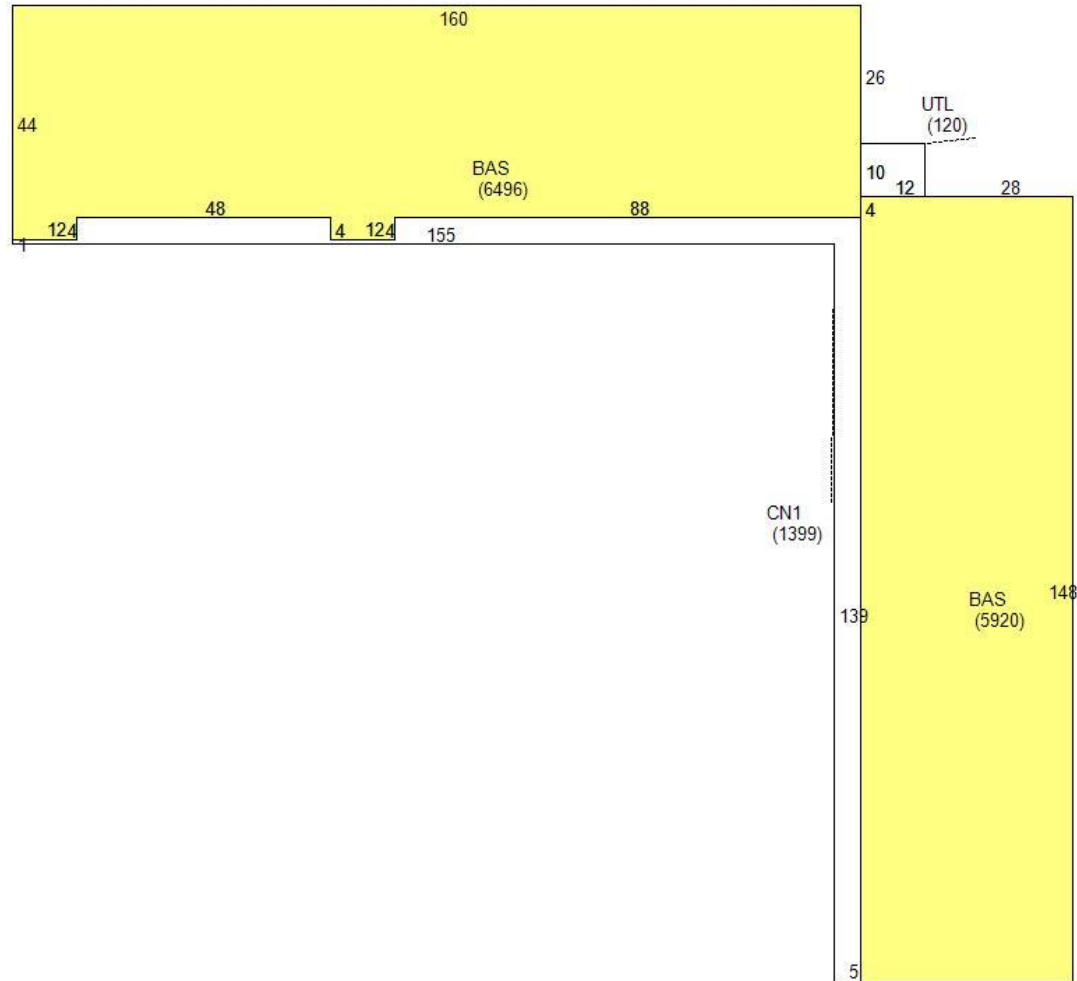
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Floor Plan

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Property Aerial

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