

**FOR LEASE**

\$12.00/psf

**Medical Office**

601 N 7th St Fort Pierce, FL 34950



**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

## Medical Office 601 N 7th St Fort Pierce, FL 34950

<b>PRICE</b>	\$12.00/psf
<b>BUILDING SIZE</b>	2,100 SF
<b>BUILDING TYPE</b>	LROF
<b>ACREAGE</b>	0.9 AC
<b>FRONTAGE</b>	126
<b>TRAFFIC COUNT</b>	6,473 (from Avenue D)
<b>YEAR BUILT</b>	1958
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	Free Surface spaces; Ratio of 5/1,000 SF
<b>ZONING</b>	C3-General Commercial
<b>LAND USE</b>	Office
<b>UTILITIES</b>	City of Fort Pierce

Recently upgraded 2,100 sf freestanding medical office space at the corner of Avenue E & N 7th St. The site has a brand new A/C system, fresh paint, and it's completely move-in ready! The property features a large reception area, ADA bathroom, 5 treatment rooms with cabinets & sinks, 2 offices with restrooms, kitchen, large community room with kitchenette, front & back entrances, handicap accessible, ample parking in front and on side Near US One and downtown Ft Pierce.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	6,566	1 Mile	\$24,702	1 Mile	37.90
3 Mile	47,311	3 Mile	\$46,422	3 Mile	40.00
5 Mile	64,850	5 Mile	\$49,006	5 Mile	41.60

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## C3 - General Commercial

(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.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or

unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

a. One thousand (1,000) feet from any other adult establishment:

b. Four hundred (400) feet from any established church, public or private school, public playground or public park;

c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

a. Front door of the main building occupied by any other adult establishment or any established church; or

b. To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § 1, 7-6-82; Ord. No. I-10, §§ 1416, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; Ord. No. L-295, § 13, 11-4-13 )

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# Site Photos

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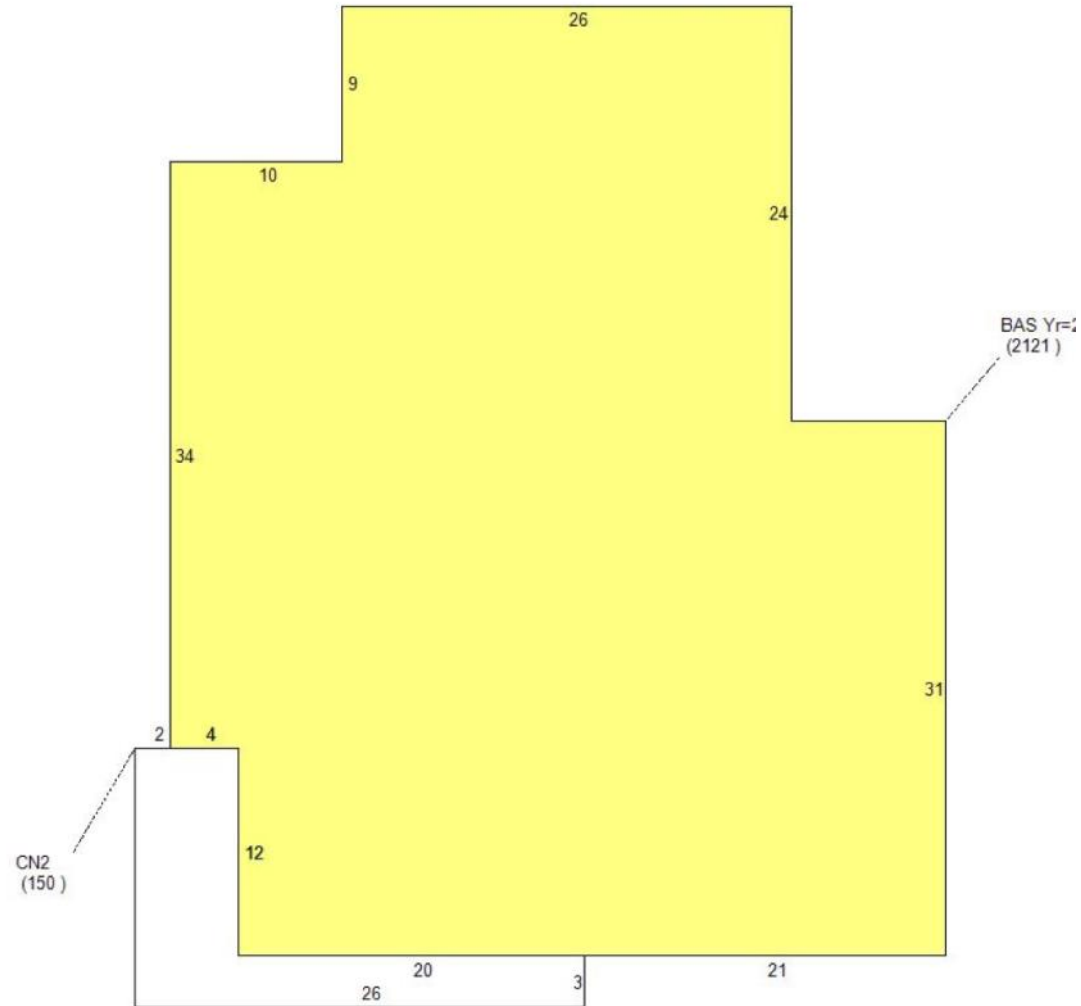
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# Floor Plan

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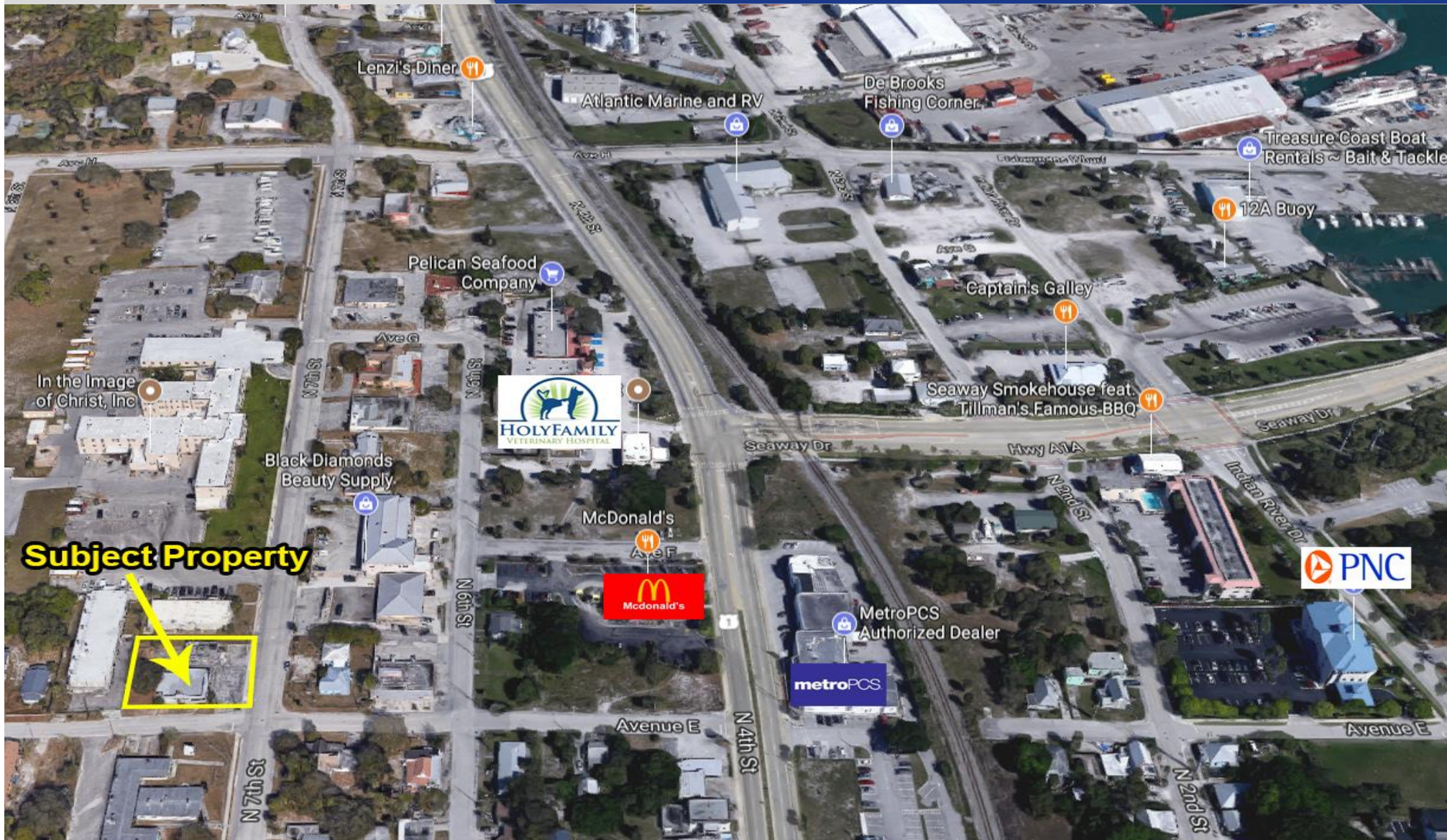
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# Property Aerial

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