

# FOR SALE

\$1,299,000

## Seaway Plaza

600-610 N US Highway 1, Fort Pierce FL 34950



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | [Rteincorporated@aol.com](mailto:Rteincorporated@aol.com)

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

# Property Details

## Seaway Plaza

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PRICE	\$1,299,000
GROSS INCOME	\$104,697.72
BUILDING SIZE	19,183 sf
BUILDING TYPE	Commercial Shopping Center
ACREAGE	.92 AC
FRONTAGE	249'
TRAFFIC COUNT	31,262 AADT
YEAR BUILT	1920
CONSTRUCTION TYPE	CBS
PARKING SPACE	60
ZONING	PUR - Planned Unit Development
LAND USE	Commercial Shopping Center
UTILITIES	Fort Pierce

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Contemporary concrete block plaza has great exposure to US Highway 1 in Fort Pierce. The largest of the available suites has 17 offices, conference room, break room, and bathrooms. Occupying tenants range from offices to healthcare professionals, and retailers. Site features monument sign and plenty of parking spaces!



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# Rent Roll

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Unit	Tenant	Sq. Ft.	Base Rent	CAM	Tax	Total Due	Annual Total Rent/ CAM		
	Ice Box Treasure Coast	171	\$0.00			\$400.00	\$4,800.00	Month-to-Month	
600	Tax Office	1,704	\$1,200.00		\$78.00	\$1,278.00	\$14,400.00	11/30/2017	Month-to-month after 11/30/17
600-B	Fishing Center	2,321	\$2,000.00		\$130.00	\$2,130.00	\$24,000.00	Month-to-Month	
602	Metro PCS	800	\$1,228.00	\$245.33	\$95.77	\$1,569.10	\$17,679.96	8/31/2017	Pending renewal for 3 year lease
604	Vacant*	4,934							
606	Vacant*	4,780							
608	Bail Bonds	1,680	\$1,300.00		\$84.50	\$1,384.50	\$15,600.00	6/30/2018	
608B	Bail Bonds	1,170	\$300.00		\$19.50	\$319.50	\$3,600.00	6/30/2018	
610	Swish Hair	1,275	\$956.25	\$391.00	\$87.58	\$1,434.82	16,167.00	Month-to-Month	
610-B	Pet Groomers	600	\$704.23		\$45.77	\$750.00	\$8,450.76	Month-to-Month	
							\$104,697.72		

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# Income & Expense

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Gross Income	\$104,697.72
Real Estate Taxes	\$15,000.00
Insurance	\$9,000.00
Water	\$4,480.00
Electric	\$7,076.00
Lawn	\$1,800.00
Repairs	\$5,000.00
Management	\$9,600.00
Net Income	<b>\$52,741.72</b>

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# Property Demographics

## Seaway Plaza

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### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,230	1 Mile	\$23,945	1 Mile	38.50
3 Mile	46,813	3 Mile	\$46,640	3 Mile	40.20
5 Mile	64,722	5 Mile	\$48,995	5 Mile	41.60

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# Zoning Information

**Seaway Plaza**  
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## PUR - Planned Unit Redevelopment

(a) **Purpose.** The Planned Unit Redevelopment (PUR) zone is intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas.

(b) **General standards for approval.** Prior to including a tract of land in the PUR zone or approving a final redevelopment plan, the city commission shall determine that:

(1) The planned unit redevelopment is an effective and unified treatment of the development possibilities of the project site while remaining consistent with the comprehensive plan, avoiding environmental hazards and making appropriate provisions for the preservation of natural features such as shorelands and wooded cover.

(2) The planned unit redevelopment will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electrical services, fire protection, police protection and schools.

(3) A need exists for the planned unit redevelopment at the proposed location and the applicant has the capacity to assure completion of the project.

(4) The planned unit redevelopment complies with standards referred to in this section, additional zoning ordinance provisions and other city laws.

(c) **Potential uses.** The following uses are allowed in a planned unit redevelopment if the city commission considers them appropriate for the particular redevelopment being proposed, compatible with nearby uses, and consistent with the comprehensive plan and if other applicable standards are satisfied:

(1) Duplexes, triplexes and quadraplexes.

(2) Multifamily housing developments.

(3) Retail sales establishments, except stores selling automobiles, other large motorized vehicles or mobile homes.

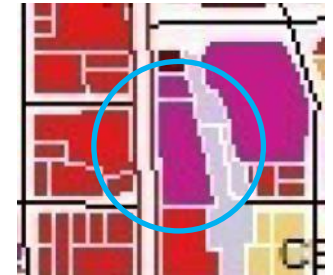
(4) Motels/hotels.

(5) Personal service establishments.

(6) Finance, insurance and real estate service establishments.

(7) Business service establishments.

(8) Communication service establishments.



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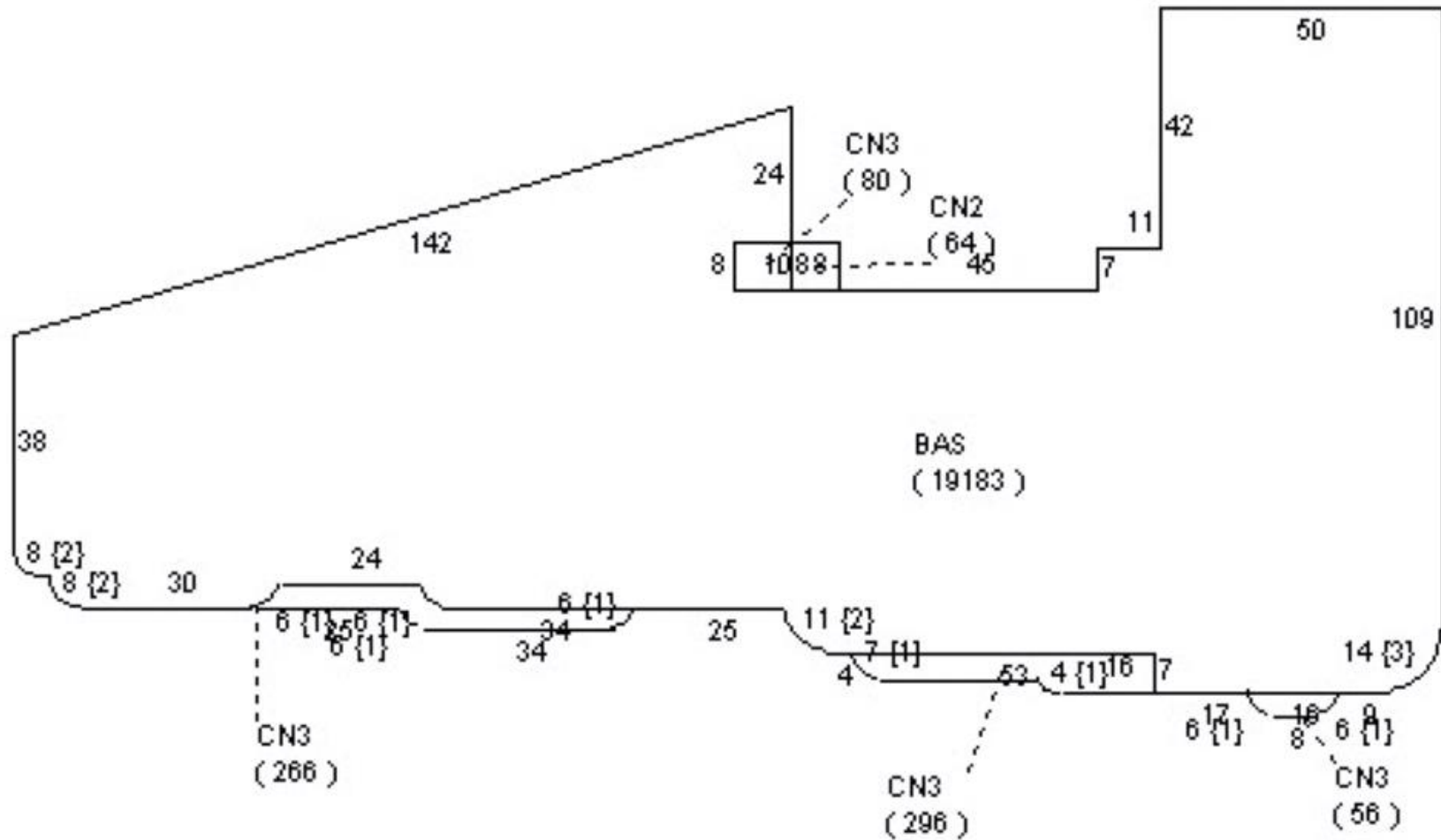
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# Floor Plan

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# Property Aerial

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