

**FOR LEASE**

\$14.00/psf

**Oleander Commercial Center**

3731 Oleander Ave. Fort Pierce FL 34982



**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

# Oleander Commercial Center

3731 Oleander Ave. Fort Pierce FL 34982

<b>LEASE RATE</b>	\$14.00/psf gross
<b>LEASE SPACE(S)</b>	(101) 1,229 SF
<b>BUILDING SIZE</b>	18,289 SF
<b>BUILDING TYPE</b>	Industrial Commercial
<b>ACREAGE</b>	2.47
<b>FRONTAGE</b>	224.50'
<b>TRAFFIC COUNT</b>	4,158 (average)
<b>YEAR BUILT</b>	2005
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Plenty
<b>ZONING</b>	C3
<b>LAND USE</b>	Commercial
<b>UTILITIES</b>	Undisclosed

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Excellent lease opportunity! Situated in a growing, high traffic area of Fort Pierce, the Oleander Commercial has 1 space available at 1,229 sf; ideal for office, retail, or other uses under C-3 Zoning.

Concrete block construction combined with professional, sophisticated, in-place management infrastructure. Beautifully maintained and landscaped grounds, and a large renovated parking lot. The building has had fresh exterior paint, modern windows, and doors. Each unit has its own rear bay door.



**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

## 2018 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,989	1 Mile	\$44,467	1 Mile	38.00
3 Mile	32,450	3 Mile	\$47,477	3 Mile	39.90
5 Mile	84,834	5 Mile	\$49,359	5 Mile	39.90

**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

# Site Photos

# Oleander Commercial Center

3731 Oleander Ave. 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

## C3- General Commercial Zoning

(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.

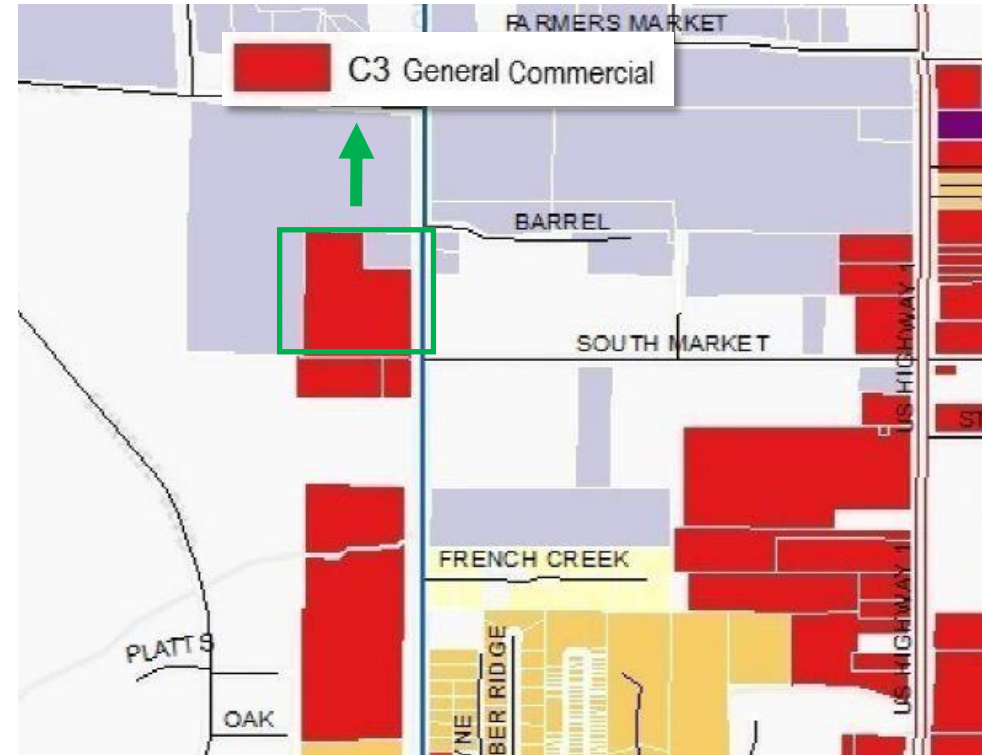
- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

### (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.



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

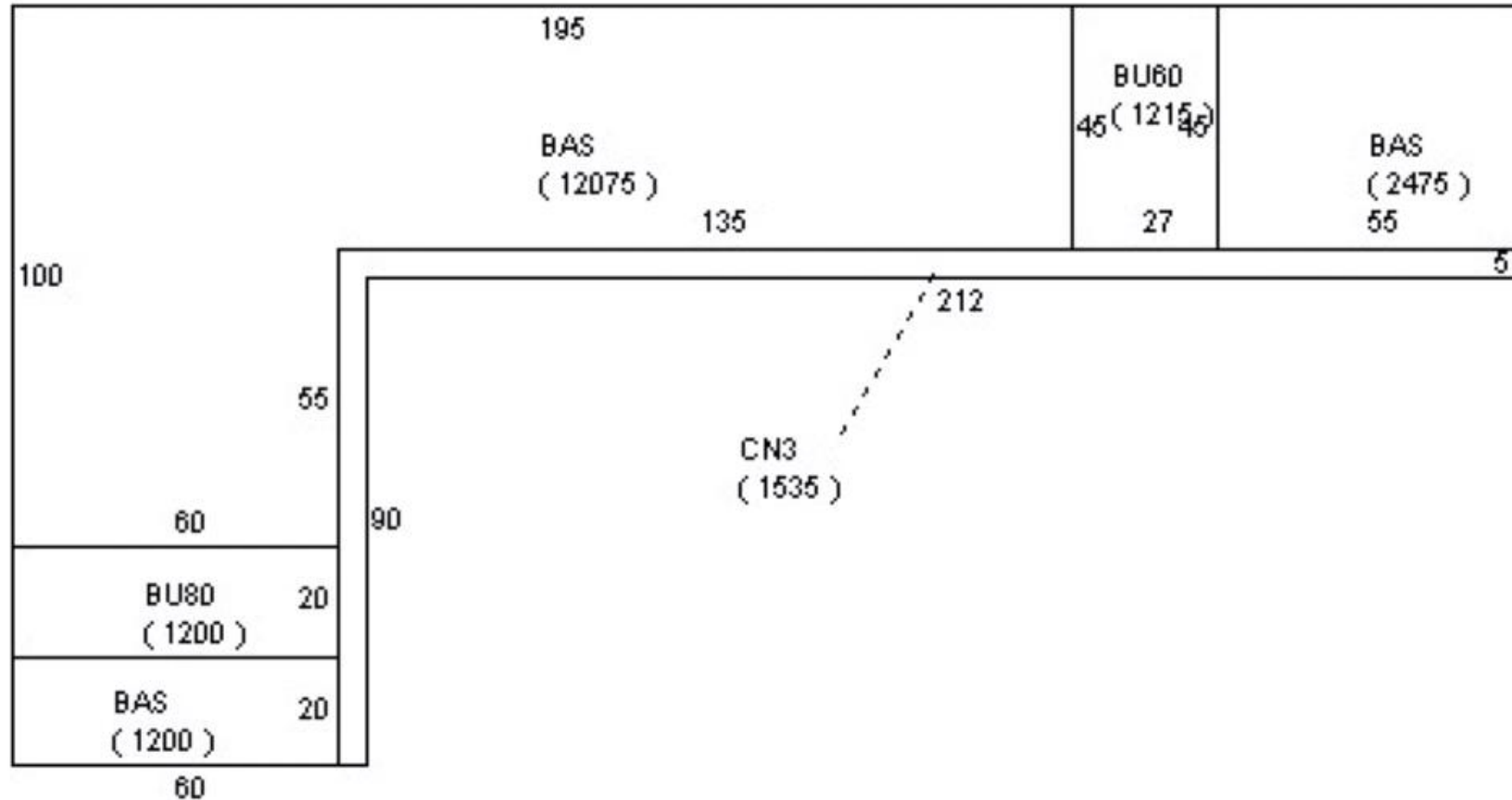
Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

# Floor Plan

# Oleander Commercial Center

3731 Oleander Ave. 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

Close-up Aerial

# Oleander Commercial Center

3731 Oleander Ave. Fort Pierce FL 34982



**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 Aerial

# Oleander Commercial Center

3731 Oleander Ave. 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