

EXCLUSIVELY MARKETING BY

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

BEACHFRONT CONDOMINIUMS

2507 N OCEAN DRIVE, FORT PIERCE FL 34949

4,396 SF | FOUR UNITS | TWO-STORY



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BEACHFRONT CONDOMINIUMS

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present a beachfront condominiums at Fort Pierce Shores, a 4,396 square-foot two-story property consisting of four units. Great opportunity for an owner/user to occupy one unit with the remaining units to be used as leasing opportunities. Units can be leased starting at \$1,500 per month to over \$4,000 per month in season.

Each two bed two bath unit features renovated interiors which include: granite countertops in kitchen and bathrooms, stainless steel appliances, and tile throughout.

Walking distance from a pathway that leads to the beach and close proximity from the North Causeway that connects to US-1, the Fort Pierce Inlet Park, and A1A.

Established in the 1900s as a fishing village, Fort Pierce has managed to retain its captivating antiquity. Sometimes regarded as the “Sunrise City,” this tiny town is home to spectacular natural and artificial reefs making it a great spot for diving adventures. Fort Pierce also flaunts an excellent waterfront which is sprinkled with diners offering the freshest fish.



PROPERTY DETAILS

OFFERING

PRICE	\$799,000
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Great opportunity for an owner/user to occupy one unit with the remaining units to be used as leasing opportunities. Units can be leased starting at \$1,500 per month to over \$4,000 per month in season.

PROPERTY SPECIFICATIONS

BUILDING SIZE	4,396 sf
NO. OF UNITS	4 (2 bed/2 bath)
ACREAGE	0.32
FRONTAGE	100'
TRAFFIC COUNT	6,400 ADT (from A1A)
YEAR BUILT	1976 (newly renovated)
CONSTRUCTION TYPE	CBS
PARKING SPACE	+/- 6
ZONING	HIRD
LAND USE	Multifamily
PARCEL ID	1425-603-0010-000-2



PROPERTY HIGHLIGHTS

EXCELLENT POTENTIAL

- An Owner/User could live in one of the units and rent out the remaining. Units can be leased starting at \$1,500/mo. to \$4,000/mo. in season.

PRIME LOCATION

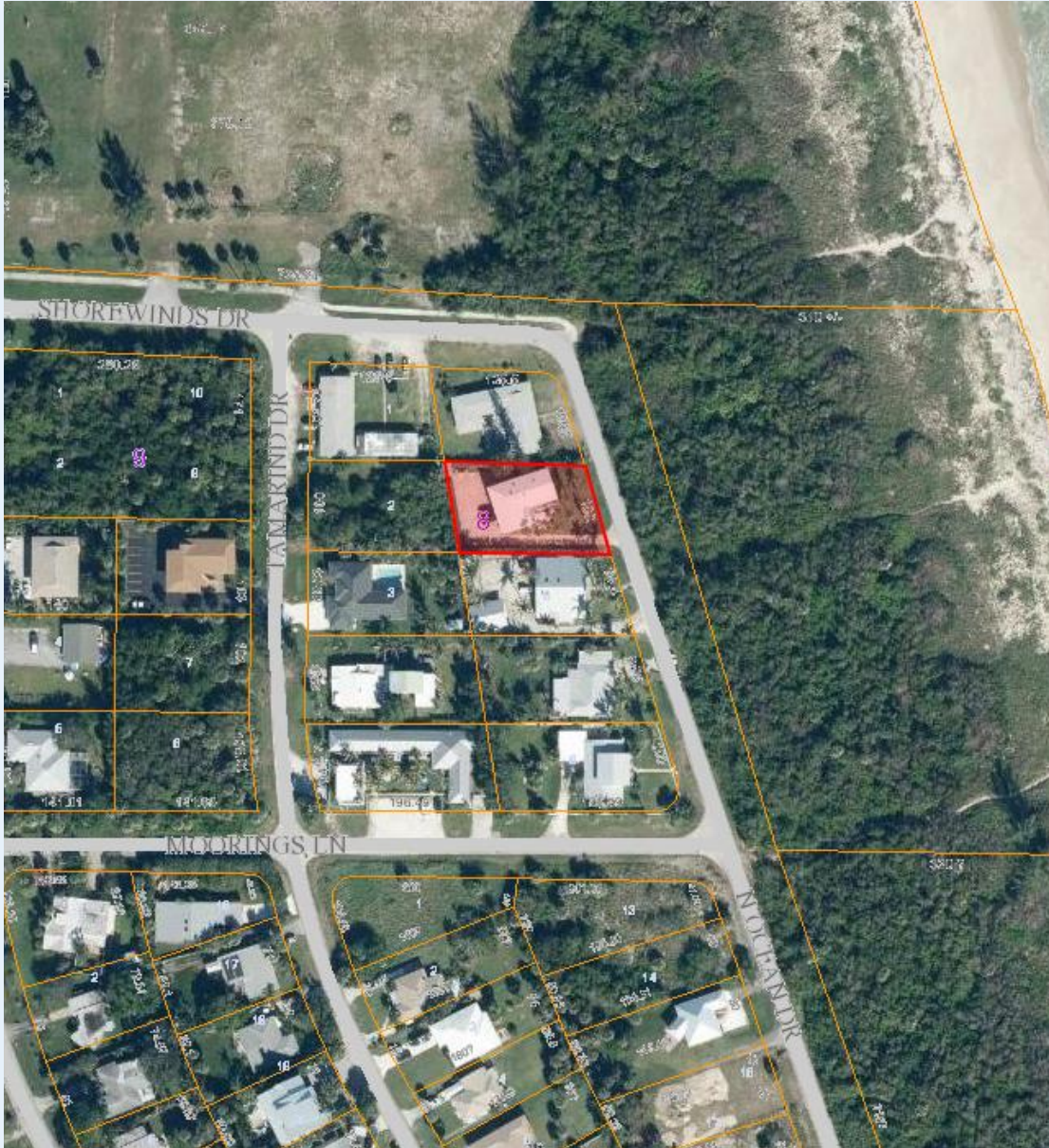
- Located at a walking distance from the beach via pathway.
- A short distance away from the Fort Pierce Inlet Park which offers scenic nature trails, wildlife viewing, and water sport activities.
- Nearby access to route A1A and the North Causeway which leads to US-1.

GREAT AMENITIES

- Some exterior features include: patio seating area, grilling area, second floor balcony

- Interior features include: tile flooring throughout, white cabinets with granite countertops, stainless steel appliances, walk-in showers, and overall spacious interiors.

PROPERTY OVERVIEW



ACCESS

N Ocean Drive

N Highway A1A



TRAFFIC COUNTS

6,400 ADT (from A1A)



IMPROVEMENTS

4,396 SF



PARKING

+/- 6



YEAR BUILT

1976



PARCEL

1425-603-0010-000-2



ZONING

HIRD



ZONING INFORMATION

AA. HIRD HUTCHINSON ISLAND RESIDENTIAL DISTRICT.

1. Purpose. The purpose of the Hutchinson Island Residential District (HIRD) is to provide a residential environment on North and South Hutchinson Island that is respectful of the natural resources and value of the barrier islands and can be supported by available public and private services. HIRD is intended to ensure that the intensity, location, and timing of new residential growth and development is of a character that can be served by adequate public and private facilities, and that protects, preserves and enhances the public health, safety, and welfare of the citizens of St. Lucie County. Hutchinson Island constitutes a unique and valuable public resource that plays a vital role in defining the County's economic and geographic character. HIRD is intended to facilitate growth and development of the barrier islands while conserving the natural and human values the islands represent. Given the environmentally sensitive nature of barrier islands, HIRD is designed to ensure that growth and development is clustered away from environmentally sensitive lands and is limited to the more tolerant upland portions of Hutchinson Island. HIRD is also intended to implement and be consistent with the St. Lucie County Comprehensive Plan.

2. Intent of Application:

- a. It is the intent of the Board of County Commissioners that HIRD shall apply to all multi-family residential property in the unincorporated areas of North and South Hutchinson Island.
- b. No application for an amendment to this Code, shall be accepted which proposes to change the zoning classification of any land on North or South Hutchinson Island to a classification other than to: Hutchinson Island Residential District (HIRD); Planned Unit Development (PUD); Planned Non-Residential Development (PNRD); Planned Mixed Use Development (PMUD); Utilities (U); Institutional (I); Religious Facilities (RF); any Residential, Estate (RE-1 or RE-2) or any Residential, Single-Family (RS-2, RS-3, RS-4) zoning district. Any residential development on North or South Hutchinson Island must be consistent with Paragraphs 4, 5, 6, 7, 8 and 9 of this Section.

3. Subdistricts. For the purposes of this District, lands located on North and South Hutchinson Island are hereby classified into the following subdistricts:

- a. North Hutchinson Island Residential District (NHIRD), which includes those lands located on North Hutchinson Island in St. Lucie County;

- b. South Hutchinson Island Residential District, North (SHIRD-N), which includes those lands located on South Hutchinson Island between the Florida Power and Light Company nuclear power plant and the city limits of the City of Fort Pierce; and

- c. South Hutchinson Island Residential District, South (SHIRD-S), which includes those lands located on South Hutchinson Island between the Florida Power and Light Company nuclear power plant and Martin County.

4. Permitted Uses. The following uses shall be permitted as of right in environmental zones in the Hutchinson Island Residential District:

a. Dune Preservation Zone:

- (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.

- (2) Elevated walkways.

- (3) Recreational uses not involving structures other than elevated walkways.

b. Uplands:

- (1) Detached single-family dwelling units.

- (2) Two- and three-family dwelling units.

- (3) Multiple family dwelling units.

- (4) Parks.

- (5) Accessory uses, subject to the requirements of Section 8.00.00.

c. Wetlands:

- (1) Residential densities that can be clustered to Uplands located on the parcel proposed for development.

- (2) Elevated walkways.

- (3) Bridges and bridge approaches.

- (4) For that portion filled in accord with permits received from federal and state agencies exercising jurisdiction over such area, any permitted Uplands use.

AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Estimated Population	3,425	15,091	48,519
2023 Projected Population	4,058	17,359	54,121
2010 Census Population	1,422	9,262	39,492
2018 Estimated Households	1,775	7,445	19,396
2023 Projected Households	2,097	8,551	21,692
2010 Census Households	757	4,565	15,241
2018 Estimated White	3,309	12,060	26,954
2018 Estimated Black or African American	46	2,674	20,109
2018 Estimated Hawaiian & Pacific Islander	0	22	41
2018 Estimated American Indian or Native Alaskan	3	35	295
2018 Estimated Other Races	26	159	785
2018 Estimated Average Household Income	\$76,468	\$74,722	\$52,669
2018 Estimated Median Household Income	\$52,305	\$43,351	\$31,105
Median Age	66.80	59.10	46.00
Average Age	60.70	52.60	44.10