



PIE HOLE WOOD PIZZA RESTAURANT & VACANT LAND

BUSINESS & REAL ESTATE INVESTMENT

2510 S OCEAN DR. FORT PIERCE FL 34949

Jeremiah Baron
& CO.

Commercial Real Estate, LLC



PIE HOLE WOOD PIZZA RESTAURANT & VACANT LAND INVESTMENT

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PROPERTY SUMMARY

Jeremiah Baron & Co. area pleased to present an exceptional acquisition opportunity of an established, high grossing pizza restaurant located on South Hutchinson Island's famous A1A Ocean drive.

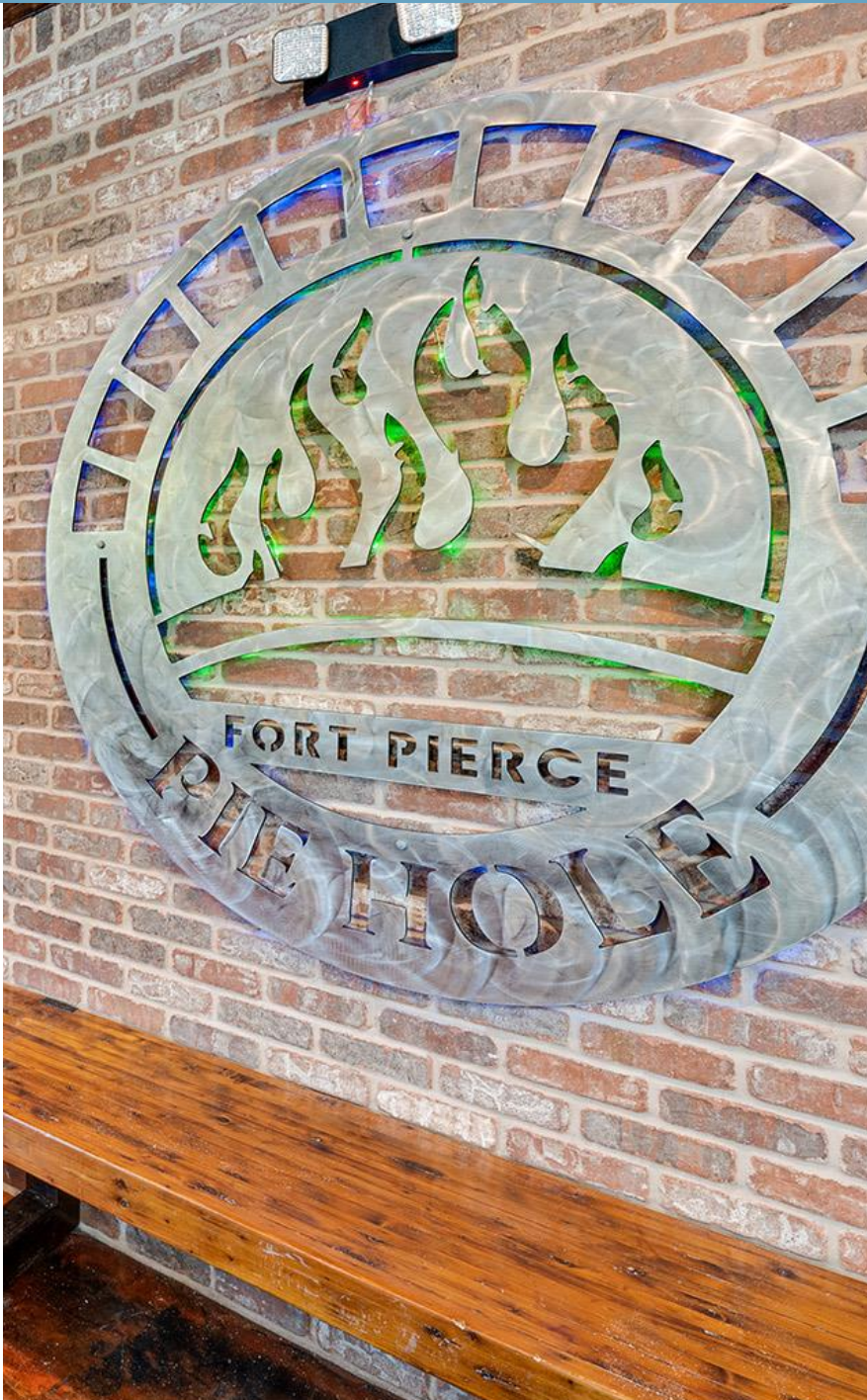
The property consists of an 1,800 square-foot building with a 728 square-foot enclosed seating area. This immaculate standalone building was completely renovated in 2020 with high quality furnishings with no expense spared.

Sale includes building, business, and three adjacent vacant parcels used for overflow parking. The building and patios offer seating for +/-100 guests. Business is being sold turnkey with all furnishings and full staff.



PROPERTY DETAILS

2510 S OCEAN DR. FORT PIERCE FL 34949	
PRICE	\$2,595,000
BUILDING SIZE	1,800 SF + 728 SF Screened Patio
BUILDING TYPE	Restaurant
ACREAGE	(1) 0.42 AC, 0.80 AC, 0.21 AC, 0.21 AC
FRONTAGE	+/- 295'
TRAFFIC COUNT	3,700 ADT
PARKING SPACES	50
YEAR BUILT	1982
YEAR RENOVATED	2020
CONSTRUCTION TYPE	CBS
ZONING	C-3 (Ft. Pierce) HIRD (SLC)
LAND USE	GC RU
PARCEL ID	2413-501-0016-000-7 2413-501-0012-000-9 2413-501-0018-000-1 2413-501-0125-000-4



KEY FEATURES & IMPROVEMENTS

- All recipes included with the sale
- 1,800 SF building with 728 SF screened patio
- 1.64 acres total
- 40 ft. insulated storage container used for cooler and dry storage
- Additional freezer in dry storage portion of storage container
- Paved and shaded side area with additional seating for 30 plus. Includes outdoor lighting heating and cooling fans
- Brand new roof with 20-year warranty on both building and canopy
- Additional lot improved and used for overflow parking
- Marra Forni RT150 Rotator Oven
- All new plumbing and electrical systems updated in 2020
- Sonos sound system throughout
- 8 security cameras with ADT Security system inclusive of cameras which can be viewed on Lumas Phone App
- Toast POS system - 4 screens, 6 remote hand held devices (own hardware)
- 2 (Two) 5-ton roof mounted HVAC systems
- Newly installed impact windows and doors

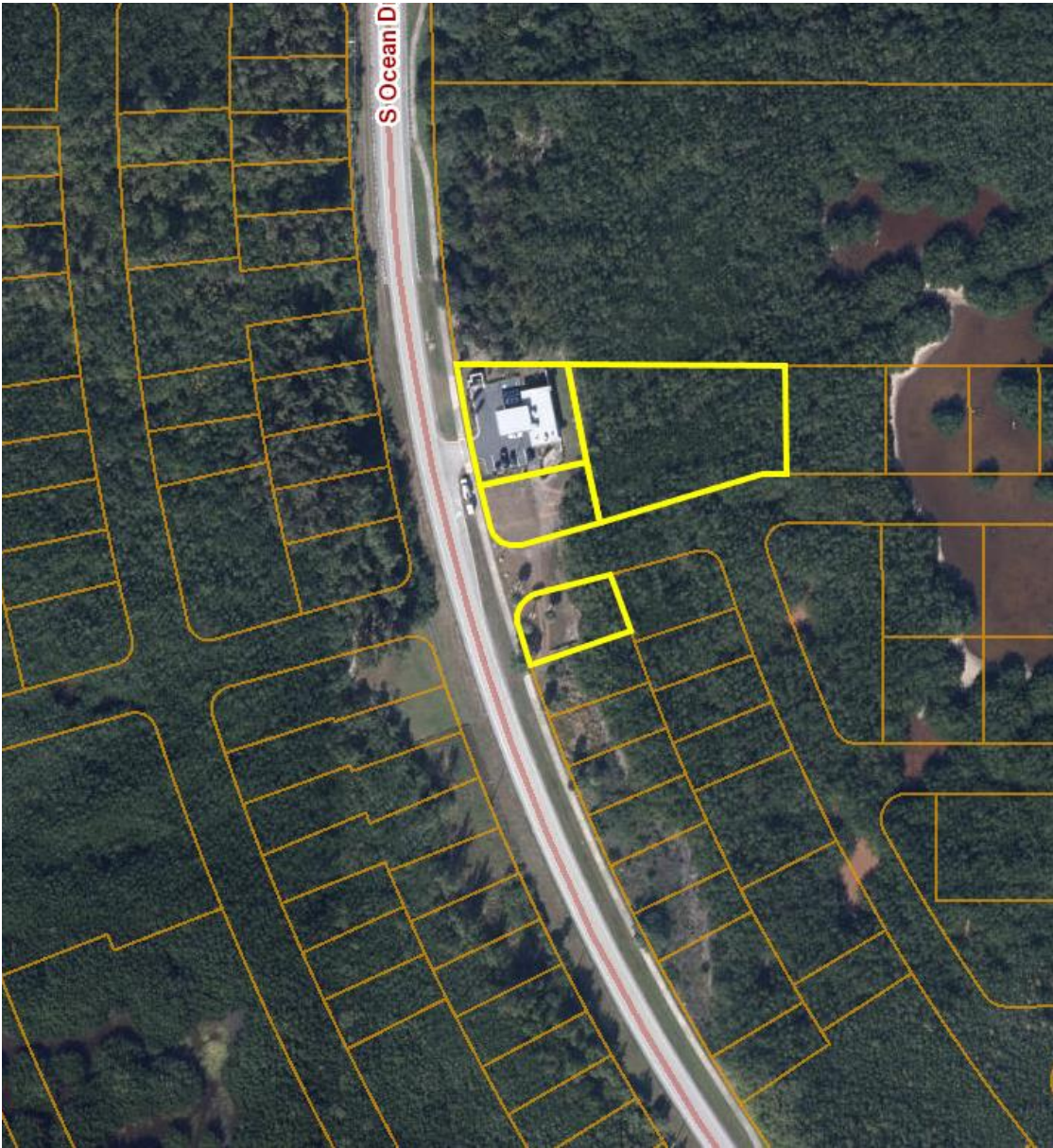
- High rated spray foam insulation throughout entire building
- SWAT Outdoor Mosquito control mist system
- Parking lot was resealed
- Seating for 100+/-
- Both main building and patio area have new roofs
- End of hallway is ready for back door install, no plumbing or electrical obstructions
- Heat Sensors on walk-in cooler and outdoor storage container, will send alarm to phone if temperature reaches a certain temperature.
- Welded seam epoxy flooring that meet floor to ceiling stainless steel walls in kitchen

LEASED ITEMS

- New York Water Maker
- AmeriGas tank (500 gal)
- Coke Machine
- Dish Washer
- CO2 Tank



PROPERTY OVERVIEW

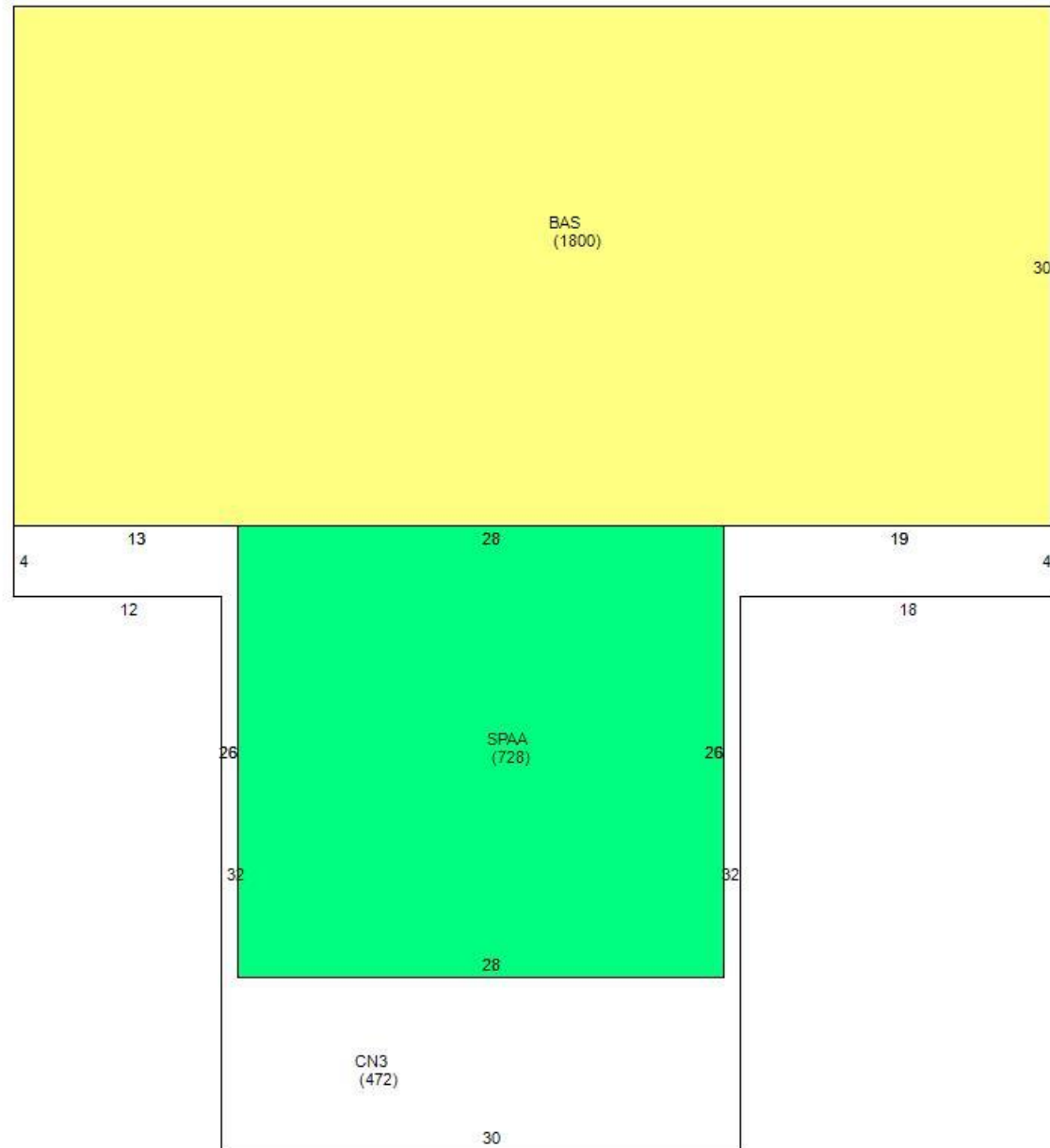


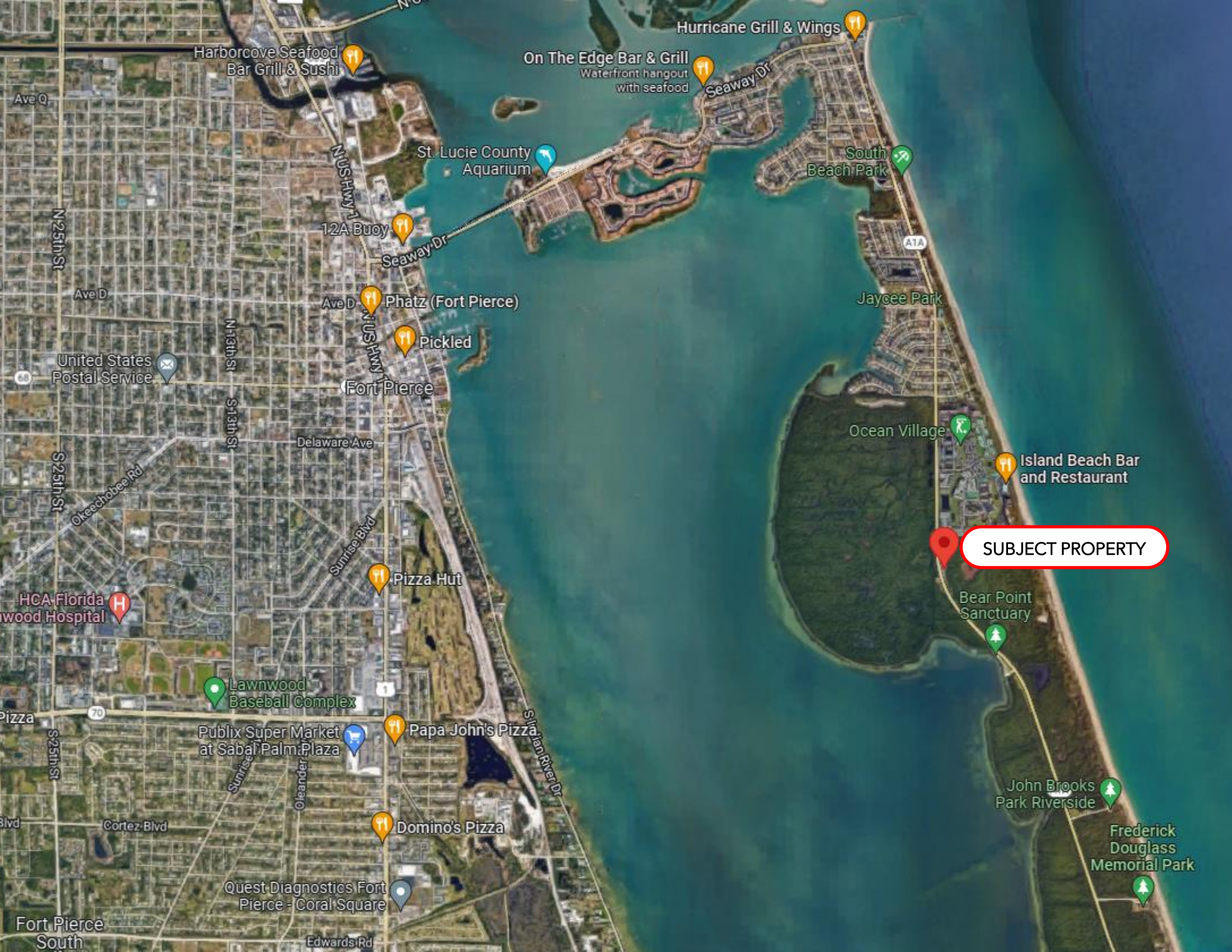
ACCESS	S Ocean Dr.
TRAFFIC COUNTS	3,700 ADT
IMPROVEMENTS	1,800 SF 728 SF Enclosed Seating Area
PARKING	50
YEAR RENOVATED	2020
PARCEL ID	2413-501-0016-000-7 2413-501-0012-000-9 2413-501-0018-000-1 2413-501-0125-000-4
ZONING	C-3 / HIRD

AERIAL VIEW



FLOOR SKETCH





SUBJECT PROPERTY

ZONING INFORMATION

Sec. 22-31. - General Commercial Zone (C-3).

(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 as outlined in section 22-58.

(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, § I, 7-6-82; Ord. No. I-10, §§ 14-16, 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; Ord. No. 19-016, § 6, 5-20-19)

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. Environmental Zones. For the purposes of this District, all lands located on North and South Hutchinson Island are classified into one (1) of the following environmental zones based on their geologic, hydrologic, topographic, and biologic character:

a. Dune Preservation Zone, which includes those lands lying between the mean high water line to the east and the western edge of the primary dune system, as defined by vegetation and elevation. The Dune Preservation Zone shall have the characteristics of the Beach and Dunelands environmental zone as described in Chapter VIII, Natural Environmental Analysis, of the St. Lucie County Barrier Island Study: Analysis of Growth Management Policy Plan (August, 1982). Where the western edge of the primary dune system cannot be ascertained, the Dune Preservation Zone shall be set by reference to a management/ restoration plan that has been prepared based on natural coastal dynamics.

b. Uplands, which include those lands lying west of the western edge of the primary dune system and which are not classified as wetlands as defined in paragraph (c) of this subsection.

c. Wetlands, which include those lands lying west of the western edge of the primary dune system that are above the elevation of mean high water and are included in the landward extent of waters of the state as defined in Rule 17-4.02(17), Florida Administrative Code, on the date of adoption of this Code.

ZONING INFORMATION

5. 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.

6. Conditional Uses:

a. Dune Preservation Zone:

(1) None.

b. Uplands:

(1) Hotel, motel, resort, rooming and boarding houses, tourist court, and time-share or transient lodging facilities with rooms or dwelling units used for occupancies

of less than four (4) weeks, provided that the number of rooms does not exceed the residential densities set forth in Section 7. of this Section. (999)

(2) Athletic and entertainment clubs or facilities, provided that the proposed use will not generate traffic in excess of that projected for the parcel if developed at the maximum permitted residential density. (999)

(3) Bed and breakfast residences, subject to the requirements of Section 7.10.20.

(4) Telecommunication towers - subject to the standards of Section 7.10.23. (999)

c. Wetlands:

(1) Marinas and boat launching facilities, provided that the area of wetland altered does not exceed five percent (5%) of the wetlands located on the parcel proposed for development;

(2) Utility transmission facilities;

(3) For that portion filled in accord with permits received from federal and state agencies exercising jurisdiction over such area, any conditional upland use.

7. Residential Densities.

a. Maximum Residential Densities. Except as provided in paragraphs b and c of this subsection, no structure shall be constructed, built, moved, remodeled, occupied, or used as a residential use at a density greater than the applicable maximum residential density set forth in this paragraph.

DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2022 Estimated Population		1,997	14,030	60,748
2027 Projected Population		2,364	16,431	70,271
2010 Census Population		819	10,535	51,403
2022 Estimated Households		1,082	6,318	23,437
2027 Projected Households		1,313	7,368	26,972
2010 Census Households		475	4,691	19,711
2022 Estimated White		1,901	10,546	36,554
2022 Estimated Black or African American		7	2,992	21,853
2022 Estimated Hawaiian & Pacific Islander		0	30	66
2022 Estimated American Indian or Native Alaskan		0	83	529
2022 Estimated Other Races		9	239	1,183
2022 Estimated Average Household Income		\$104,161	\$71,561	\$58,814
2022 Estimated Median Household Income		\$104,303	\$52,013	\$41,927
Median Age		72.80	50.30	43.30
Average Age		65.00	47.00	43.00