

# FREESTANDING INDUSTRIAL WAREHOUSE

5144 US Highway 1, Fort Pierce FL 34946



**FOR LEASE | \$15.00/SF Gross**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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# PROPERTY OVERVIEW

- Great opportunity to lease a warehouse building with an adjoining office/live-in space situated on a 0.79 acre lot.
- The 3,453 sf section features an open concept warehouse with partially enclosed storage areas, two 14 x 12 roll up doors, fenced front yard space, with additional paved parking in the front, and extra unpaved yard space in the rear of the property.
- There is also a 1,215 sf office with a private bedroom, kitchen, bathroom with shower ideal for a live-in manager or can be modified for other uses.
- Located just north of Indrio Road with excellent frontage to US-1 and less than 10 miles away from the I-95 access ramp.



LEASE RATE	\$15.00/SF Gross
BUILDING SIZE	4,668 SF
BUILDING TYPE	Industrial/Warehouse
ACREAGE	0.79 AC
FRONTAGE	121'
TRAFFIC COUNT	24,000 ADT
YEAR BUILT	1950
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	Ample
ZONING	CG (SLC)
LAND USE	Commercial
PARCEL ID	1417-211-0006-000-3

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# SITE PHOTOS



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	221	1 Mile	\$72,892	1 Mile	44.50
3 Mile	16,128	3 Mile	\$67,741	3 Mile	51.40
5 Mile	57,050	5 Mile	\$73,581	5 Mile	48.30
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	257	1 Mile	\$58,888	1 Mile	47.10
3 Mile	18,590	3 Mile	\$54,505	3 Mile	57.50
5 Mile	65,670	5 Mile	\$52,397	5 Mile	52.80

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# ZONING INFORMATION

## CG COMMERCIAL, GENERAL.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)

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aa.	General merchandise stores. (53)	(14)	Tobacco. (5993)	oo.	Personnel supply services. (736)
bb.	Health services. (80)	(15)	News dealers/newsstands. (5994)	pp.	Photo finishing services. (7384)
cc.	Home furniture and furnishings. (57)	(16)	Optical goods. (5995)	qq.	Photographic services. (722)
dd.	Landscape and horticultural services. (078)	(17)	Misc. retail (See SIC Code for specific uses). (5999)	rr.	Postal services. (43)
ee.	Laundry, cleaning and garment services. (721)	hh.	Miscellaneous personal services (see SIC Code Major Group 72):	ss.	Recreation facilities. (999)
ff.	Membership organizations subject to the provisions of Section 7.10.31. (86)	(1)	Tax return services. (7291)	tt.	Repair services. (76)
gg.	Miscellaneous retail (see SIC Code Major Group 59):	(2)	Misc. retail (See SIC Code for specific uses). (7299)	uu.	Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
(1)	Drug stores. (591)	ii.	Miscellaneous business services (see SIC Code Major Group 73):	vv.	Social Services:
(2)	Used merchandise stores. (593)	(1)	Detective, guard and armored car services. (7381)	(1)	Individual and family social services. (832/839)
(3)	Sporting goods. (5941)	(2)	Security system services. (7382)	(2)	Child care services. (835)
(4)	Book and stationary. (5942/5943)	(3)	News syndicate. (7383)	(3)	Job training and vocational rehabilitation services. (833)
(5)	Jewelry. (5944)	(4)	Photofinishing laboratories. (7384)	ww.	Travel agencies. (4724)
(6)	Hobby, toy and games. (5945)	(5)	Business services - misc. (7389)	xx.	Veterinary services. (074)
(7)	Camera and photographic supplies. (5946)	jj.	Mobile home dealers. (527)	yy.	Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.
(8)	Gifts, novelty and souvenir. (5947)	kk.	Mobile food vendors (eating places, fruits and vegetables-retail). (999)		
(9)	Luggage and leather goods. (5948)	ll.	Motion pictures. (78)		
(10)	Fabric and mill products. (5949)	mm.	Motor vehicle parking-commercial parking and vehicle storage. (752)		
(11)	Catalog, mail order and direct selling. (5961/5963)	nn.	Museums, galleries and gardens. (84)		
(12)	Liquefied petroleum gas (propane). (5984)				
(13)	Florists. (5992)				

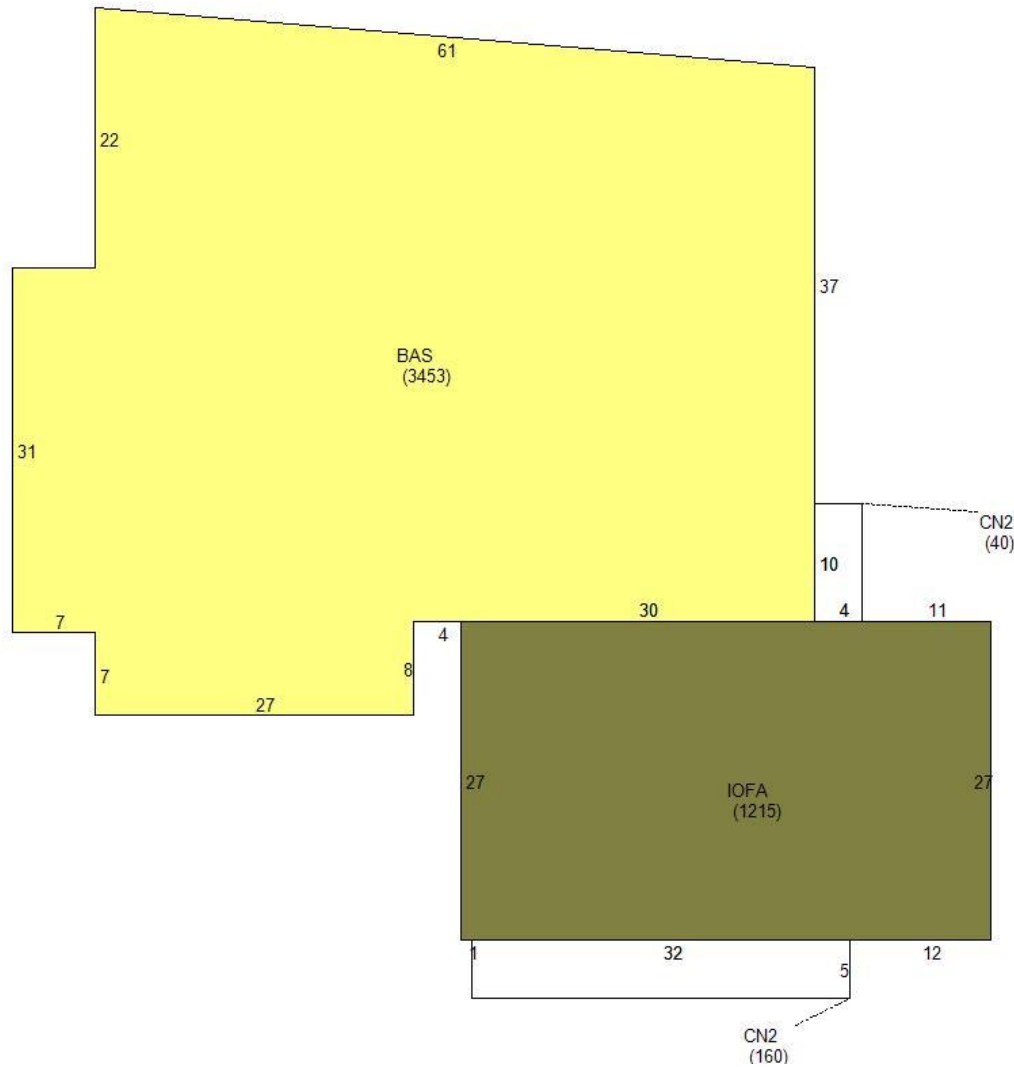
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# FLOOR SKETCH



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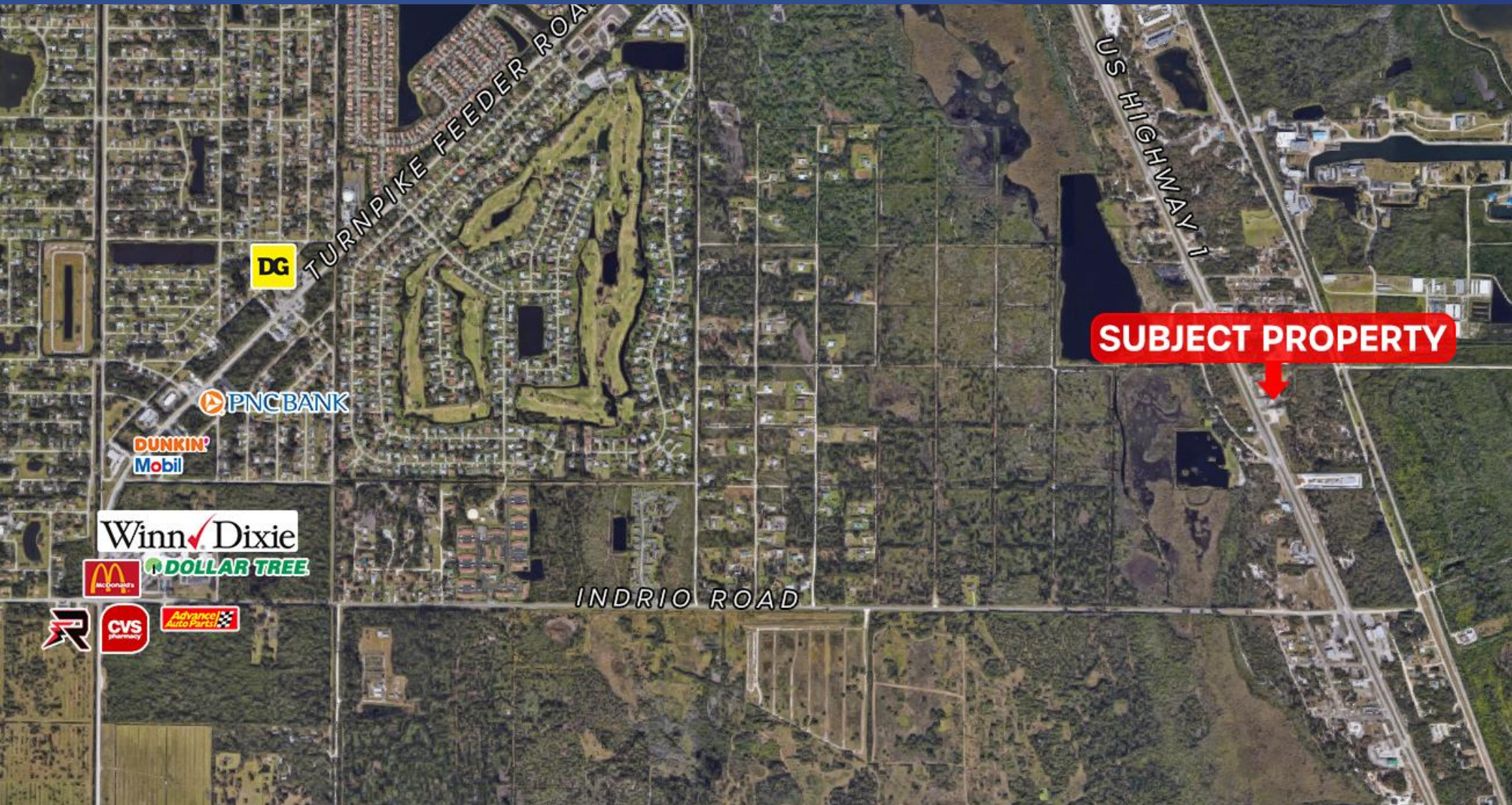
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# TRADE AREA MAP



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