

FOR LEASE

\$15.00/SF

Build to Suit Office Space

2112 S US Highway 1, Fort Pierce FL 34950



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

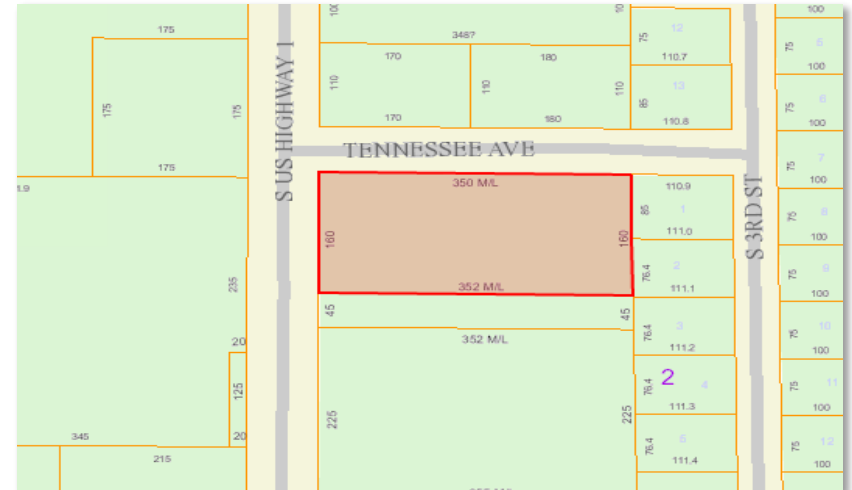
Property Details

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LEASE RATE	\$15.00/sf
BUILDING SIZE	8,708 SF
LEASE SPACE(S)	2,500 - 5,000 SF
BUILDING TYPE	Office
ACREAGE	1.29 AC
FRONTAGE	160'
TRAFFIC COUNT	24,500 AADT
YEAR BUILT	2006
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Plenty
ZONING	C3 - General Commercial
LAND USE	Office Building
UTILITIES	City Of Fort Pierce

- Excellent 1st floor build-to-suit office at the Fogal Professional Building in the retail/office district of Fort Pierce.
- This 5,000 sf space can be divided into (2) 2,500 sf spaces. It is currently a shell space, in which the owner is willing to build out.
- Property features a monument sign, two access points, and great visibility from US-1.
- Surrounded by a variety of businesses such as Chase Bank, McDonald's, Dunkin Donuts, Publix Supermarket, and others.



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Demographics

2018 Population Estimate

Average Household Income

Average Age

1 Mile	8,208	1 Mile	\$36,486	1 Mile	35.50
3 Mile	45,481	3 Mile	\$44,281	3 Mile	39.40
5 Mile	71,571	5 Mile	\$49,702	5 Mile	41.10

2023 Population Projection

Median Household Income

Median Age

1 Mile	8,964	1 Mile	\$28,191	1 Mile	33.90
3 Mile	49,872	3 Mile	\$27,390	3 Mile	38.30
5 Mile	78,454	5 Mile	\$31,592	5 Mile	41.10

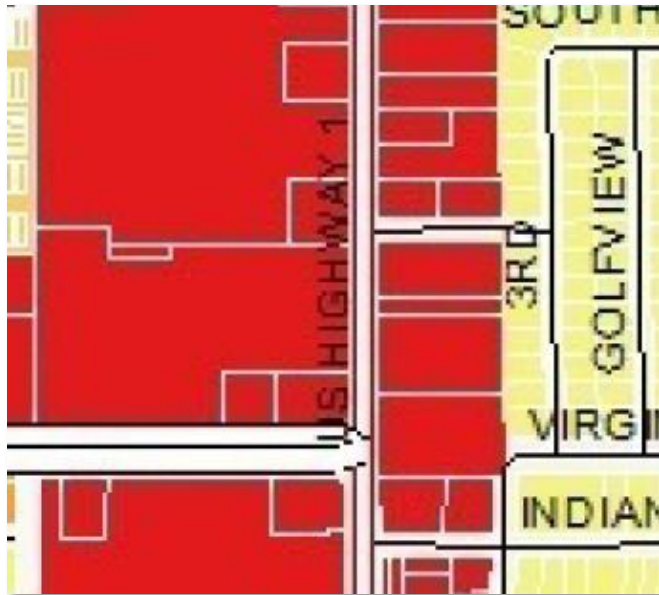
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C3 General Commercial

C3 - General Commercial

(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.

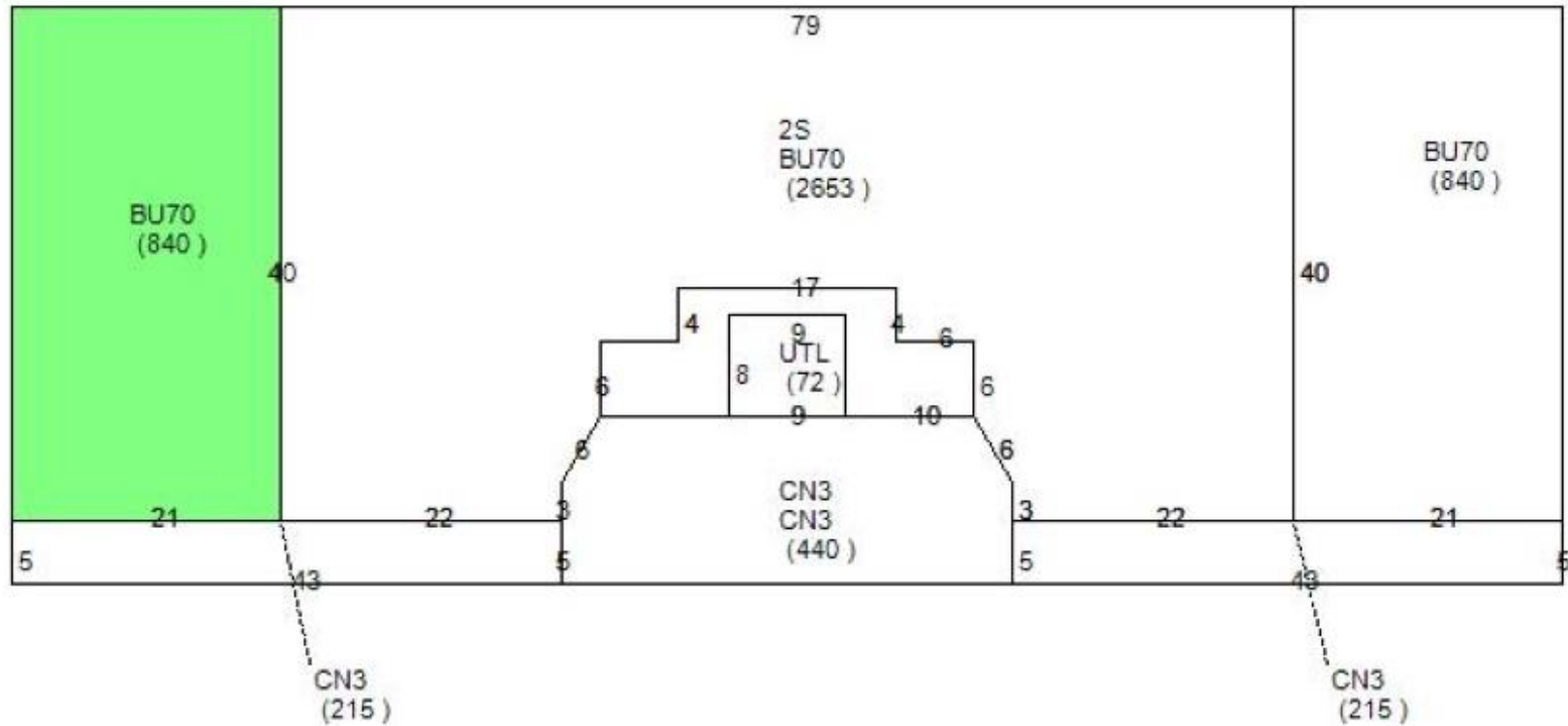
- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(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.



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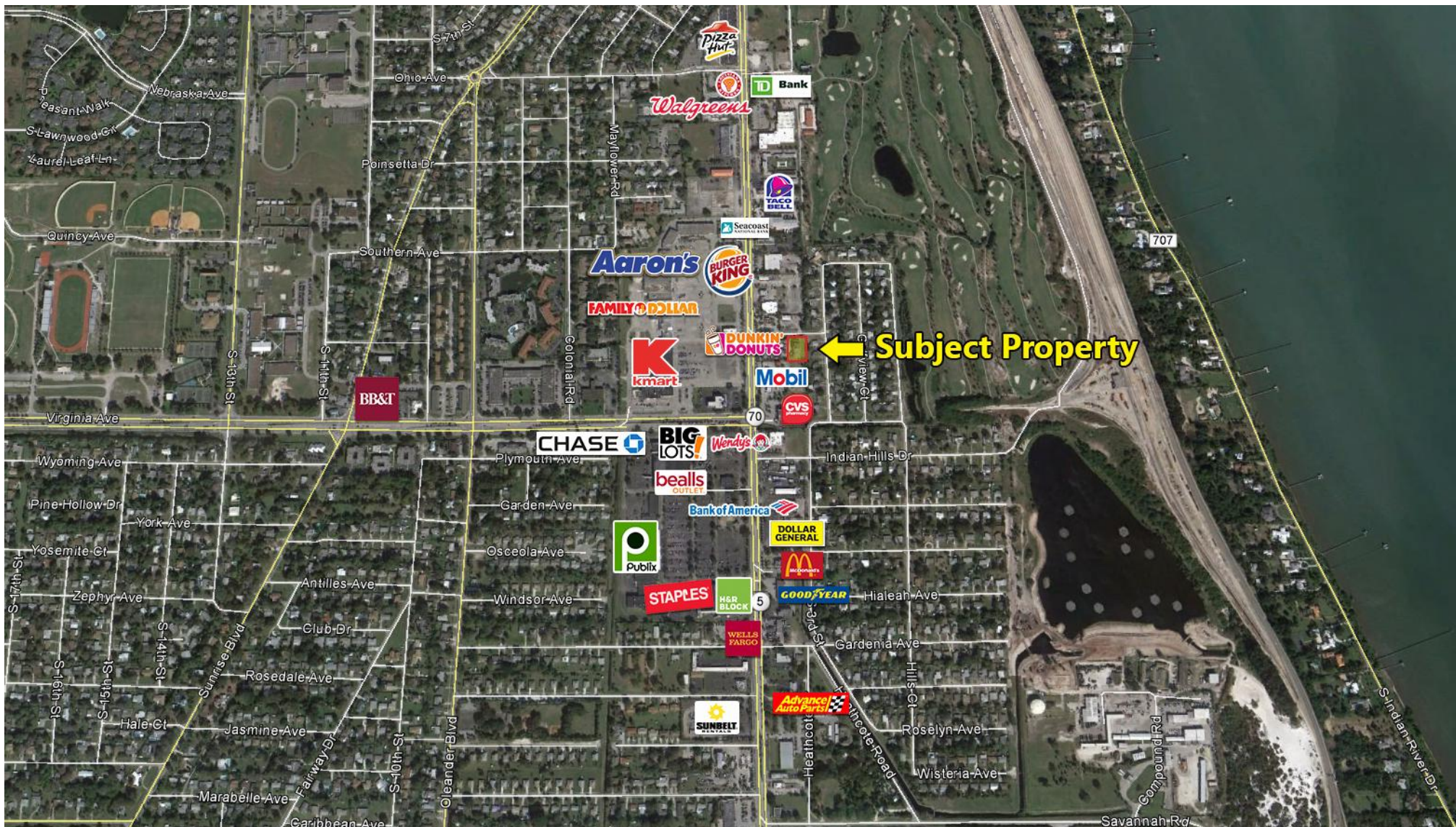
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Property Aerial

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