

**FOR SALE**

\$732,000

**4.51 AC Commercial Land on US-1**

6005 S US Highway 1, Fort Pierce FL 34982

**PRICED TO SELL**



**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



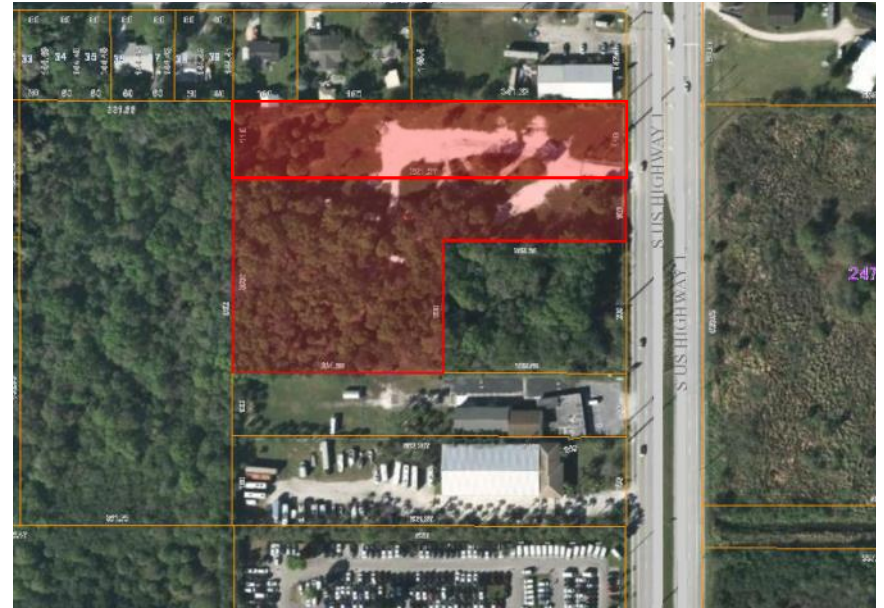
# Property Details

## 4.51 AC Commercial Land on US-1 6005 S US Highway 1, Fort Pierce FL 34982

<b>PRICE</b>	\$732,000
<b>LAND SIZE (SF)</b>	196,455 sf
<b>ACREAGE</b>	(1.57 AC + 2.94 AC) 4.51 AC
<b>FRONTAGE</b>	210'
<b>TRAFFIC COUNT</b>	40,500
<b>ZONING</b>	CG
<b>LAND USE</b>	Commercial
<b>UTILITIES</b>	TBD

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- **PRICE REDUCED!** Excellent development opportunity!! Two combined 4.51 AC lots located in a heavily auto-related section of Fort Pierce
- Easily develop on one parcel and keep or resell the other.
- Ideal for a wide number of uses including but not limited to: auto dealer / auto repair, gas service station, general merchandise stores, public storage and more! Excellent exposure to US-1!



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	2,960	1 Mile	\$42,240	1 Mile	49.80
3 Mile	31,454	3 Mile	\$43,262	3 Mile	43.80
5 Mile	97,544	5 Mile	\$42,895	5 Mile	42.90

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# Zoning Information

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### CG - Commercial General

**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. Amphitheatres. (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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Drone Footage

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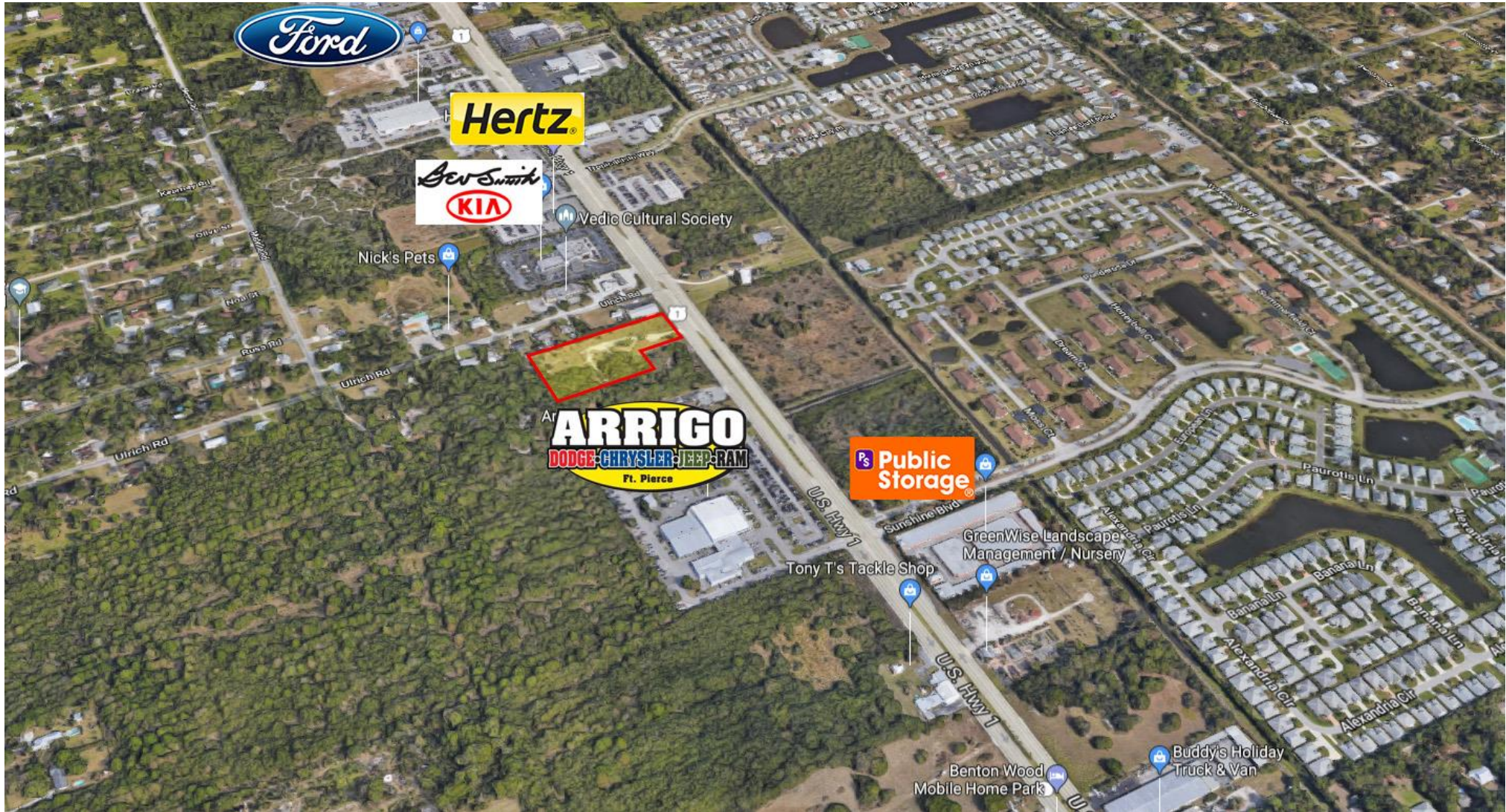
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# Property Aerial

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