



EXCLUSIVELY MARKETING BY

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

**ST. LUCIE'S
ROCKET CAR WASH**
2410 S US HIGHWAY 1, FORT PIERCE FL 34982

3,926 SF | FULLY EQUIPPED & OPERATIONAL FACILITY



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ST. LUCIE'S ROCKET CAR WASH

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present a great opportunity to own and operate a well established car wash facility right off US-1 in Fort Pierce.

The fully equipped car wash facility features an office with waiting area, vacuum stations, two canopies for detailing and other auto services.

Highly visible location has excellent ingress and egress, and a large monument sign.

Surrounded by major tenants which include Publix Supermarkets, Staples, Bealls Outlet, McDonald's, Dollar General, and many others.

Fort Pierce, often called the Sunrise City, has been the hub of St. Lucie County, Florida for over 100 years. Situated on the "Treasure Coast," named after the famed sinking of a Spanish treasure fleet in 1715, Fort Pierce is one of the oldest communities on the east coast of Florida. Incorporated in 1901, the city grew from 300 pioneers to approximately 41,000 residents today and encompasses approximately 29 square miles.



PROPERTY DETAILS

OFFERING

PRICE	\$550,000
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PROPERTY SPECIFICATIONS

BUILDING SIZE	3,926 sf
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ACREAGE	.66 AC
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FRONTAGE	125'
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TRAFFIC COUNT	29,500 ADT
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YEAR BUILT	1976
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CONSTRUCTION TYPE	Concrete Block
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ZONING	C3
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LAND USE	Auto
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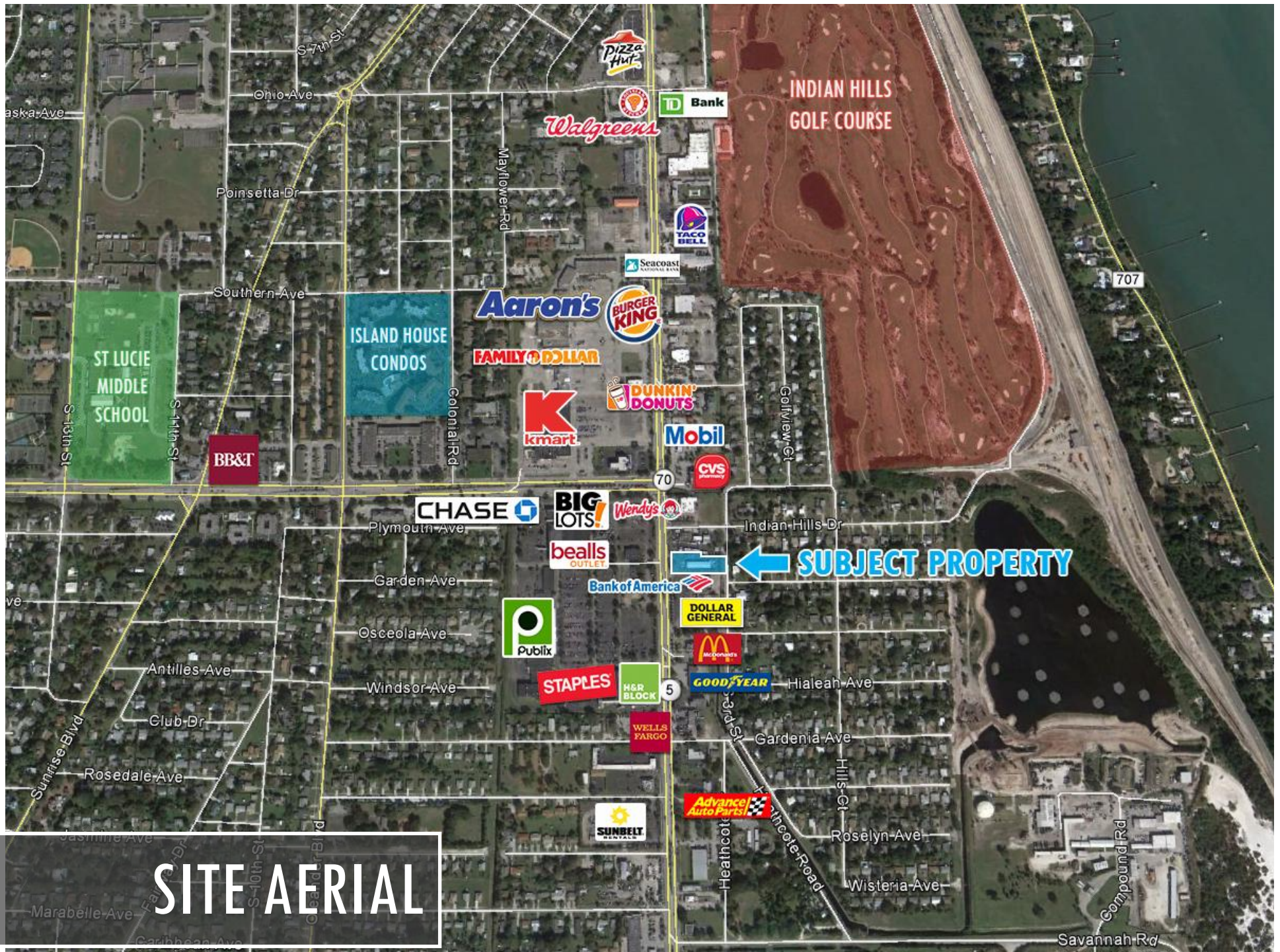
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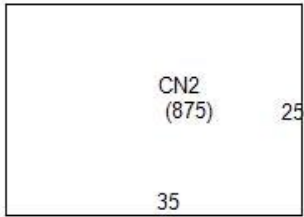
PROPERTY OVERVIEW



 ACCESS	S US Highway 1
 TRAFFIC COUNTS	29,500
 IMPROVEMENTS	3,926 SF
 PARKING	--
 YEAR BUILT	1976
 PARCEL	2422-601-0006-000-9
 ZONING	C3 - General Commercial



SITE AERIAL



FLOOR PLAN

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 for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(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.

AREA DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2018 Estimated Population		8,520	44,318	72,669
2023 Projected Population		9,300	48,556	79,630
2010 Census Population		8,106	41,139	67,389
2018 Estimated Households		2,855	16,384	27,710
2023 Projected Households		3,106	17,915	30,302
2010 Census Households		2,745	15,216	25,725
2018 Estimated White		5,539	25,537	44,443
2018 Estimated Black or African American		2,577	16,957	25,521
2018 Estimated Asian or Pacific Islander		87	423	723
2018 Estimated American Indian or Native Alaskan		104	413	513
2018 Estimated Other Races		201	938	1,399
2018 Estimated Average Household Income		\$36,906	\$43,741	\$49,926
2018 Estimated Median Household Income		\$28,449	\$27,449	\$31,898
Median Age		33.60	38.20	41.20
Average Age		35.30	39.30	41.20