FOR SALE
$1,500,000

Hospitality Facility
3625 S US Highway 1, Fort Pierce FL 34982

Listing Contact:
Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com
Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744
## Property Details

### Hospitality Facility
3625 S US Highway 1, Fort Pierce FL 34982

- **Excellent purchase opportunity!** 18 room motel is approved for 36 beds of community housing. Site features a pool, expansive yard space, and common area for food service and lounge.
- Property had a massive interior and exterior renovation within the last 12 months! 1.51 acres with additional land in back that can be purchased.
- Location previously approved by the City of Fort Pierce for a treatment center.

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRICE</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>BUILDING SIZE</td>
<td>8,241 SF</td>
</tr>
<tr>
<td>BUILDING TYPE</td>
<td>Hotel</td>
</tr>
<tr>
<td>ACREAGE</td>
<td>1.51 AC</td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>165’</td>
</tr>
<tr>
<td>TRAFFIC COUNT</td>
<td>37,317 ADT</td>
</tr>
<tr>
<td>YEAR BUILT</td>
<td>1955 (2015 Renovations)</td>
</tr>
<tr>
<td>CONSTRUCTION TYPE</td>
<td>CBS</td>
</tr>
<tr>
<td>PARKING SPACE</td>
<td>25+</td>
</tr>
<tr>
<td>ZONING</td>
<td>C3</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Hotel</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>City Water &amp; Septic</td>
</tr>
<tr>
<td>PARCEL ID</td>
<td>2434-601-0026-000-2</td>
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## Property Demographics

**Hospitality Facility**  
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### Population and Income Estimation

<table>
<thead>
<tr>
<th>Distance</th>
<th>2019 Population Estimate</th>
<th>2019 Average Household Income</th>
<th>Average Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>4,644</td>
<td>1 Mile $40,762</td>
<td>1 Mile 43.10</td>
</tr>
<tr>
<td>3 Mile</td>
<td>27,055</td>
<td>3 Mile $45,841</td>
<td>3 Mile 39.80</td>
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<tr>
<td>5 Mile</td>
<td>83,755</td>
<td>5 Mile $49,088</td>
<td>5 Mile 39.40</td>
</tr>
</tbody>
</table>

### Population and Income Projection

<table>
<thead>
<tr>
<th>Distance</th>
<th>2024 Population Projection</th>
<th>2019 Median Household Income</th>
<th>Median Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>4,923</td>
<td>1 Mile $28,448</td>
<td>1 Mile 43.90</td>
</tr>
<tr>
<td>3 Mile</td>
<td>28,880</td>
<td>3 Mile $34,889</td>
<td>3 Mile 39.60</td>
</tr>
<tr>
<td>5 Mile</td>
<td>92,120</td>
<td>5 Mile $34,125</td>
<td>5 Mile 39.10</td>
</tr>
</tbody>
</table>

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**Jeremiah Baron & Co.**  
Commercial Real Estate, LLC  
**Listing Contact:**  
Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com  
Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744
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.
November 14, 2016

Motel FP LLC
3625 S US Highway 1
Fort Pierce, FL 34982

Dear Sir/Madam:

On Monday, November 7, 2016, the City Commission of the City of Fort Pierce considered your application for Conditional Use, submitted by Property Owner, Motel FP LLC, applicant, Addiction Recovery Community Villas, and representative Michael McCarty, Planner, to establish a Group Living Drug & Alcohol Treatment Center located at 3625 S. US Highway 1, Fort Pierce, FL.

After consideration, the Commission approved your application with the following conditions:

1) The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and

2) The improvement plan integrates measures to provide appropriate access to, and screening of, the dumpster location.

3) The incorporation of perimeter fencing (fill where necessary) for security.

All interested parties are invited to attend this meeting and be heard, and to answer any questions that might arise.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohalla, Planning Manager

Michael McCarty, Principal
McCarty & Associates, Land Planning & Design
73 SW Flagler Avenue
Stuart, FL 34994

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