

FOR LEASE

\$8,900/mo.

Retail Warehouse w/ Yard Space

4750 S US Highway 1, Fort Pierce FL 34982



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matthew Mondo | 772-236-7780 | mmondo@commercialrealestatellc.com

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

Property Details

Retail Warehouse w/ Yard Space

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LEASE RATE	\$8,900/mo.
BUILDING SIZE	7,600 sf
BUILDING TYPE	Industrial Warehouse
ACREAGE	1.14 AC
FRONTAGE	150'
TRAFFIC COUNT	33,575 ADT
YEAR BUILT	1999
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	22
ZONING	CG
LAND USE	Commercial
UTILITIES	Undisclosed
PARCEL ID	3403-502-0030-500-1

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- Excellent leasing opportunity of a 7,600 sf industrial warehouse with an expansive nearly 1/2 acre rear gated storage lot.
- Front retail and office space is fully air conditioned and features 3 bay doors plus a pedestrian entrance.
- Landlord improvements will include: newly sealed parking lot, new roof, updated A/C units, and freshly painted structure.
- Site features ample parking, yard space in the rear, monument sign (included with lease), and a bus line.
- Located in Fort Pierce's auto sales corridor.



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Rear View of Building

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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	3,015	1 Mile	\$48,562	1 Mile	42.50
3 Mile	3,208	3 Mile	\$53,460	3 Mile	41.10
5 Mile	3,426	5 Mile	\$50,818	5 Mile	40.50

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	3,208	1 Mile	\$38,478	1 Mile	44.10
3 Mile	31,997	3 Mile	\$38,936	3 Mile	41.90
5 Mile	97,185	5 Mile	\$38,516	5 Mile	40.60

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Zoning Information

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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)

Additional uses available in the [Municode Website](#).

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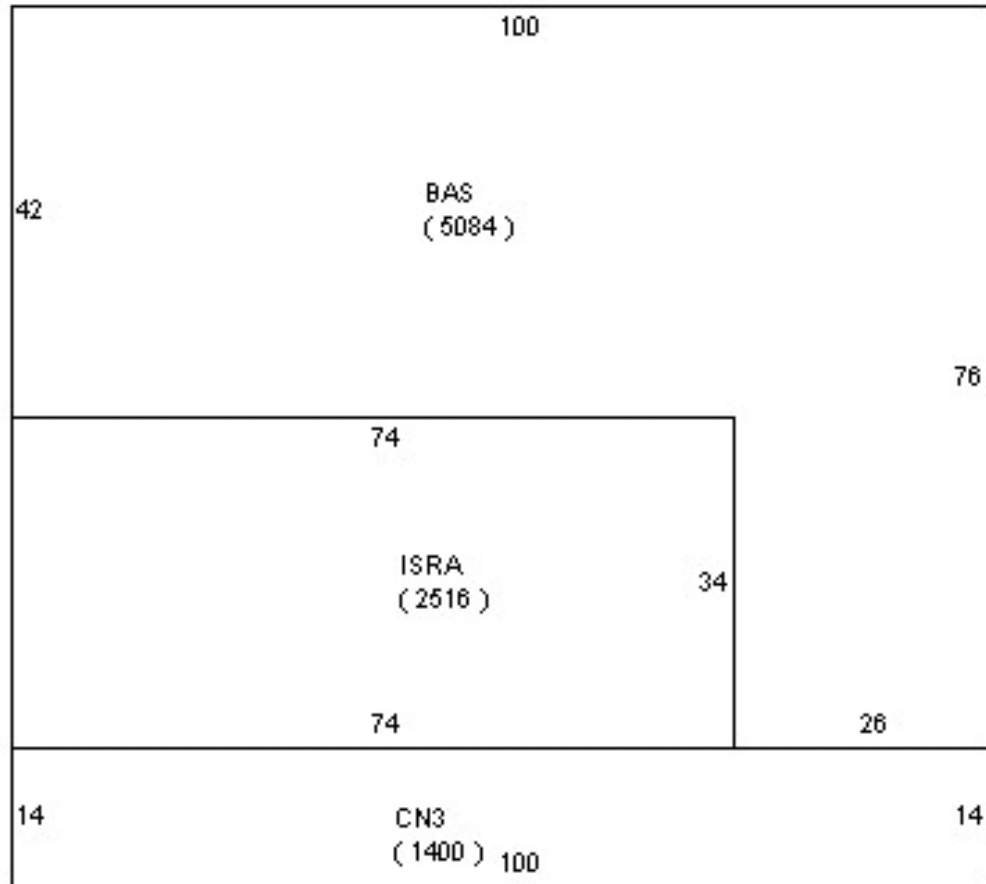
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Floor Plan

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Area Map

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