

OFFICE / RETAIL SPACES AT DUNKIN' PLAZA

4820-4838 S US Highway 1, Fort Pierce FL 34982



FOR LEASE | \$12.00/SF

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Limited spaces available to lease at the Dunkin' Plaza located just north of Midway Road in Ft. Pierce, FL.
- Ideal for a variety of uses including but not limited to: retail, administrative or general office, retail sales or services, and other allowable uses under C-3 Zoning.
- Improvements can be negotiated to accommodate specific use.
- Easily accessible as it has a dedicated turning lane northbound and a two-way left turn lane.
- Great area surrounded by many National and Regional brands such as O'Reilly Auto Parts, Wendy's, Walgreens, CVS, Winn-Dixie, and others.



LEASE RATE	\$12.00/SF
UNIT 4826	800 SF
UNIT 4828	800 SF
UNIT 4838	800 SF
UNIT 4842	800 SF
BUILDING SIZE	13,960 SF
BUILDING TYPE	Neighborhood Shopping Center
ACREAGE	1.58 AC
FRONTAGE	114.93'
TRAFFIC COUNT	27,000 ADT
YEAR BUILT	1986
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	C-3 (Fort Pierce)
LAND USE	GC
PARCEL ID	3403-502-0031-020-9

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	4,182	1 Mile	\$63,113	1 Mile	43.40
3 Mile	27,061	3 Mile	\$60,599	3 Mile	42.10
5 Mile	89,731	5 Mile	\$62,591	5 Mile	41.70

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	4,430	1 Mile	\$53,482	1 Mile	45.30
3 Mile	28,869	3 Mile	\$45,980	3 Mile	42.80
5 Mile	97,081	5 Mile	\$48,435	5 Mile	42.00

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C-3 ZONING (PERMITTED USES)

COMMERCIAL		Office		<i>Retail Sales and Service, Personal-Service Oriented (except as noted below)</i>	P
Eating and Drinking Establishments					
-Brew Pub	P	-Administrative, Professional, General, Medical Office	P	-Art Studio	P
-Coffee Shop	P	-Day Labor Employment Agency	P	-Animal Care Facilities & Service	P
-Neighborhood Bistro	P	-Medical and Dental Clinic	P	-Animal Grooming Services	P
-Neighborhood Cafe	P	-Television and Radio Studios	P	-Check Cashing/Loan Service	P
-Restaurants, Fast Food	P	<i>Retail Sales and Service, Sales-Oriented (except as noted below)</i>	P	-Educational Service Establishments	P
-Restaurant and Bar	P	-Art Gallery	P	-Laundry and Dry Cleaners Pick-Up	P
-Wine/Cigar Bar	P	-Farmers Market or Farm Stand	P	-Laundromat	P
Entertainment, Indoor (except as noted below)	P	- Flea Market (no accessory uses permitted)	C	-Mortuaries or Funeral Homes	P
-Adult Establishment	P	-Grocery or Liquor Store	P	-Neighborhood Commercial Services	P
-Arcade Amusement Center/Amusement Arcade	C	-Neighborhood Commercial Sale	P	-Pawn Shop	P
-Bar or Nightclub	P	-Office Supplies and Electronics	P	-Personal Improvement Service	P
-Theater	P	-Pet Stores	P	-Veterinary (Without Outdoor Runs)	P
Entertainment, Outdoor (except as noted below)	C			<i>Retail Sales and Service, Repair-Oriented</i>	P
-Batting Cages, Driving Ranges	P				
-Stables or Equestrian Facilities	P				
-Stadium or Arena	C				
Marine-Related Commercial (except as noted below)	P				
-Boat and Marine Equipment Sales	P				
-Marina/Boat Livery	C				

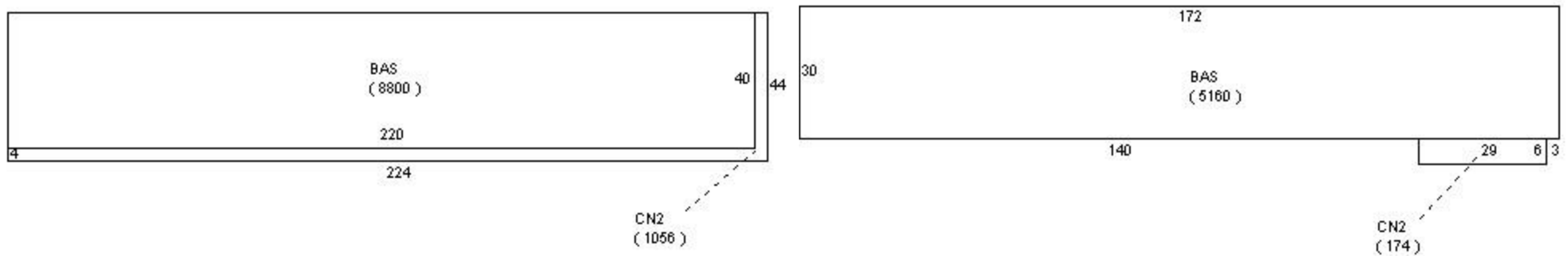
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FLOOR SKETCH



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TRADE AREA MAP



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