

FOR SALE

\$499,999

Unique Freestanding Building

4343 N US Highway 1, Fort Pierce FL 34946



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

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

Josh Johnson | 772-631-5805 | jjohnson@commercialrealestatellc.com

Property Details

Unique Freestanding Building

4343 N US Highway 1, Fort Pierce FL 34946

PRICE	\$499,999
BUILDING SIZE	5,570 SF
BUILDING TYPE	Professional Services / Retail
ACREAGE	2 AC
FRONTAGE	286.34'
TRAFFIC COUNT	18,700 ADT
YEAR BUILT	1926 (recently renovated)
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	CG - St. Lucie County
LAND USE	Commercial
UTILITIES	Undisclosed
PARCEL ID	1420-141-0003-000-8

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Rare historic freestanding property with recent renovations.
- The two-story building features a Spanish style design with a freshly painted exterior.
- The immaculate interior consists of several private offices, conference room, reception area, ADA compliant restrooms, and decorative fireplaces.
- Property is located on an ample 2 acre lot which offers plenty of parking and room to expand.
- Move-in ready and ideal for a wide variety of uses including: general contractor firm, co-working space, financial agency, accounting or management services, and much more.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	655	1 Mile	\$61,295	1 Mile	44.60
3 Mile	14,259	3 Mile	\$57,012	3 Mile	48.30
5 Mile	61,416	5 Mile	\$55,302	5 Mile	43.90

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	726	1 Mile	\$43,425	1 Mile	49.40
3 Mile	16,032	3 Mile	\$38,728	3 Mile	53.30
5 Mile	68,598	5 Mile	\$37,735	5 Mile	46.00

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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. 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)

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- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores. (591)
 - (2) Used merchandise stores. (593)
 - (3) Sporting goods. (5941)
 - (4) Book and stationary. (5942/5943)
 - (5) Jewelry. (5944)
 - (6) Hobby, toy and games. (5945)
 - (7) Camera and photographic supplies. (5946)
 - (8) Gifts, novelty and souvenir. (5947)
 - (9) Luggage and leather goods. (5948)
 - (10) Fabric and mill products. (5949)
 - (11) Catalog, mail order and direct selling. (5961/5963)
 - (12) Liquefied petroleum gas (propane). (5984)
 - (13) Florists. (5992)
- (14) Tobacco. (5993)
- (15) News dealers/newsstands. (5994)
- (16) Optical goods. (5995)
- (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
 - (1) Tax return services. (7291)
 - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social Services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)
- yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

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Interior Photos

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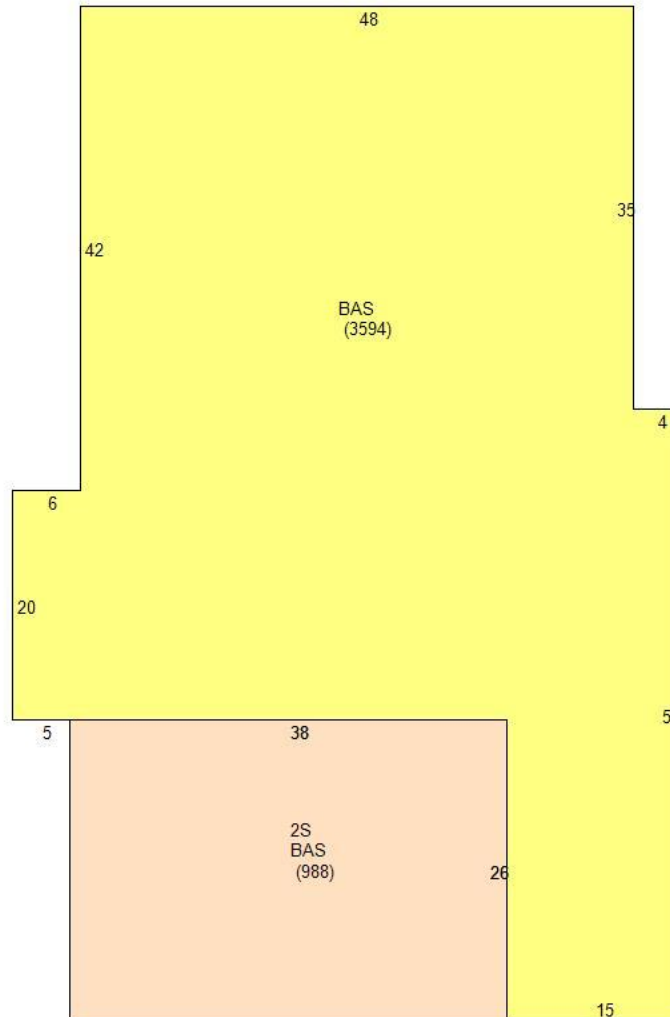
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Floor Plan Sketch

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Property Aerial

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