

4.29 AC COMMERCIAL DEVELOPMENT LAND

4530 N US Highway 1, Fort Pierce FL 34946



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Generously sized commercial land located between N US Highway 1 and N Old Dixie Highway in Fort Pierce, FL.
- Property has plenty of potential due to the diverse uses under CG Zoning. Ideal for general merchandise stores, repair services, food stores, dining, and much more.
- Site is minutes away from Indrio Road which connects to the I-95 access ramp. In addition, the property is in close proximity to the Treasure Coast International Airport and Business Park.



PRICE	\$550,000
LAND SIZE	186,885 SF
ACREAGE	4.29 AC
FRONTAGE	+/- 330'
TRAFFIC COUNT	24,500 ADT (N US-1) 1,750 ADT (Old Dixie Hwy)
ZONING	CG (SLC)
LAND USE	Commercial
PARCEL ID	1417-441-0001-000-5

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.

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	545	1 Mile	\$68,084	1 Mile	43.80
3 Mile	15,004	3 Mile	\$68,309	3 Mile	50.50
5 Mile	57,196	5 Mile	\$66,941	5 Mile	46.60
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	586	1 Mile	\$49,317	1 Mile	47.30
3 Mile	16,908	3 Mile	\$47,716	3 Mile	56.50
5 Mile	63,299	5 Mile	\$47,527	5 Mile	50.80

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

ZONING INFORMATION

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)

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

ZONING INFORMATION (CONTINUED)

- 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.

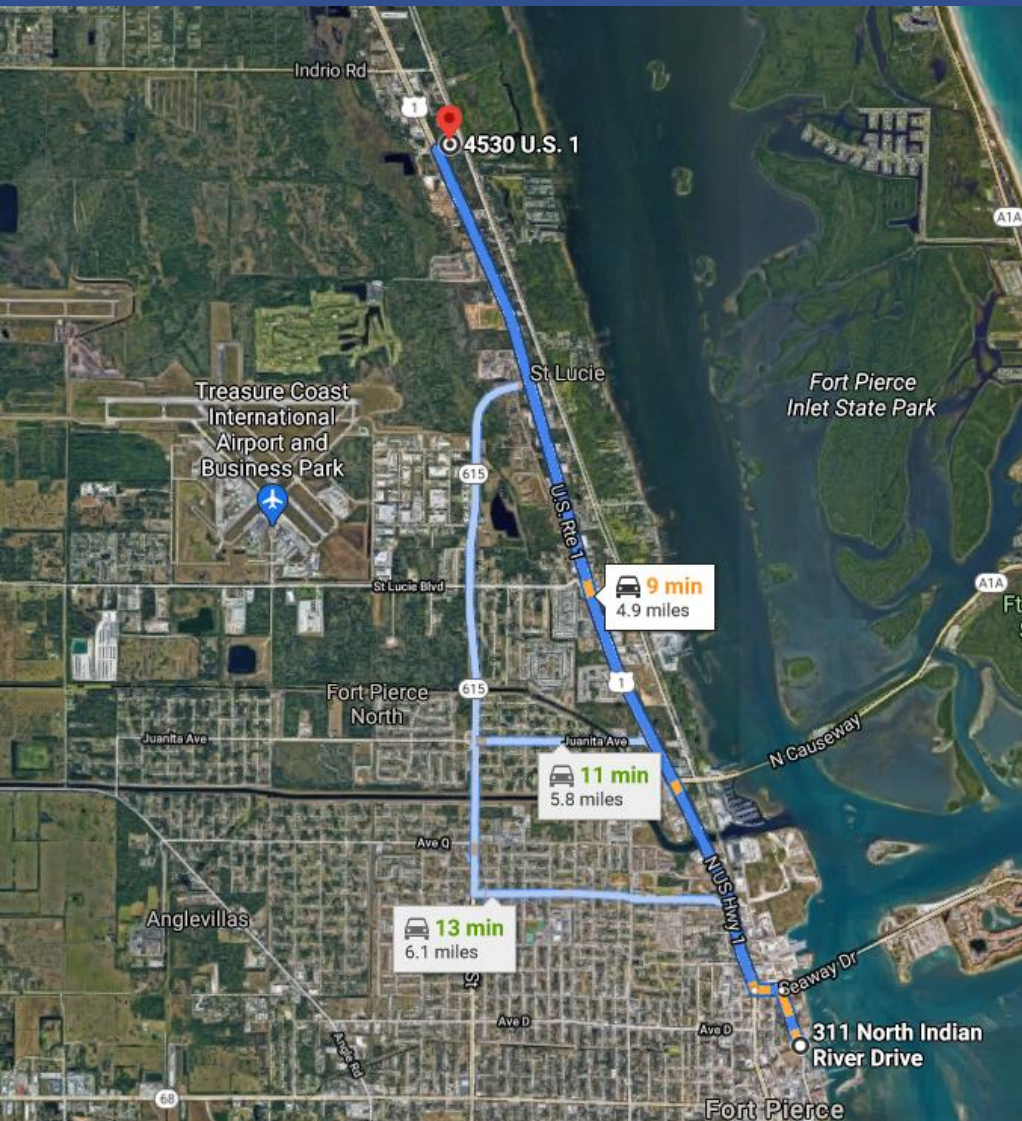
**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

NEARBY DEVELOPMENT PROJECTS



Just 5 miles south of the subject property is the proposed development project known as King's Landing, a contemporary waterfront entertainment and living district near historic Downtown Fort Pierce.

Highlights of the project include:

- 12 single-family homes and townhomes
- 174,000 SF (60 units) of condominium space
- 24,800 SF of restaurant space
- 42,800 SF of ground-floor retail space
- 13,000 SF of office space
- 100-key boutique hotel



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

TRADE AREA MAP



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com