

# VACANT COMMERCIAL LAND

3599 Virginia Ave. Fort Pierce FL 34981



0.64 COMMERCIAL LAND

35TH STREET

VIRGINIA AVE

36TH STREET

SALE PRICE | \$375,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart, FL 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# PROPERTY OVERVIEW

- Great development opportunity consisting of 3 combined parcels with 140' of frontage near the signalized intersection of Virginia Ave. and S 35th Street,
- Zoned as commercial general; ideal for a variety of uses such as service establishments, convenience goods, offices, and more.
- Located a half a block away from the Indian River State College, and less than 2 miles away from the I-95 access ramp.
- Easy access to Okeechobee Road which features National tenants including Dollar Tree, Starbucks, Advanced Auto Parts, Shell, Walmart, The Home Depot, and others.



<b>PRICE</b>	\$375,000
<b>LAND SIZE TOTAL</b>	27,877 SF
<b>ACREAGE</b>	0.64 AC Total (0.32 - 0.16 - 0.16)
<b>FRONTAGE</b>	140' to Virginia Ave.
<b>TRAFFIC COUNT</b>	21,000 ADT
<b>ZONING</b>	C-3 (Fort Pierce)
<b>LAND USE</b>	GC
<b>PARCEL ID</b>	2420-601-0014-000-2 2420-601-0016-000-6 2420-601-0017-000-3

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

2100 SE Ocean Blvd. Suite 100  
Stuart, FL 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,547	1 Mile	\$53,241	1 Mile	31
3 Mile	77,700	3 Mile	\$58,094	3 Mile	35
5 Mile	209,300	5 Mile	\$68,332	5 Mile	37

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,835	1 Mile	\$39,739	1 Mile	33.00
3 Mile	81,639	3 Mile	\$41,863	3 Mile	36.10
5 Mile	221,121	5 Mile	\$53,614	5 Mile	37.20

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart, FL 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# ZONING INFORMATION

## Sec. 22-31. - General Commercial Zone (C-3).

(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.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of

this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

- a. One thousand (1,000) feet from any other adult establishment;
- b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
- c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

- a. Front door of the main building occupied by any other adult establishment or any established church; or
- b. To the nearest property line of any residential district, playground, school or park.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart, FL 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart, FL 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)