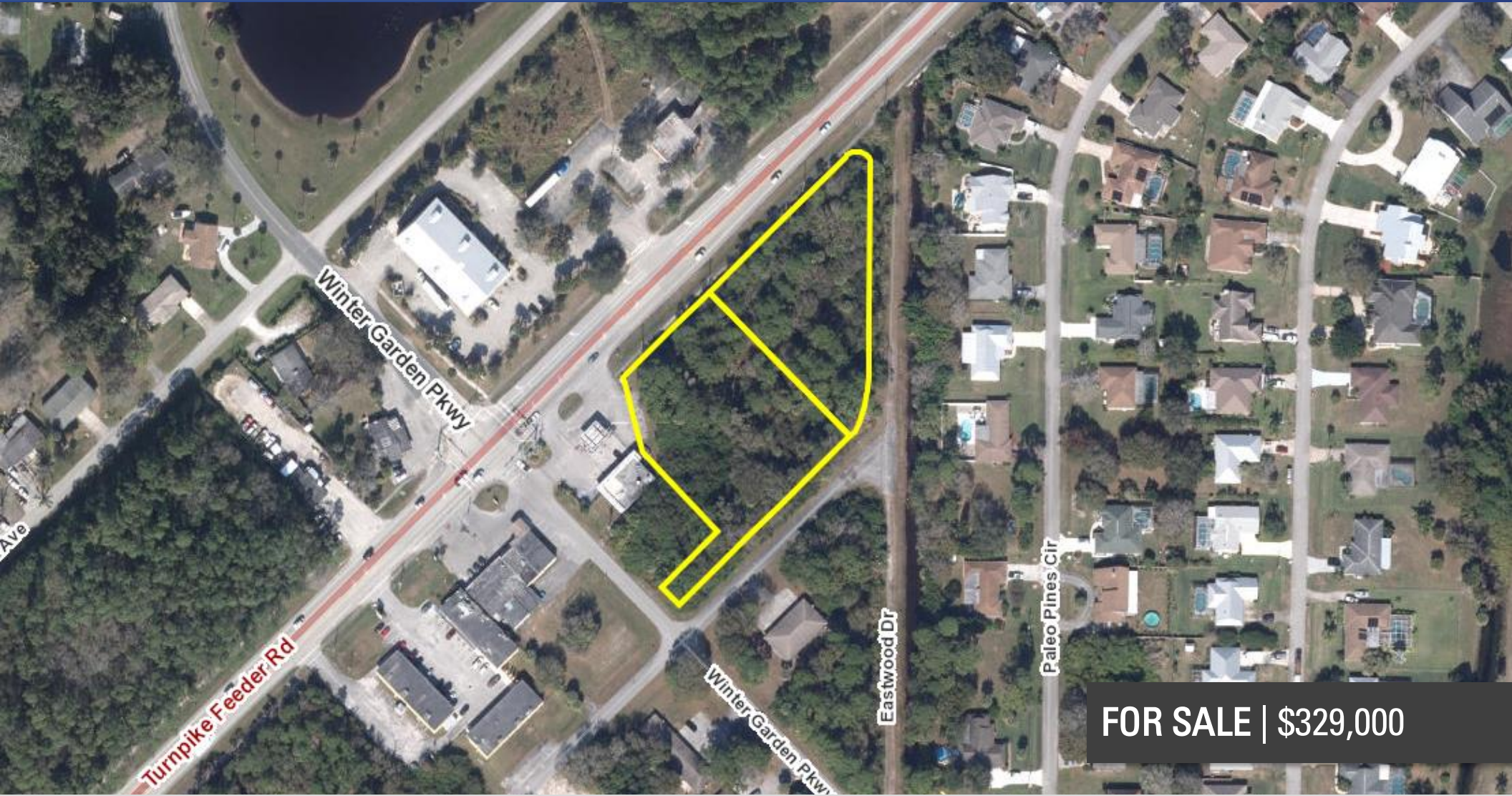


# VACANT COMMERCIAL LAND

0 Sanibel Ave. Fort Pierce, FL 34951



**FOR SALE | \$329,000**

**Jeremiah Baron  
& CO.**

Commercial Real Estate, LLC

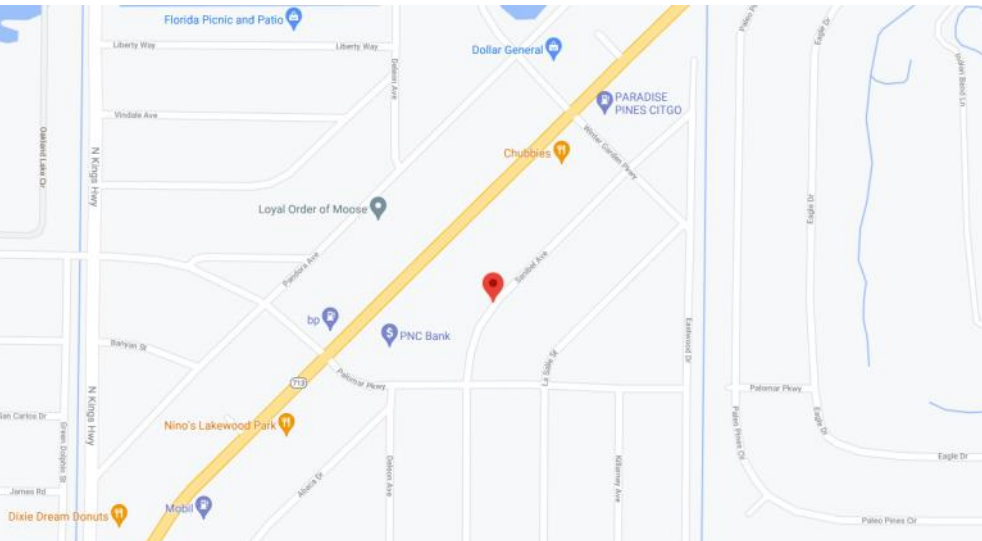
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# PROPERTY OVERVIEW

- Excellent opportunity of two combined parcels totaling 2.27 acres located between Turnpike Feeder Road and Sanibel Avenue.
- Site is currently zoned for CN which would allow several types of uses ranging different types of retail establishments, food stores, and more.
- Adjacent to the property is a Citgo with a convenience store and across the street from a Dollar General.
- Surrounded by dense residential communities and just a few minutes away from the I-95 access ramp.



<b>PRICE</b>	\$329,000
<b>ACREAGE</b>	2.27 AC (Combined)
<b>FRONTAGE</b>	109' to Turnpike Feeder Road
<b>TRAFFIC COUNT</b>	12,400 ADT
<b>ZONING</b>	CN, Commercial Neighborhood (SLC)
<b>LAND USE</b>	ROW
<b>PARCEL ID</b>	1301-615-0060-000-3 1301-615-0056-000-2

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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	5,837	1 Mile	\$68,439	1 Mile	42.00
3 Mile	18,735	3 Mile	\$65,574	3 Mile	44.60
5 Mile	49,217	5 Mile	\$67,514	5 Mile	46.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	6,383	1 Mile	\$58,136	1 Mile	43.70
3 Mile	20,151	3 Mile	\$56,031	3 Mile	47.50
5 Mile	53,276	5 Mile	\$52,959	5 Mile	50.10

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# ZONING INFORMATION

## CN COMMERCIAL, NEIGHBORHOOD.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. 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. Beauty and barber services. (723/724)
- b. Membership organizations subject to the provisions of Section 7.10.31. (86)
- c. Depository institutions. (60)
- d. Laundering and dry cleaning (self service). (7215)
- e. Real estate. (65)
- f. Repair services:
  - (1) Electrical repair. (762)
  - (2) Shoe repairs. (725)
  - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
- g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
  - (1) Antiques. (5932)
  - (2) Apparel and accessories. (56)
  - (3) Books and stationery. (5942/5943)

- (4) Cameras and photographic supplies. (5946)
  - (5) Drugs and proprietary. (5912)
  - (6) Eating places. (5812)
  - (7) Florists. (5992)
  - (8) Food stores. (54)
  - (9) Gifts, novelties, and souvenirs. (5947)
  - (10) Hobby, toy and game shops. (5945)
  - (11) Household appliances. (572)
  - (12) Jewelry. (5944)
  - (13) Newspapers and magazines. (5994)
  - (14) Optical goods. (5995)
  - (15) Nurseries, lawn and garden supplies. (526)
  - (16) Radios, TV's, consumer electronics and music supplies. (573)
  - (17) Sporting goods and bicycles. (5941)
  - (18) Tobacco products. (5993)
  - h. Video tape rental. (784)
  - i. 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.
3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.
  4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.
6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.
7. Conditional Uses:
  - a. Car washes (self service only) -subject to the provisions of Section 7.10.22. (999)
  - b. Day care ;hg;- adult. (8322)  
- child. (8351)
  - c. Postal services. (4311)
  - d. Retail trade:
    - (1) Gasoline services - accessory to retail food stores under SIC-5411. (999)
    - (2) Undistilled alcoholic beverages accessory to retail sale of food. (5921-Except for liquor)
    - e. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
    - f. Self-storage facility limited to enclosed storage, single-story in height, and intended to serve the population living in surrounding neighborhoods. (999)
8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
  - a. Drinking places (undistilled alcoholic beverages) accessory to an eating place. (999)
  - b. One dwelling unit contained within the commercial building, for on-site security purposes. (999)

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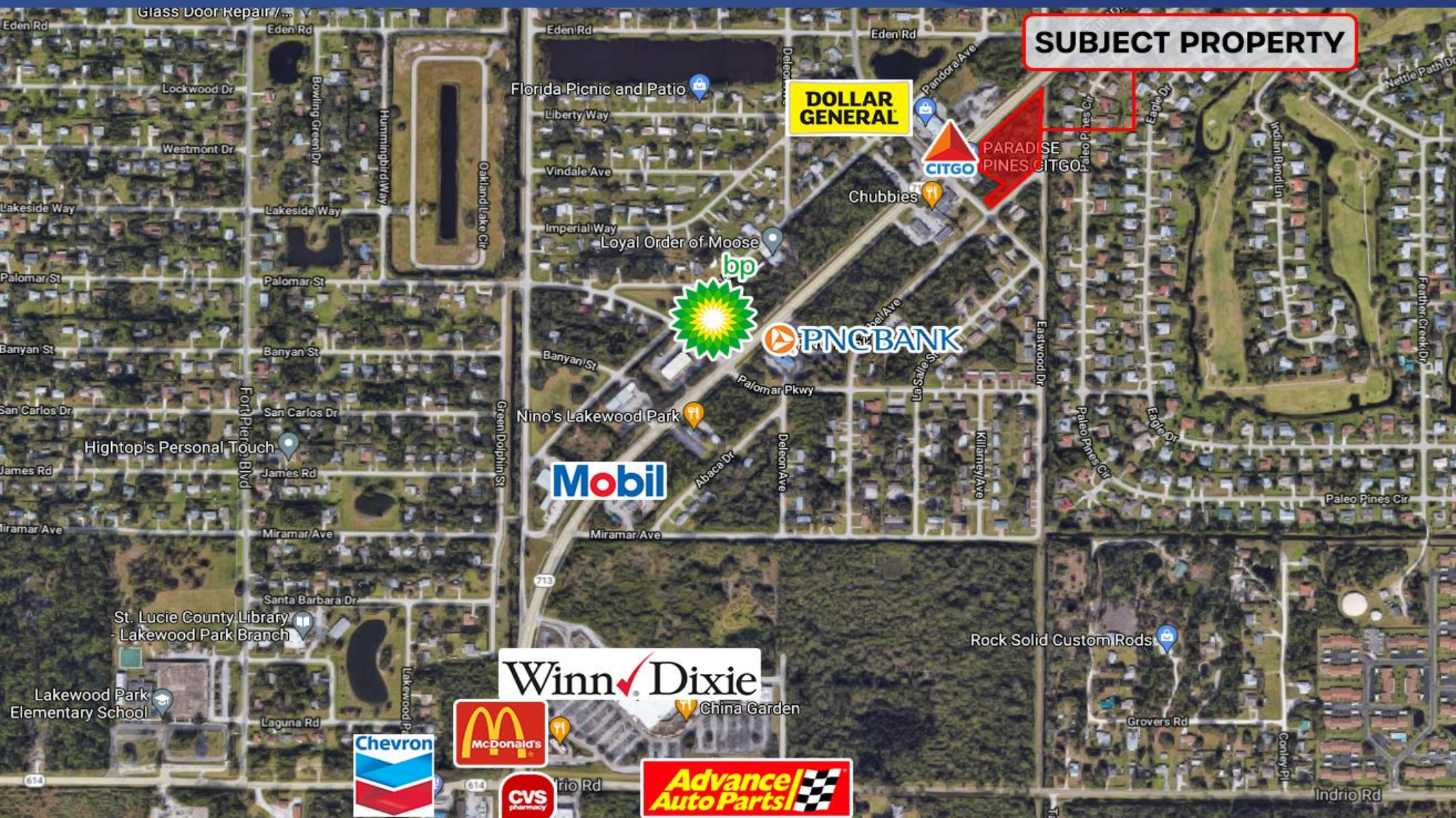
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# TRADE AREA MAP



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