WATERFRONT OFFICE SPACE

1120 Seaway Drive, Fort Pierce FL 34949

Call For Pricing

Jeremiah Baron & CO.
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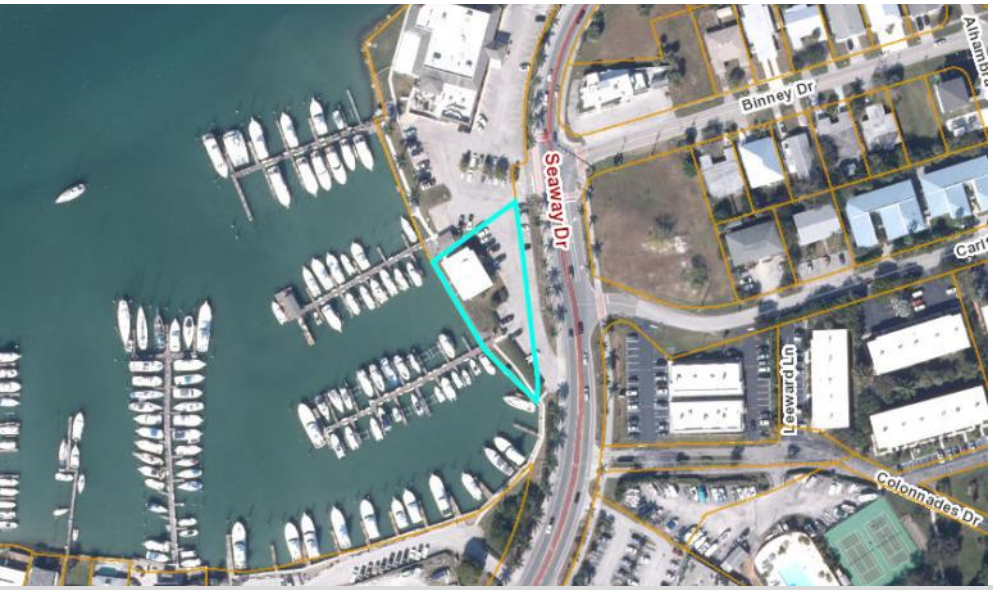
PROPERTY OVERVIEW

- Excellent second story office space located next to the Pelican Yacht Club in Fort Pierce, Florida.
- Site overlooks the Fort Pierce inlet.
- Currently built out for professional office use; ideal for several type of businesses such as a legal office, insurance agency, and other comparable businesses.
- Quick accessibility to US-1 and A1A and surrounded by residential communities, condos, marinas, resorts, and more.



LEASE RATE	Call for Pricing
SPACE AVAILABLE	+/- 1,000 SF
BUILDING SIZE	3,700 SF
BUILDING TYPE	Office
ACREAGE	0.63 AC
FRONTAGE	+/- 251'
TRAFFIC COUNT	15,000 ADT
YEAR BUILT	1983
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	C-5
LAND USE	GC
PARCEL ID	2401-501-0308-010-7

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INTERIOR PHOTOS

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	4,002	1 Mile	$83,428	1 Mile	53.10
3 Mile	28,359	3 Mile	$70,359	3 Mile	47.30
5 Mile	63,750	5 Mile	$63,473	5 Mile	44.00

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	4,545	1 Mile	$73,881	1 Mile	59.20
3 Mile	31,651	3 Mile	$46,610	3 Mile	51.90
5 Mile	70,084	5 Mile	$42,836	5 Mile	45.50

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ZONING INFORMATION

Sec. 125-202. Tourist Commercial Zone (C-5).

(a) Purpose. The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.

(b) Basic use standards. Uses in a C-5 zone, except multifamily housing developments, 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 10,000 square feet.

b. The minimum lot width shall be 70 feet.

c. The minimum lot depth shall be 90 feet.

(2) Yards.

a. The minimum depth of the front yard will be 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 15 feet.

(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.

(4) Building height. No building shall exceed a height of 45 feet above grade, except that multifamily housing 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 as outlined in section 125-313.

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

(3) Every lot shall abut a street other than an alley for at least 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 125-315 and 125-316.

(6) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(7) Signs will comply with standards referred to in section 125-310.

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

(Code 1983, § 22-33; Ord. No. H-186, § 30-33, 6-15-1981; Ord. No. I-114, § 5, 7-1-1985; Ord. No. K-24, § 12, 8-21-2000; Ord. No. K-441, § 3, 1-16-2007; Ord. No. L-207, § 1, 1-18-2011; Ord. No. L-255, § 1, 5-7-2012; Ord. No. L-295, § 15, 11-4-2013 ; Ord. No. 19-016 , § 8, 5-20-2019)

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PERMITTED USES

COMMERCIAL	
Eating and Drinking Establishments	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	P
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
-Stadium or Arena	C
Marine-Related Commercial (except as noted below)	C
-Boat and Marine Equipment Sales	C
-Marina/Boat Livery	C

Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	-
-Medical and Dental Clinic	C
-Television and Radio Studios	P
Overnight Accommodations	
-Bed and Breakfast	P
-Dwelling Rental	P
-Hotel/Motel	P
-Recreational Vehicle Park	C
-Resort Hotel	P
Parking, Commercial	C
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	-
-Grocery or Liquor Store	C
-Neighborhood Commercial Sale	C
-Office Supplies and Electronics	P
-Pet Stores	P

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TRADE AREA MAP

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