

PRIME COMMERCIAL DEVELOPMENT LOTS

Sanibel Ave. Fort Pierce, FL 34951



**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent opportunity to acquire a ±2.27-acre commercial parcel in a rapidly developing corridor of Fort Pierce, FL. The site is positioned adjacent to a Citgo gas station and directly across from a Dollar General, offering strong visibility and steady local traffic.
- The property allows for a variety of limited retail, service, and neighborhood-oriented commercial uses, making it an ideal location for a convenience retail center, restaurant, or professional service building.
- Surrounding development includes a new ±100,000 SF self-storage facility, multiple residential communities, and the region's first Buc-ee's just minutes away, driving significant growth and consumer demand in the area.



PRICE	\$399,000
NORTH PARCEL ACREAGE	1.06 AC
SOUTH PARCEL ACREAGE	1.21 AC
COMBINED ACREAGE	2.27 AC
FRONTAGE	413'
TRAFFIC COUNT	13,500 ADT
ZONING	CN—Commercial Neighborhood
LAND USE	RU—Residential Urban, 5 du/ac
PARCEL ID	1301-615-0060-000-3 1301-615-0056-000-2

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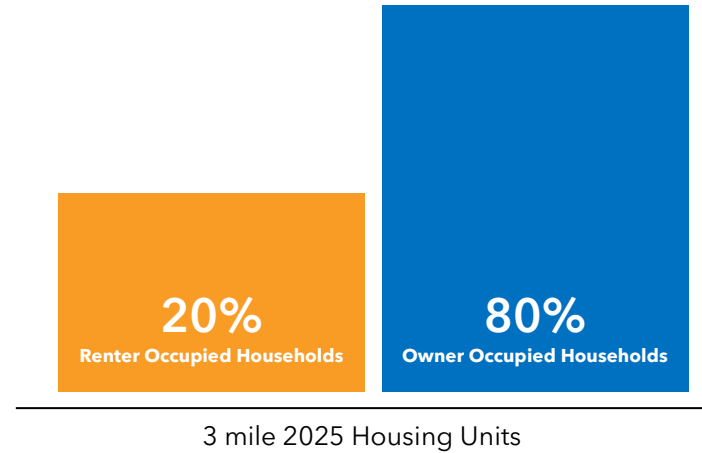
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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	6,425	21,082	49,982
2024 Population	6,821	22,452	55,594
2029 Population Projection	8,213	26,336	64,978
Annual Growth 2020-2024	1.5%	1.6%	2.8%
Annual Growth 2024-2029	4.1%	3.5%	3.4%
Median Age	43.6	46.7	49.8
Bachelor's Degree or Higher	19%	18%	24%
U.S. Armed Forces	18	31	42

Income	1 mile	3 miles	5 miles
Avg Household Income	\$65,824	\$69,340	\$74,216
Median Household Income	\$53,447	\$55,062	\$54,627
< \$25,000	598	1,729	4,436
\$25,000 - 50,000	616	2,067	5,814
\$50,000 - 75,000	683	2,259	4,781
\$75,000 - 100,000	310	1,122	2,499
\$100,000 - 125,000	247	916	2,127
\$125,000 - 150,000	144	364	1,054
\$150,000 - 200,000	149	494	1,366
\$200,000+	34	184	959



Consumer Spending	3 miles Households
Education & Daycare	\$11,271,651
Health Care	\$14,599,972
Transportation & Maintenance	\$62,696,696
Household	\$43,404,981
Food & Alcohol	\$69,044,964
Entertainment, Hobbies & Pets	\$41,290,467
Apparel	\$12,866,802

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ZONING INFORMATION

Q. 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)

PROXIMITY MAP



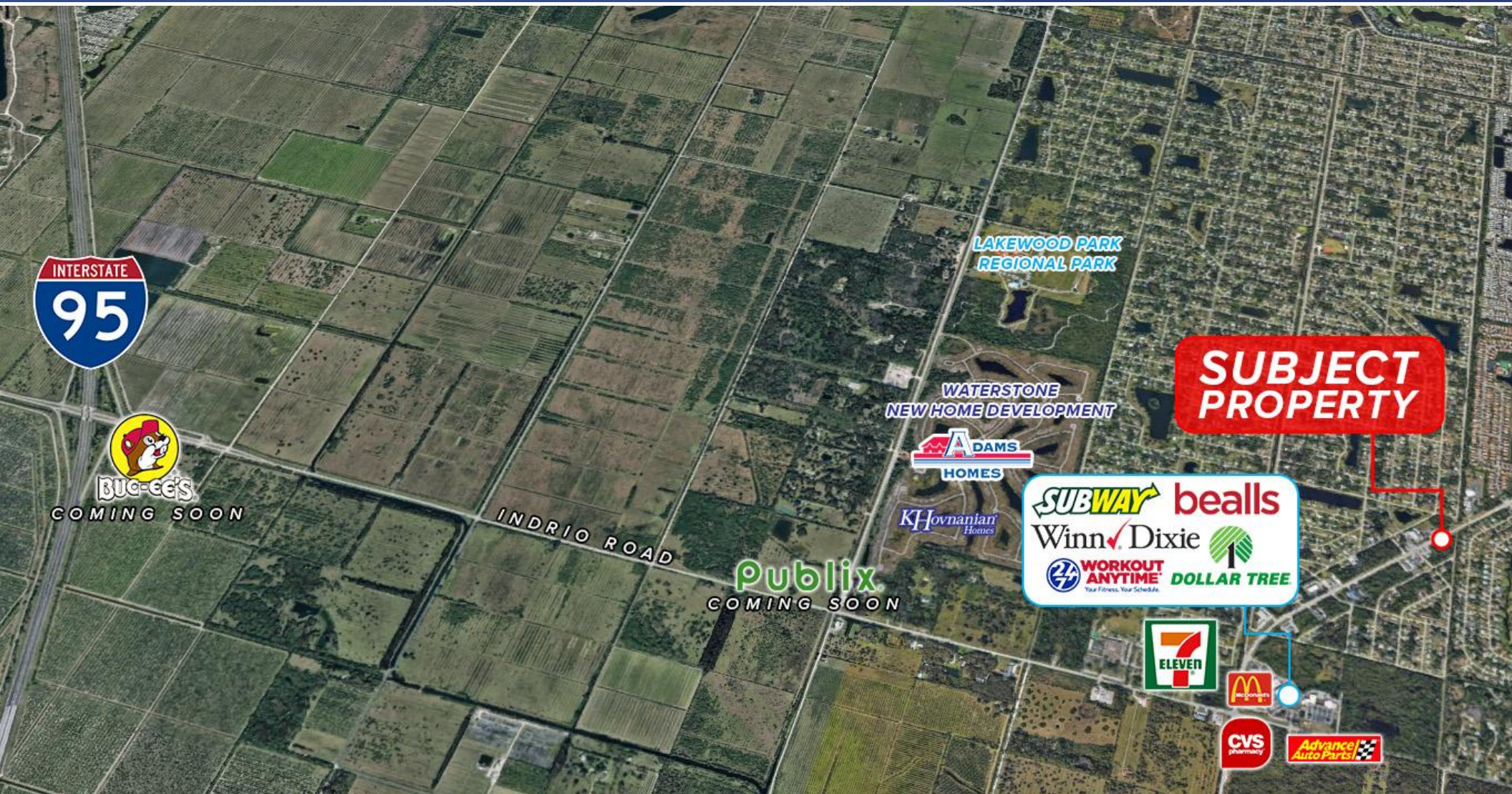
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TRADE AREA MAP



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