

# 0.43 AC COMMERCIAL LAND

1009 W Midway Road, Fort Pierce FL 34982



**0.43 AC  
CN ZONED LOT**

**W MIDWAY ROAD**

**FOR SALE | \$225,000**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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# PROPERTY OVERVIEW

- Excellent purchase opportunity consisting of a 0.43 acre vacant land located along the newly expanded Midway Road.
- Site is suitable for a number of uses listed under the Commercial Neighborhood zoning, which allows for limited types of retail trades and services.
- The lot has 150 feet of frontage to W Midway Road that now features a four-lane roadway allowing for a projected increase in traffic.
- North and South of the property consists of mainly residential communities, additionally the site is only about 2 minutes away from US-1 and about 5 miles away from the I-95 access ramp.



PRICE	\$225,000
TOTAL AREA	18,730.80 Sq. Ft.
ACREAGE	0.43 AC
FRONTAGE	150'
TRAFFIC COUNT	17,300 ADT
ZONING	CN (SLC)
LAND USE	RU
PARCEL ID	3404-501-0139-000-0

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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	3,585	1 Mile	\$68,687	1 Mile	41.70
3 Mile	98,990	3 Mile	\$63,869	3 Mile	42.10
5 Mile	288,897	5 Mile	\$72,680	5 Mile	43.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	3,815	1 Mile	\$59,211	1 Mile	43.20
3 Mile	107,280	3 Mile	\$49,638	3 Mile	42.60
5 Mile	316,966	5 Mile	\$58,453	5 Mile	45.30

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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.

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# ZONING INFORMATION

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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# TRADE AREA MAP



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