

FREESTANDING RETAIL BUILDING

2825 S US Highway 1, Fort Pierce FL 34982



FOR SALE | \$499,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Excellent owner/user opportunity consisting of a freestanding building with great frontage to US-1 in Fort Pierce, Florida.
- Property currently is built out as a dry cleaning business but has potential for other retail or professional service uses.
- Dual street access from both US-1 and Ixoria Ave.
- Additional features include: a detached shed, an enclosed utility room, and an entrance canopy.
- Centrally located between residential dwellings and a mixture of national and regional businesses such as Publix, Subway, Pep Boys, and others.



PRICE	\$499,000
BUILDING SIZE	3,029 SF
BUILDING TYPE	Retail / Service
ACREAGE	0.59 AC
FRONTAGE	130'
TRAFFIC COUNT	29,000 ADT
YEAR BUILT	1976
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	22
ZONING	C-3 (FP)
LAND USE	GC
PARCEL ID	2422-602-0210-000-5

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	9,327	1 Mile	\$51,158	1 Mile	37.00
3 Mile	38,844	3 Mile	\$49,177	3 Mile	39.30
5 Mile	77,848	5 Mile	\$57,387	5 Mile	41.30

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	10,600	1 Mile	\$38,732	1 Mile	35.80
3 Mile	44,370	3 Mile	\$36,768	3 Mile	38.50
5 Mile	89,419	5 Mile	\$41,814	5 Mile	40.90

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ZONING INFORMATION

C-3 Permitted Uses

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
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
-Stadium or Arena	C
Marine-Related Commercial (except as noted below)	P
-Boat and Marine Equipment Sales	P
-Marina/Boat Livery	C

Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P
Overnight Accommodations	
-Bed and Breakfast	P
-Dwelling Rental	-
-Hotel/Motel	P
-Recreational Vehicle Park	C
-Resort Hotel	P
Parking, Commercial	P
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)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P

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ZONING INFORMATION

C-3 Permitted Uses

Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P
Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C

Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C
Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P

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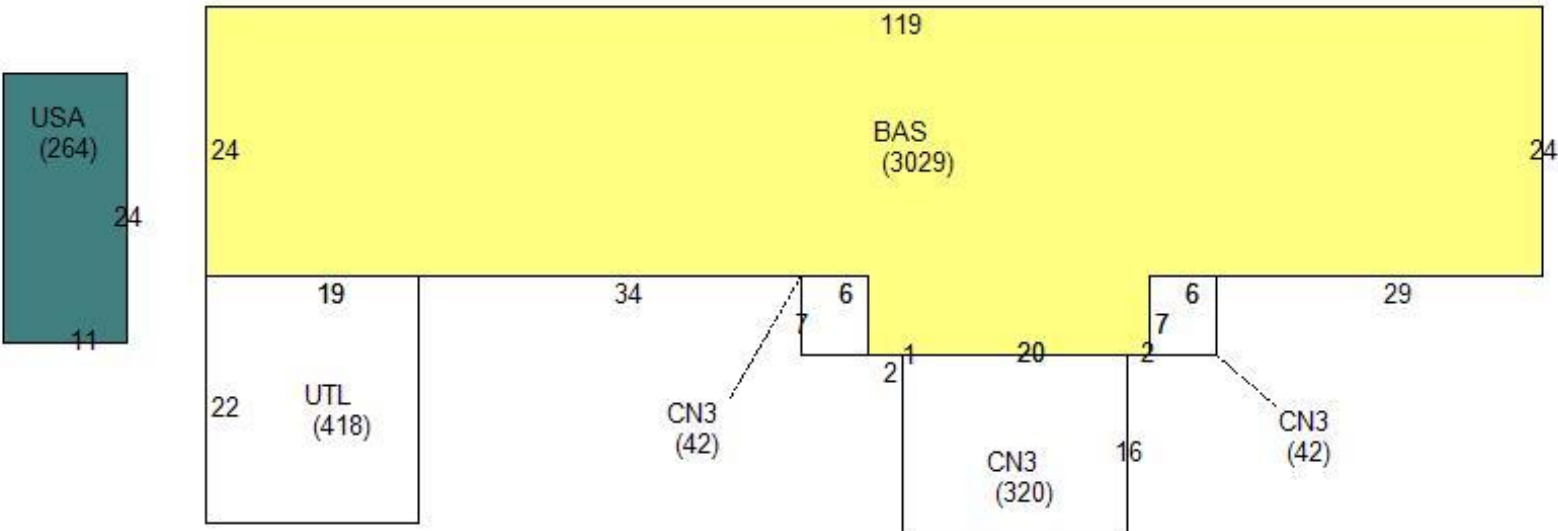
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FLOOR SKETCH



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TRADE AREA MAP



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