

3 PROPERTY PURCHASE OPPORTUNITY

4609 N US Highway 1, Fort Pierce, FL 34946



FOR SALE | \$550,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Three adjacent parcels consisting of a freestanding office and two vacant lots just off N US Highway 1 in Fort Pierce, FL.
- Freestanding office is currently being utilized as a used car dealer.
- Site falls under General Commercial zoning which allows for a variety of uses ranging from retail, office, and several types of services.
- Quick access to Indrio Road which connects to the I-95 access ramp and located near the Treasure Coast International Airport and Business Park.
- Coconut Cove development coming up just north of this area. Connection to St. Lucie County water and sewer utilities available via US-1.



PRICE	\$550,000
ACREAGE	1.82 Combined
FRONTAGE	183' to N US Highway 1
TRAFFIC COUNT	17,500 ADT
ZONING	CG
LAND USE	Commercial
PARCEL ID	1416-601-0021-000-8 1416-601-0029-000-4 1416-601-0030-000-4

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	578	1 Mile	\$65,575	1 Mile	44.10
3 Mile	13,921	3 Mile	\$64,962	3 Mile	50.80
5 Mile	56,921	5 Mile	\$70,337	5 Mile	47.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	660	1 Mile	\$53,600	1 Mile	46.40
3 Mile	16,214	3 Mile	\$51,136	3 Mile	56.70
5 Mile	65,635	5 Mile	\$49,231	5 Mile	52.00

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ZONING INFORMATION

CG COMMERCIAL, GENERAL.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. 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. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheatres. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)

- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- (12) Liquefied petroleum gas (propane). (5984)
- (13) Florists. (5992)
- (14) Tobacco. (5993)
- (15) News dealers/newsstands. (5994)
- (16) Optical goods. (5995)
- (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
- (1) Tax return services. (7291)
- (2) Misc. retail (See SIC Code for specific uses). (7299)

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- (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social Services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)
- yy. 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. Adult establishments subject to requirements of Section 7.10.10. (999)
 - b. Drinking places (alcoholic beverages) - free-standing. (5813)
 - c. Disinfecting and pest control services. (7342)
 - d. Amusement parks. (7996)

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TRADE AREA MAP



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