

# RETAIL / CAFE SPACE

5045-5053 Turnpike Feeder Road, Fort Pierce FL



FOR LEASE | \$14.00/SF Net

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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# PROPERTY OVERVIEW

- Excellent Lease Opportunity! Former bakery/coffee shop ideal for a comparable tenant or potentially standard retail uses.
- The unit measures 925 SQFT and features seating area, room for a commercial kitchen already equipped with a grease trap.
- Property is located south of an excellent anchor plaza home to local and national brands, and surrounded by residential neighborhoods.
- The retail space features ample shared parking a monument sign, and has an easily accessible plaza entrance.
- In close proximity to I-95 and US Highway 1.



LEASE RATE	\$14.00/SF Net
BUILDING SIZE	7,567 SF
SPACE AVAILABLE (UNIT 5047)	925 SF
BUILDING TYPE	Retail
ACREAGE	1.7 AC
FRONTAGE	306'
TRAFFIC COUNT	14,900 ADT
YEAR BUILT	1991
CONSTRUCTION TYPE	Concrete Block/ Masonry
PARKING SPACE	50>
ZONING	CN
LAND USE	Commercial
PARCEL ID	1301-615-0221-000-0

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# SITE PHOTOS



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,651	1 Mile	\$67,430	1 Mile	42.30
3 Mile	18,562	3 Mile	\$67,618	3 Mile	45.30
5 Mile	47,673	5 Mile	\$65,988	5 Mile	46.40

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	6,543	1 Mile	\$56,528	1 Mile	43.50
3 Mile	21,036	3 Mile	\$56,748	3 Mile	48.00
5 Mile	53,947	5 Mile	\$50,885	5 Mile	49.40

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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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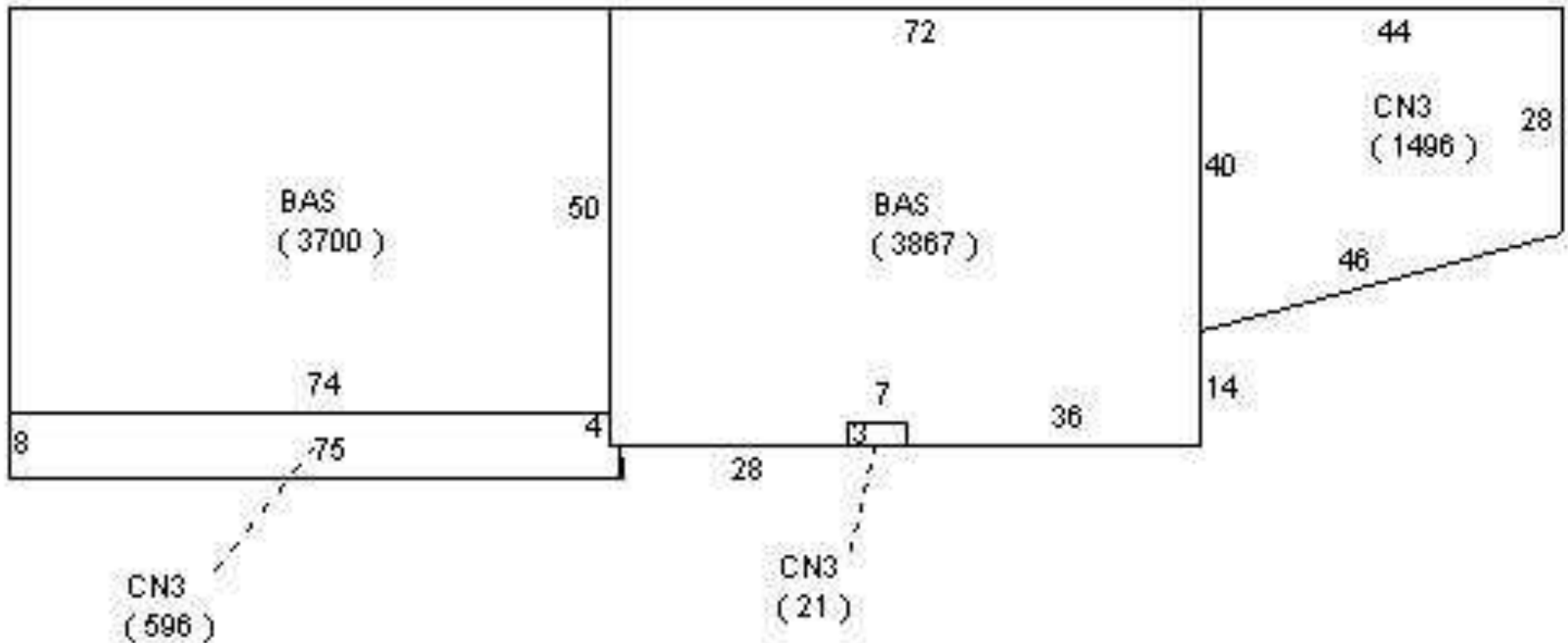
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# FLOOR SKETCH



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# TRADE AREA MAP



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