0.92 AC Mixed-Use Vacant Land

Del Monte Street, Fort Pierce FL 34946

Jeremiah Baron & CO.
Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Vacant commercial land located on the corner of Del Monte St. and N US Highway 1 in Fort Pierce, FL.
- Site currently falls under two different zoning districts with the east side zoned as commercial general and the west side as RS-3 which allows for single-family dwellings at a maximum density of 3 dwelling units per gross acre.
- Quick access to Indrio Road which connects to the I-95 access ramp and in close proximity to the Treasure Coast International Airport and Business Park.
- Coconut Grove development coming up north of this area. Connection to city water & sewer available via US-1.

PRICE	$250,000
ACREAGE	0.92 AC
FRONTAGE	370' to Del Monte St. 108' to N US Highway 1
TRAFFIC COUNT	20,500 ADT (N US Highway 1)
ZONING	CG / RS-3
LAND USE	Com/RU
PARCEL ID	1416-601-0053-000-1

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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

S. *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. Amphitheaters. (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)

y. Funeral and crematory services. (726)

z. Gasoline service stations. (5541)

aa. General merchandise stores. (53)

bb. Health services. (80)

cc. Home furniture and furnishings. (57)

dd. Landscape and horticultural services. (078)

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ZONING INFORMATION

ee. Laundry, cleaning and garment services. (721)

ff. Membership organizations subject to the provisions of Section 7.10.31. (86)

gg. Miscellaneous retail (see SIC Code Major Group 59):

(1) Drug stores. (591)

(2) Used merchandise stores. (593)

(3) Sporting goods. (5941)

(4) Book and stationary. (5942/5943)

(5) Jewelry. (5944)

(6) Hobby, toy and games. (5945)

(7) Camera and photographic supplies. (5946)

(8) Gifts, novelty and souvenir. (5947)

(9) Luggage and leather goods. (5948)

(10) Fabric and mill products. (5949)

(11) Catalog, mail order and direct selling. (5961/5963)

(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)

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)

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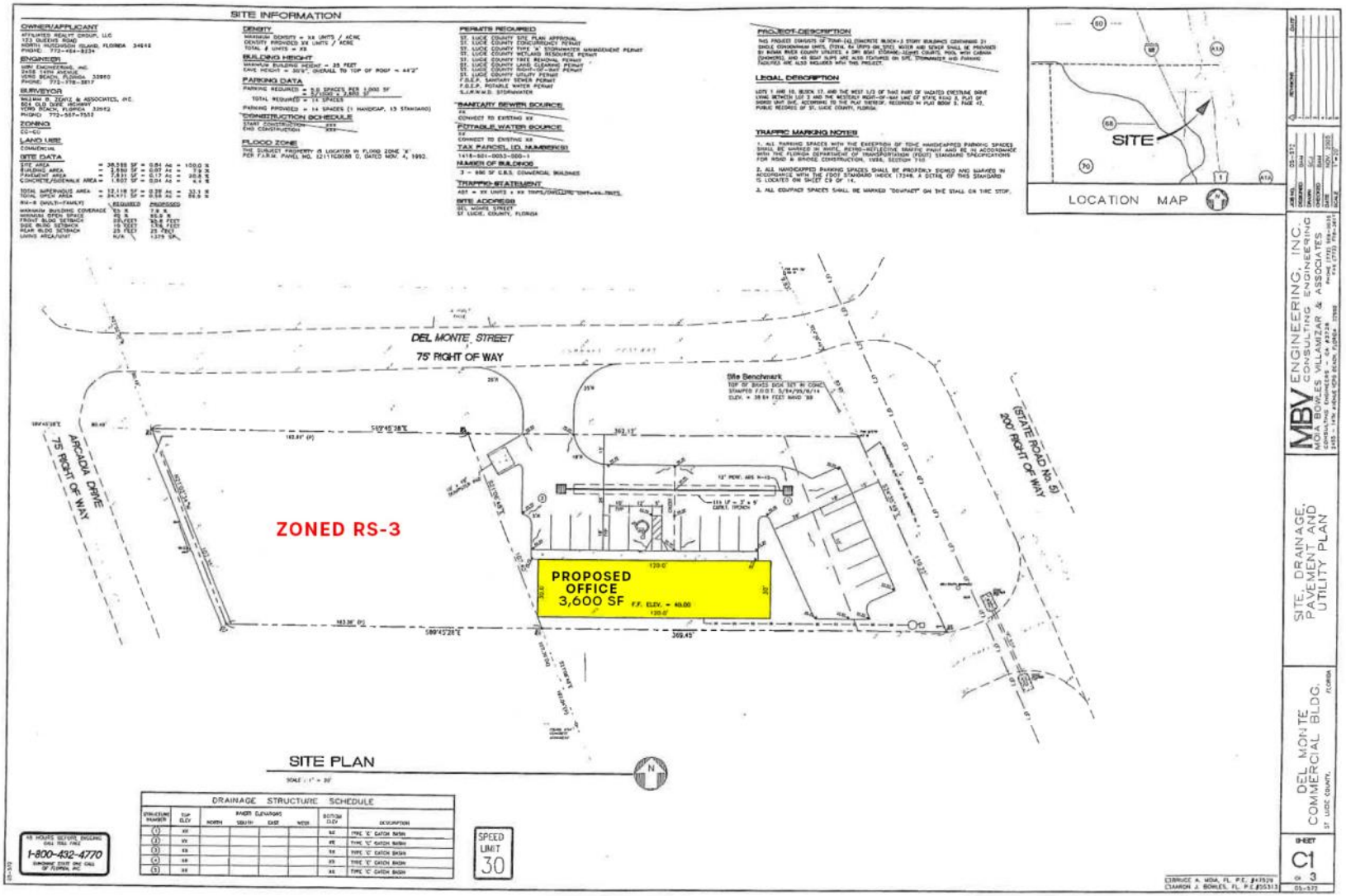
PROPOSED SITE PLAN



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TRADE AREA MAP

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