

2.93 AC Commercial Parcel
N US Highway 1, Fort Pierce FL 34946



FOR SALE | \$399,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Nearly 3 acres of development land located just off N US Highway 1.
- Site is situated in the Town of St. Lucie Village jurisdiction and it's zoned for commercial purposes ranging from retail to services.
- Immediate area consists of a mixture of residential plus commercial businesses such as SmartStop Self Storage, and U-Haul.
- Close access to the Treasure Coast International Airport, and a few miles North of the historic Downtown Fort Pierce area.



PRICE	\$400,000
ACREAGE	2.93 AC
FRONTAGE	345'
TRAFFIC COUNT	21,500 ADT
ZONING	General Community Commercial
LAND USE	Commercial
PARCEL ID	1428-501-0048-000-3

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	2,254	1 Mile	\$44,729	1 Mile	43.80
3 Mile	63,969	3 Mile	\$64,581	3 Mile	44.30
5 Mile	160,297	5 Mile	\$71,308	5 Mile	45.10

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	2,254	1 Mile	\$30,946	1 Mile	46.10
3 Mile	70,414	3 Mile	\$46,224	3 Mile	46.20
5 Mile	174,144	5 Mile	\$52,101	5 Mile	47.80

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ZONING INFORMATION

Section 3.2.3 General Community Commercial (C) District

(A) Intent.

The intent of the C district is to promote the development of commercial uses which provide a variety of basic goods and services compatible with adjacent land uses and the overall character of St. Lucie Village. The district is intended to be located in areas with a high level of available public facilities in a manner compatible with surrounding uses.

The C district generally exists along U.S. Highway 1 and has access only via U.S. Highway 1 and not from Old Dixie Highway. Where a parcel in single ownership extends from U.S. Highway 1 to Old Dixie Highway, the C district will extend only to the east boundary of the west 1/2 of the property. There shall be no access to commercial property through any residential zoning district.

(B) Development Standards.

(1) Minimum Lot Dimensions.

(a) Lot area: 10,890 square feet

(b) Lot Width: 75 feet

(2) Minimum Setbacks for Principal Structures. See Section 3.5.6.

(3) Maximum Lot Coverage by Structures: 60%

(4) Maximum Impervious Surface Area: 75%

(5) Maximum Building Height: 35 feet

(6) Minimum Building Separation: 25 feet

(7) Maximum Floor Area Ratio: 0.25

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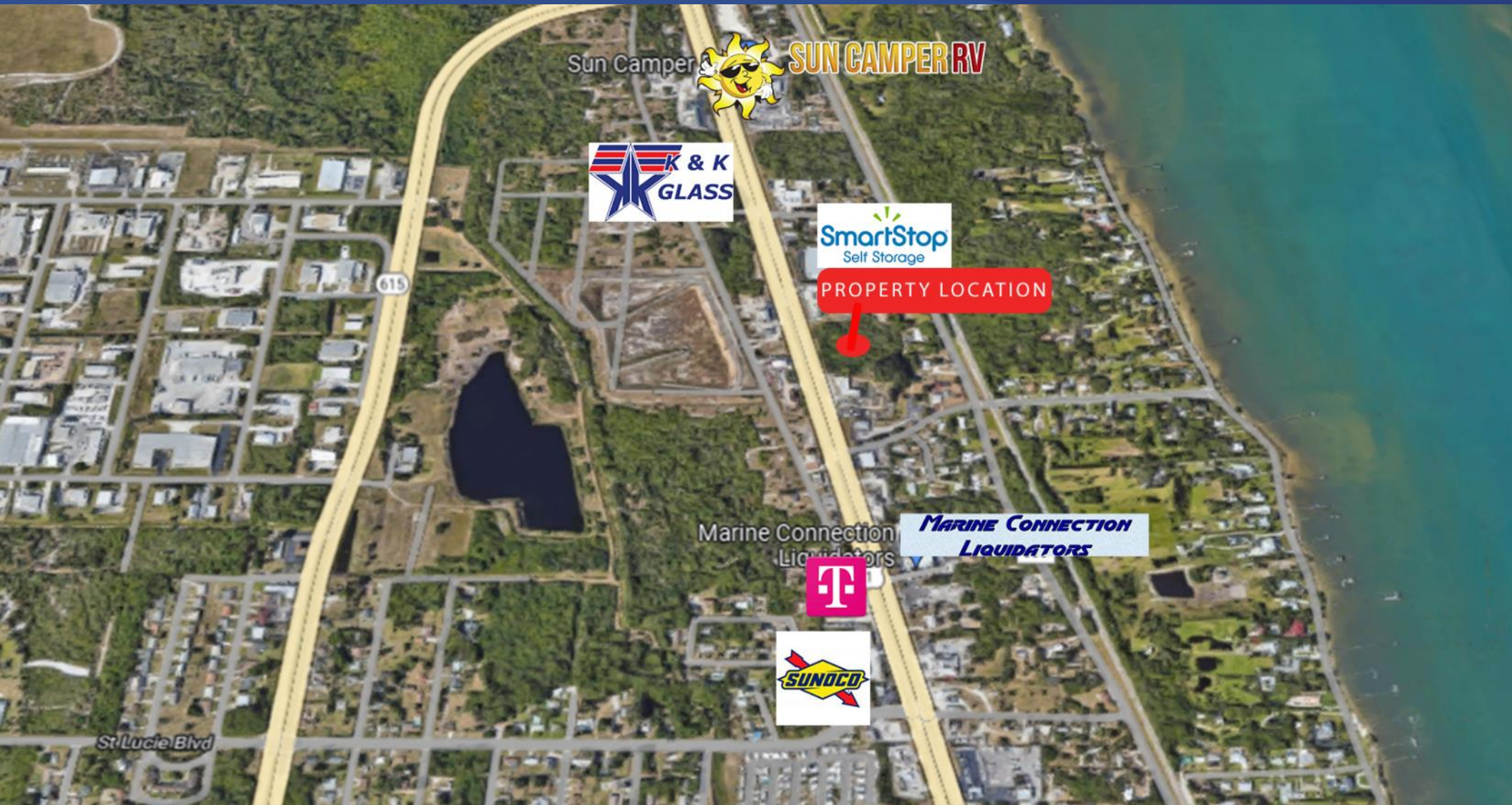
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TRADE AREA MAP



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