

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



FOR SALE | \$ 270,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Nearly 2 acres of development land located just off N US Highway 1.
- Site is zoned for general commercial uses which allows for a wide variety of business types ranging from retail, office, and professional services.
- Billboard on the property provides passive income to owner.
- 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	\$270,000
ACREAGE	1.97 AC
FRONTAGE	400'
TRAFFIC COUNT	21,500 ADT
ZONING	CG (SLC)
LAND USE	Commercial
PARCEL ID	1428-605-0017-000-6

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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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

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)

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TRADE AREA MAP



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