

RESTAURANT / RETAIL SPACE

722 S US HWY 1, Fort Pierce FL 34950



FOR LEASE | \$21.00/sf

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Conor Mackin

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PROPERTY OVERVIEW

Excellent lease opportunity located in Fort Pierce near trendy downtown and minutes from the intercoastal.

This 4,038 sf property was formally a restaurant space but would also serve the perfect retail location.

Located on US1 this property has great frontage with a paved patio positioned at the front of the building.

Neighborhood includes terrific mix of local and national brand retailers.



PRICE	\$21.00/sf
BUILDING SIZE	4,038 sf
BUILDING TYPE	Restaurant
ACREAGE	.27
FRONTAGE	91.70'
TRAFFIC COUNT	28,500 ADT
YEAR BUILT	1945
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	19
ZONING	General Co C-3 (Ft Pierce Zoning)
LAND USE	CG
PARCEL ID	2410-711-0042-000-4

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,820	1 Mile	\$48,835	1 Mile	36.20
3 Mile	50,846	3 Mile	\$52,944	3 Mile	39.10
5 Mile	72,895	5 Mile	\$59,743	5 Mile	39.90

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	8,955	1 Mile	\$36,585	1 Mile	38.7
3 Mile	58,492	3 Mile	\$36,765	3 Mile	39.9
5 Mile	84,337	5 Mile	\$42,962	5 Mile	42.6

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ZONING INFORMATION

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3
<i>RESIDENTIAL</i>												
<i>Household Living</i>												
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C
-Mixed-Use Building or Development	-	-	-	-	-	-	C	C	P	P	P	P
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C
<i>Community/Cultural</i> (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P
-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P
-Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C
<i>Day Care</i>	-	-	-	-	C	C	C	C	C	C	C	C
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-
<i>Educational Facilities</i>												
-College or University	-	C	C	C	C	C	C	C	C	C	C	C
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-

P= Permitted C= Conditional



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ZONING INFORMATION

<i>Government Facilities</i> (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P
<i>Medical Facilities</i> (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C
<i>Park and Open Space</i> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P
-Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C
-Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C
<i>Religious Institution</i>	C	C	C	C	C	C	C	C	C	C	C	P
<i>Social Service Institution</i> (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C
<i>Utilities</i>												
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C
-Major	-	-	-	-	-	-	-	-	-	-	-	C
-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL												
<i>Eating and Drinking Establishments</i>												
-Brew Pub	-	-	-	-	-	-	-	-	C	P	P	P
-Coffee Shop	-	-	-	-	-	-	C	-	C	P	P	P
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	P	P	P
-Neighborhood Cafe	-	-	-	-	-	-	-	-	C	P	P	P

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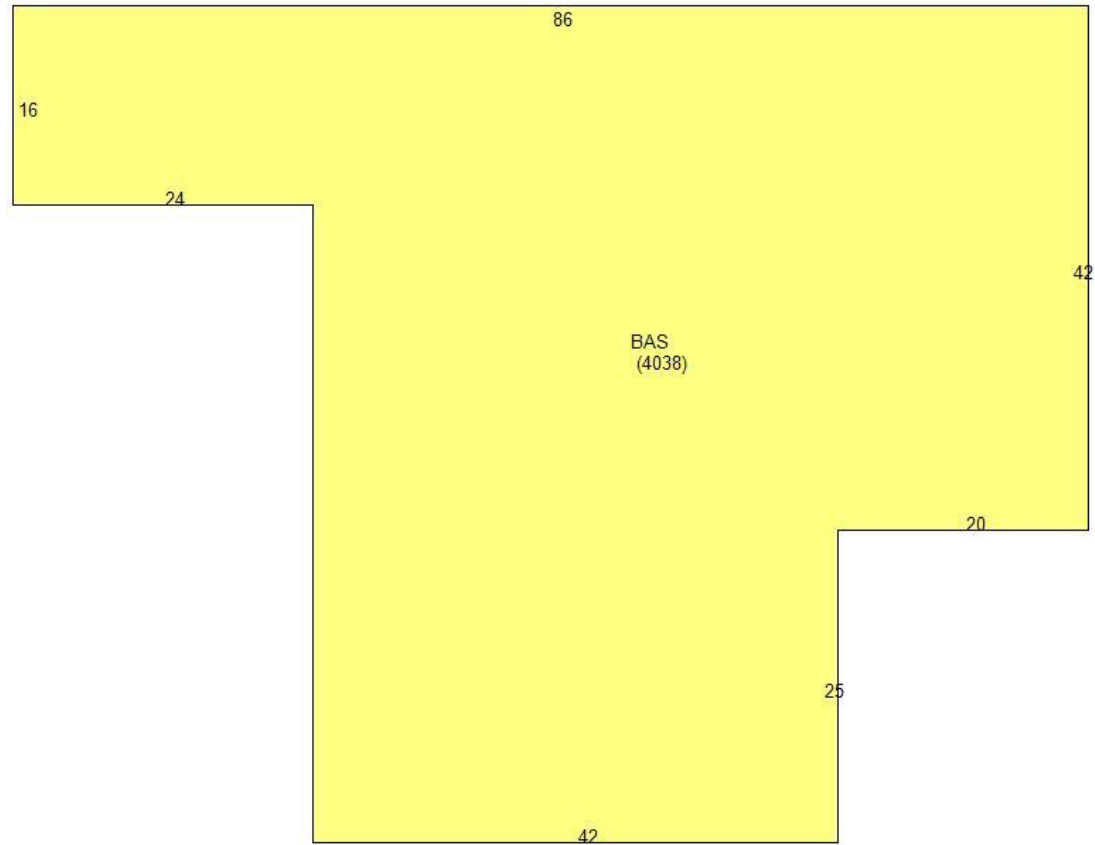
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SKETCH AREA



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TRADE AREA MAP



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