

# COMMERCIAL PROPERTY

3525 W Midway Rd. Fort Pierce, FL 34981



FOR SALE | \$799,000

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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**Matthew Mondo**

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# PROPERTY OVERVIEW

- Great opportunity to purchase a 5,330-sf building on 1.37 acres of land in Fort Pierce.
- Interior features include multiple office spaces, large community rooms, kitchen, and multiple restrooms, all recently renovated and never occupied . The property is perfect for a school, church, or day care.
- Located only 1.5 miles from I-95 and 6 minutes from US1.



PRICE	\$799,000
BUILDING SIZE	5,330 sf
BUILDING TYPE	Office Building
ACREAGE	1.37
FRONTAGE	130'
TRAFFIC COUNT	15,500 ADT
YEAR BUILT	1997
CONSTRUCTION TYPE	Masonry
PARKING SPACE	25
ZONING	Institutio
PARCEL ID	3403-502-0193-000-6

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# SITE PHOTOS



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	2,967	1 Mile	\$75,535	1 Mile	41.50
3 Mile	35,186	3 Mile	\$69,184	3 Mile	41.90
5 Mile	103,981	5 Mile	\$65,394	5 Mile	42.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	3,441	1 Mile	\$51,304	1 Mile	43.10
3 Mile	40,710	3 Mile	\$55,591	3 Mile	42.40
5 Mile	119,758	5 Mile	\$52,013	5 Mile	44.30

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# ZONING INFORMATION

## I INSTITUTIONAL.

1. *Purpose.* The purpose of this district is to provide and protect and environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public 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. Community residential homes subject to the provisions of Section 7.10.07. (999)
  - b. Family day care homes. (999)
  - c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
  - d. Institutional residential homes. (999)
  - e. Parks. (999)
  - f. Police and fire protection. (9221,9224)
  - g. Recreational activities. (999)
  - h. Religious organizations. (866)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
  - a. Amphitheaters. (999)
  - b. Cemeteries. (6553)
  - c. Membership organizations. (86)
  - d. Correctional institutions. (9223)
  - e. Cultural activities and nature exhibitions. (999)
  - f. Educational services and facilities. (82)
  - g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
  - h. Fairgrounds. (999)
  - i. Funeral and crematory services. (726)
  - j. Theaters. (999)
  - k. Medical and other health services. (80)
  - l. Postal service. (43)
  - m. Residential care facilities for serious or

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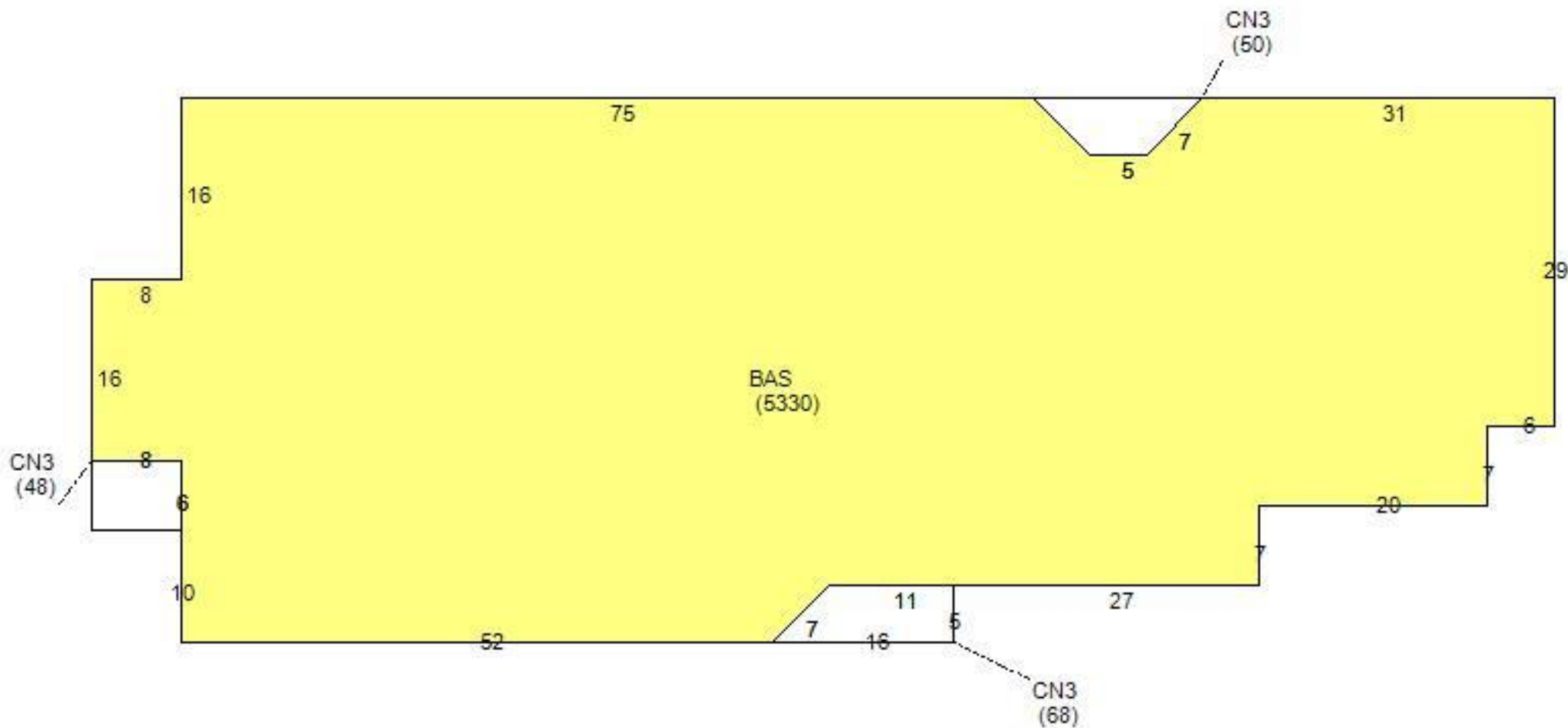
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# SITE PLAN



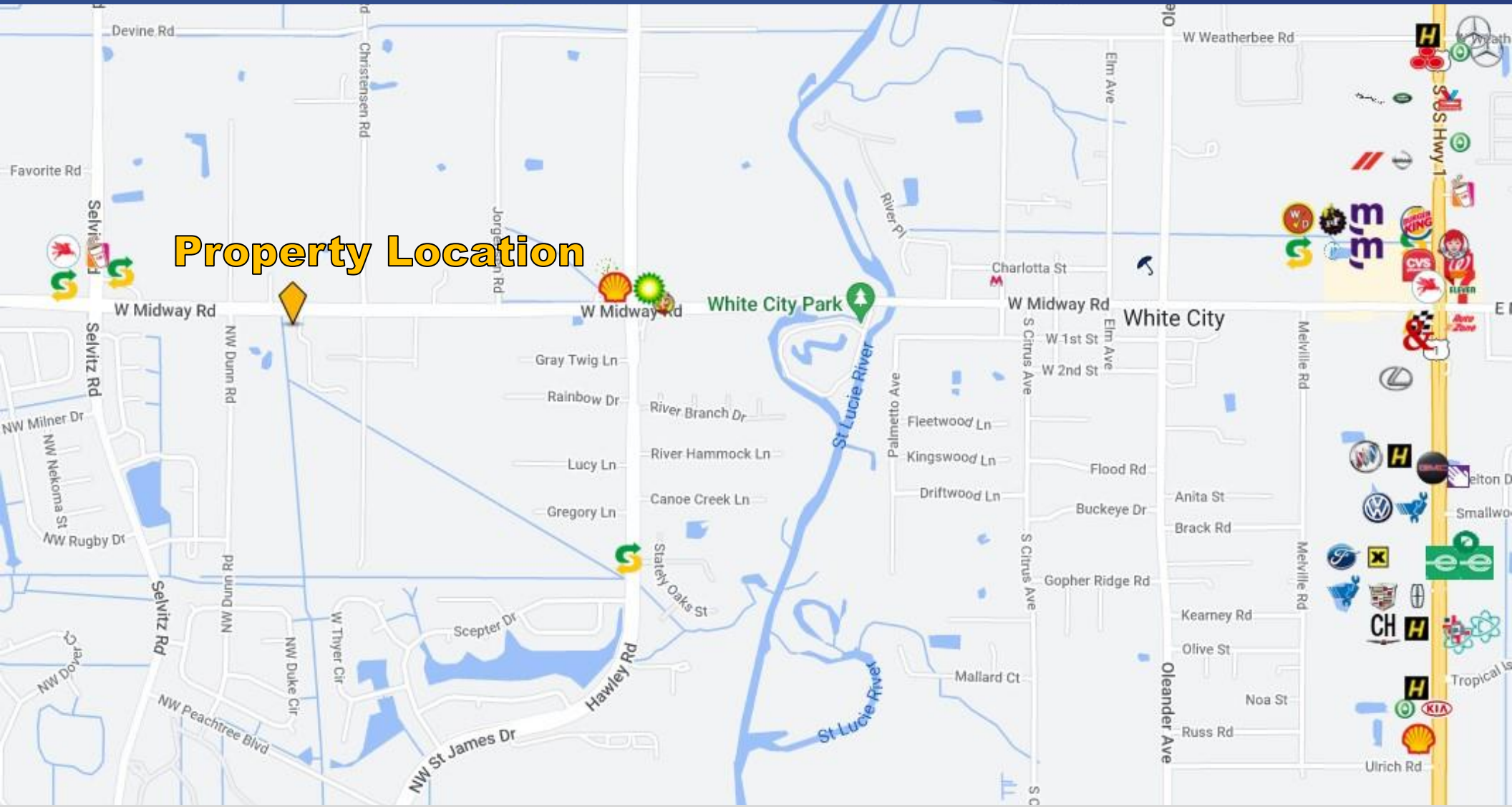
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# TRADE AREA MAP



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