

TWO VACANT LOTS

515 S Indian River Dr. Fort Pierce, FL 34950



FOR SALE | \$495,000/per lot

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
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PROPERTY OVERVIEW

- Excellent opportunity to purchase up to two vacant commercial parcels sitting along the inlet in Fort Pierce, Florida.
- Site is currently being subdivided to reflect the accurate property lines and dimensions.
- Site is zoned for commercial use but has the potential to be rezoned to residential.
- Great location with quick access to US-1, I-95, and two causeways that connect to Hutchinson Island. In close proximity to the historic Downtown Fort Pierce, Lawnwood Hospital, and recreational parks and beaches.



PRICE	\$495,000/per lot
LOT SIZE(S)	
PARCEL 1	+/- 0.63 AC (27,482 SF)
PARCEL 2	+/- 0.51 AC (22,125 SF)
FRONTAGE	186'
TRAFFIC COUNT	12,200 ADT
ZONING	C-1 (Fort Pierce)
LAND USE	CBD
PARCEL ID	2410-810-0001-000-9

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,214	1 Mile	\$43,739	1 Mile	39.4
3 Mile	73,214	3 Mile	\$60,469	3 Mile	42.9
5 Mile	181,495	5 Mile	\$67,977	5 Mile	45.2

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,970	1 Mile	\$33,207	1 Mile	39.2
3 Mile	84,863	3 Mile	\$43,278	3 Mile	43.1
5 Mile	209,511	5 Mile	\$51,685	5 Mile	47.1

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ZONING INFORMATION

Office Commercial Zone (C-1)

ZONING DISTRICT	C1
-Detached House	C
-Duplex	C
-Townhouse	C
-Multi-Dwelling Building	C
-Mixed-Use Building or Development	P
<i>Day Care</i>	C
-Adult Day Care Center	C
-Day Care Center	C
-Child Care Facility	C
<i>Eating and Drinking Establishments</i>	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurant and Bar	C
-Wine/Cigar Bar	C

Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P
Parking, Commercial	C
Retail Sales and Service, Sales-Oriented (except as noted below)	C
-Art Gallery	C
-Farmers Market or Farm Stand	C
-Neighborhood Commercial Services	P
-Personal Improvement Service	P

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TRADE AREA MAP



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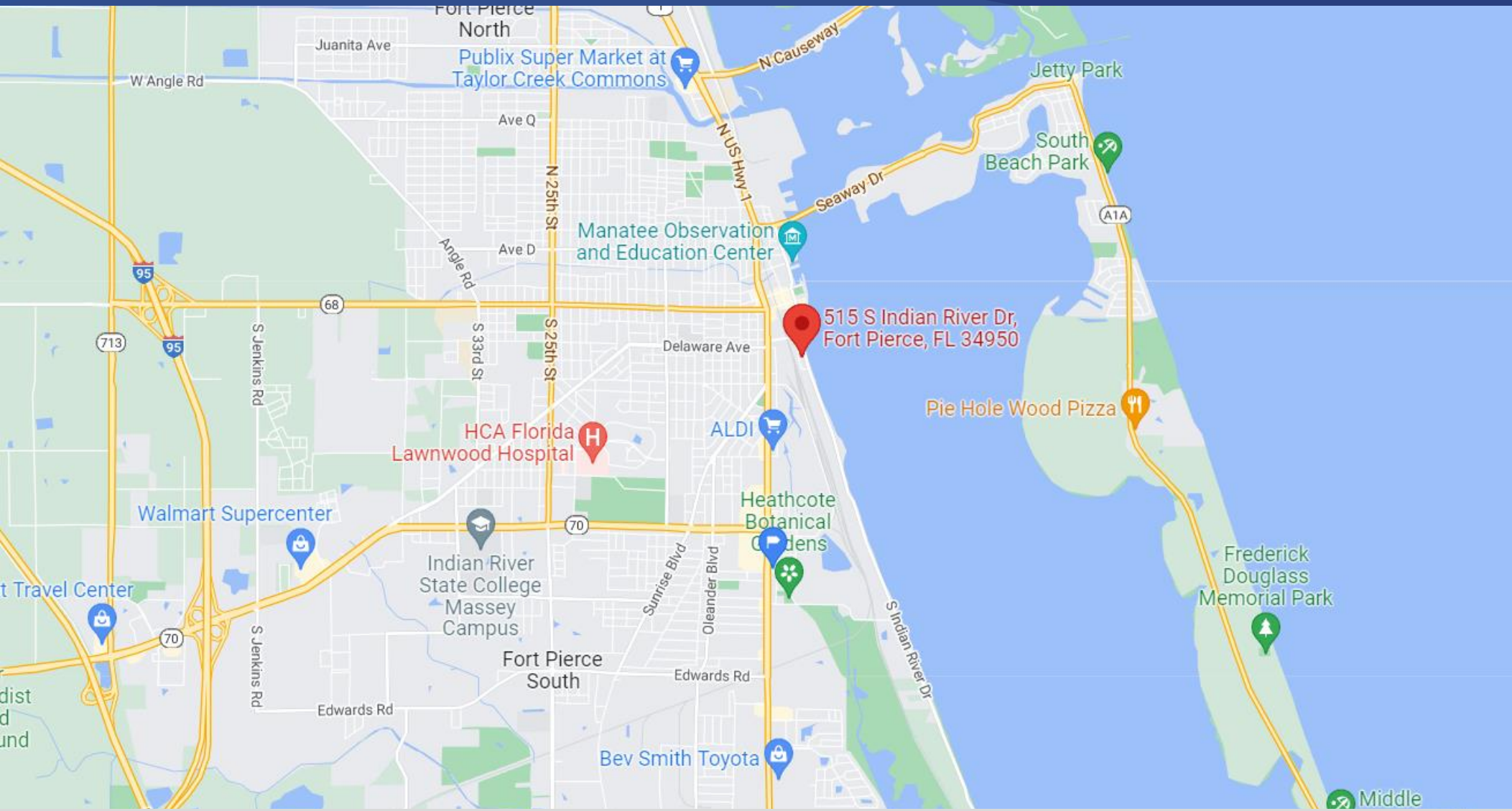
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REGIONAL MAP



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