

# COMMERCIAL BUILDING ON 1.41 AC LOT

1313 Midway Road, Fort Pierce FL 34982



**FOR LEASE | \$15.50/SF**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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# PROPERTY OVERVIEW

- Unique property consisting of a freestanding office building and a detached two car garage with an efficiency apartment on the second floor.
- Site has dual zoning with commercial zoning along Midway Road and residential zoning along W 1st Street.
- The commercial building features a new roof and A/C.
- Situated on a large wooded lot with river access to the St. Lucie River.
- Midway Road has just completed its road expansion providing an expected increase in traffic flow. Only minutes away from both US-1 and the I-95 access ramp.



LEASE RATE	\$15.50/SF
BUILDING SIZE	3,970 sf
BUILDING TYPE	Office/Residential
ACREAGE	1.41 AC
FRONTAGE	191'
TRAFFIC COUNT	17,300 ADT
YEAR BUILT	1949
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	CO / RS-3 (rear)
LAND USE	RU
PARCEL ID	3404-501-0428-000-3

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# ADDITIONAL PHOTOS



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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	2,734	1 Mile	\$74,380	1 Mile	41.20
3 Mile	35,468	3 Mile	\$65,378	3 Mile	41.90
5 Mile	100,436	5 Mile	\$64,010	5 Mile	42.00

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	2,923	1 Mile	\$63,394	1 Mile	42.80
3 Mile	38,200	3 Mile	\$49,073	3 Mile	42.90
5 Mile	108,904	5 Mile	\$49,701	5 Mile	42.60

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# ZONING INFORMATION

## R. CO COMMERCIAL, OFFICE.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office 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. Communications - except towers. (48)
- d. Computer programming, data processing and other computer related services. (737)
- e. Contract construction services - office only. (15, 16, 17)
- f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
- g. Engineering, accounting, research, management and related services. (87)
- h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)

- i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
- j. Health services - except nursing homes and hospitals. (80)
- k. Membership organizations subject to the provisions of Section 7.10.31. (86)
- l. Miscellaneous business services:
  - (1) Detective, guard and armored car services. (7381)
  - (2) Security system services. (7382)
  - (3) News syndicate. (7383)
  - (4) Photofinishing laboratories. (7364)
  - (5) Business Services - misc. (7389)
- m. Personnel supply services. (736)
- n. Social services:
  - (1) Individual and family social services. (832/839)
- o. Travel agencies. (4724)

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# ZONING INFORMATION

## I. RS-3 RESIDENTIAL, SINGLE-FAMILY - 3.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of three (3) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential 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. Family day care homes. (999)

b. 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 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)

c. Single-family detached dwellings. (999)

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 Requirements. Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses:

a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)

b. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

7. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00.

a. Solar energy systems, subject to the requirements of Section 7.10.28.

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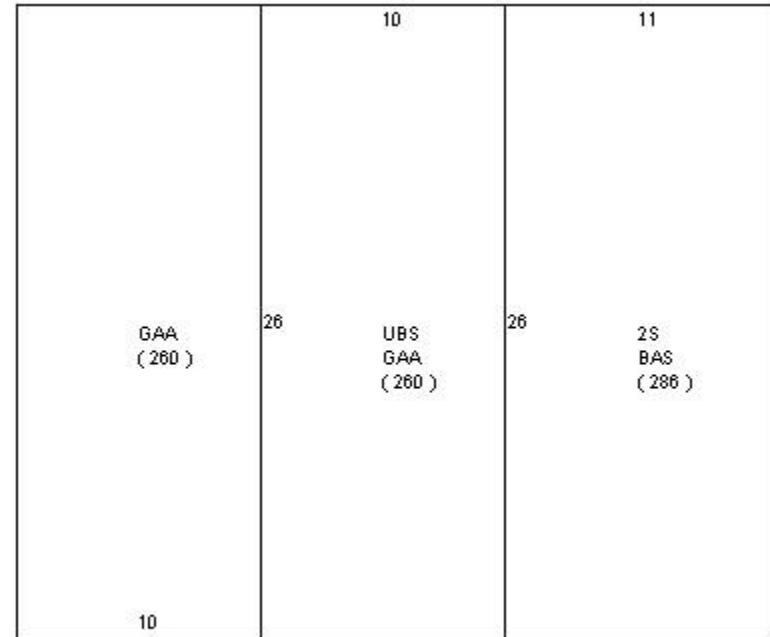
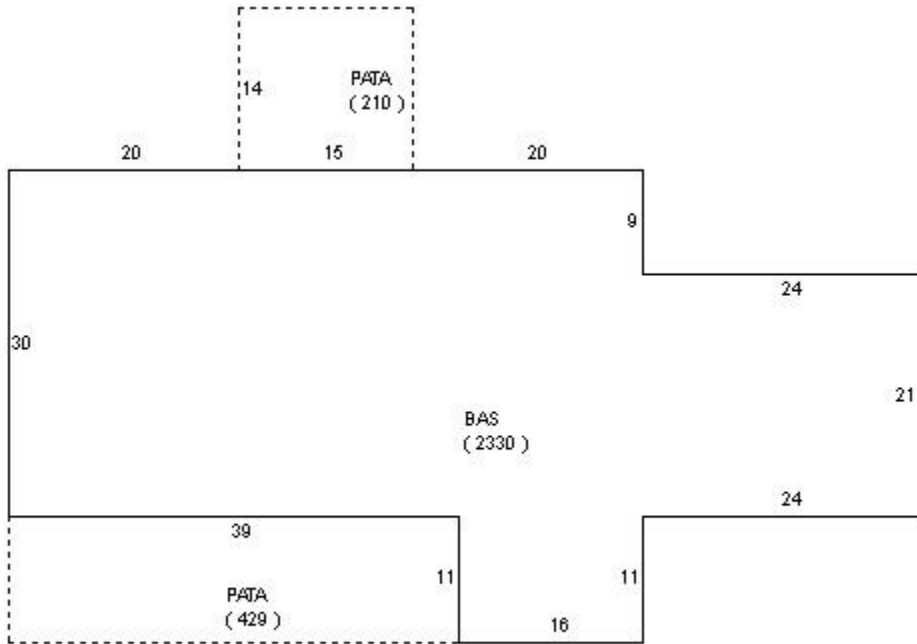
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# FLOOR SKETCH



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# TRADE AREA MAP



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