

# RETAIL / OFFICE SPACE

3550 S US Highway 1, Fort Pierce FL 34982



FOR LEASE | \$15.00/SF\*

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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# PROPERTY OVERVIEW

- One available space located adjacent to a mobile home and RV park with great frontage to US Highway 1.
- Former retailer ideal for comparable sales or service use, or conditional administrative and general professional office.
- Site has 7 dedicated parking spaces, and building signage.
- Interior is mainly open floor plan with a private restroom.
- Situated along US-1 in close proximity to a variety of retailers and industrial businesses.



LEASE RATE	\$15.00/sf modified gross
BUILDING SIZE	2,568 SF
SPACE AVAILABLE	1,320 SF
BUILDING TYPE	Retail/Office
FRONTAGE	198'
TRAFFIC COUNT	30,000 ADT (2021)
YEAR BUILT	1962
CONSTRUCTION TYPE	Reinforced Concrete
PARKING SPACE	7 dedicated spaces
ZONING	R-4 (FP Zoning)
LAND USE	RM
PARCEL ID	2434-121-0003-000-2

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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,085	1 Mile	\$46,766	1 Mile	45
3 Mile	85,096	3 Mile	\$60,057	3 Mile	41.2
5 Mile	263,454	5 Mile	\$70,468	5 Mile	44.4

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,773	1 Mile	\$33,318	1 Mile	45.9
3 Mile	97,974	3 Mile	\$45,718	3 Mile	40.9
5 Mile	305,755	5 Mile	\$56,252	5 Mile	46

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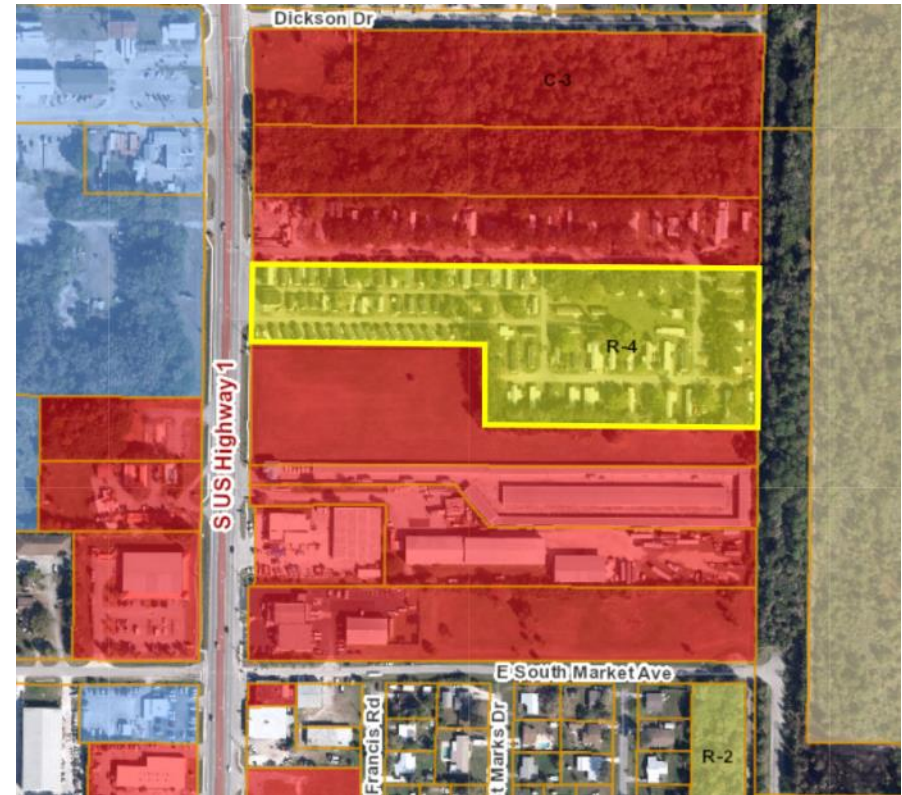
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# ZONING INFORMATION

ZONING DISTRICT	R4
Community/Cultural (except as noted below)	C
-Community Center	C
-Fraternal Organization/Lodge	C
-Library or Cultural Exhibit	C
-Environmental Research and Education Facilities	C
Religious Institution	C
-Coffee Shop	C
-Administrative, Professional, General, Medical Office	C
-Bed and Breakfast	C
-Dwelling Rental	C
-Neighborhood Commercial Sale	P
-Laundry and Dry Cleaners Pick-Up	C
-Laundromat	C
-Neighborhood Commercial Services	P
-Personal Improvement Service	C



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# TRADE AREA MAP



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