

2 COMMERCIAL LOTS

Orange Ave & 23rd Street Fort Pierce, FL 34947



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- 0.16 & 0.33 acres of vacant commercial land located Orange Ave.
- The properties are located only 1.4 miles from Downtown Fort Pierce, 4.5 miles from area beaches and 5 miles from I-95.
- The lots hosts excellent frontage with a great traffic count and a billboard. Billboard will convey with sale.
- Surrounding real estate includes residential, national & local retailers.



PRICE	\$189,000
ACREAGE	Lot A - 0.16 Lot B - 0.33
FRONTAGE	Lot A – 58’ Lot B –112.5’
TRAFFIC COUNT	23,000 ADT
ZONING	C-3
LAND USE	Commercial General
PARCEL ID	2408-507-0002-000-8 2408-507-0004-000-2

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	11,251	1 Mile	\$29,458	1 Mile	33.80
3 Mile	48,690	3 Mile	\$36,203	3 Mile	37.00
5 Mile	72,052	5 Mile	\$36,593	5 Mile	37.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	12,870	1 Mile	\$23,463	1 Mile	31
3 Mile	55,883	3 Mile	\$29,727	3 Mile	35
5 Mile	83,251	5 Mile	\$30,006	5 Mile	36

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ZONING INFORMATION

Sec. 125-200. General Commercial Zone (C-3).

- (a) *Purpose.* The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
- (b) *Basic use standards.* Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
- a. The minimum lot area shall be 10,000 square feet.
 - b. The minimum lot width shall be 70 feet.
 - c. The minimum lot depth shall be 90 feet.
- (2) *Yards.*
- a. The minimum depth of the front yard will be 25 feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.
- (3) *Lot coverage.* Buildings shall not cover more than 60 percent of the lot area.
- (4) *Building height.* No building shall exceed a height of 65 feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.
- (c) Other applicable use standards.
- (1) Site plan review shall be required as outlined in section 125-313.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least 50 feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
 - (6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
 - (7) Signs will comply with standards referred to in section 125-310.
 - (8) All other applicable ordinance requirements will also be satisfied.
 - (9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - a. One thousand feet from any other adult establishment:
 - b. Four hundred feet from any established church, public or private school, public playground or public park;
 - c. Four hundred feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
 - (10) For purposes of the distance limitations contained in subsection (c)(9) of this section, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
 - a. Front door of the main building occupied by any other adult establishment or any established church; or

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TRADE AREA MAP



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