

SERVICE STATION WITH C-STORE & RETAIL SPACE

1010 Seaway Dr. Fort Pierce, FL 34949



FOR LEASE | Call for Pricing

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Great leasing opportunity comprised of a former service station with a c-store and a retail space located in the Seaway Drive Causeway in Fort Pierce, FL.
- Site features a total of 4 pumps, and a building that can accommodate a single or dual tenant.
- The immediate area features one other service station allowing for a competitive opportunity of a comparable operation.
- Surrounded by a mixture of marinas, residences, local and regional retailers in addition to being less than 2 miles away from US-1.



LEASE RATE	Call for Pricing
BUILDING SIZE	3,520 SF
BUILDING TYPE	C-Store / Retail
ACREAGE	0.81 AC
FRONTAGE	153'
TRAFFIC COUNT	18,000 ADT
YEAR BUILT	1976
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	C-5 (Fort Pierce)
LAND USE	NC
PARCEL ID	2402-142-0001-000-4

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	3,996	1 Mile	\$72,768	1 Mile	53.2
3 Mile	66,498	3 Mile	\$60,902	3 Mile	44.3
5 Mile	148,614	5 Mile	\$67,712	5 Mile	44.6

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	4,781	1 Mile	\$62,059	1 Mile	59.8
3 Mile	77,321	3 Mile	\$42,634	3 Mile	45.2
5 Mile	171,200	5 Mile	\$49,933	5 Mile	46.1

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ZONING INFORMATION

ZONING DISTRICT	C5
Eating and Drinking Establishments	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Administrative, Professional, General, Medical Office	P
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P

-Laundry and Dry Cleaners Pick-Up	P
-Neighborhood Commercial Services	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P
Retail Sales and Service, Repair-Oriented	P

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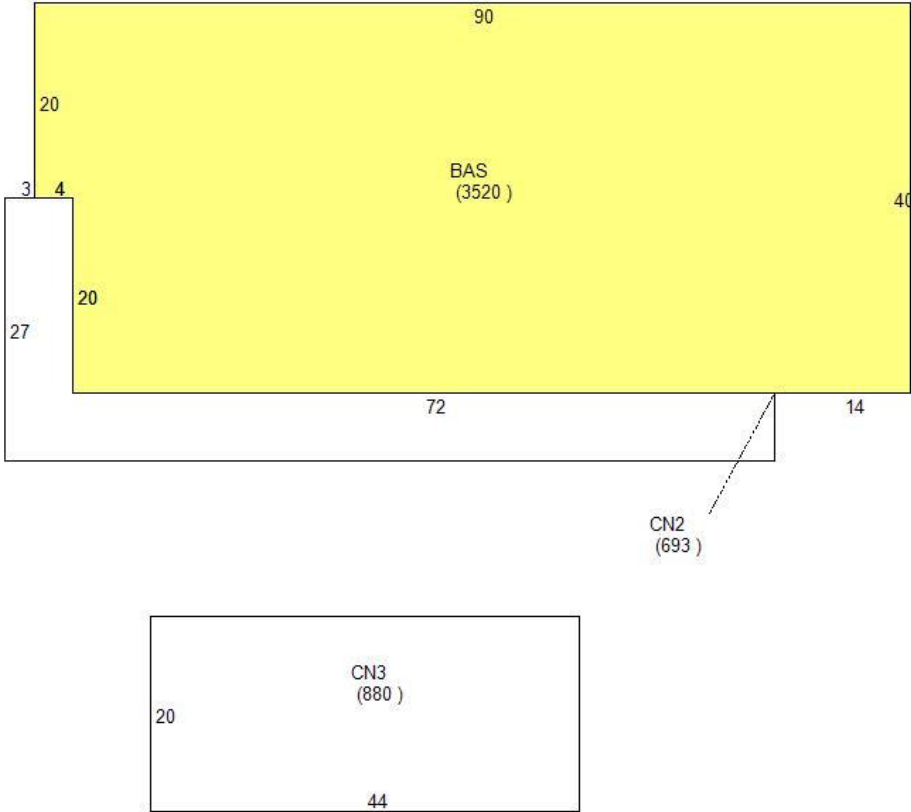
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FLOOR SKETCH



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TRADE AREA MAP



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