

# INDUSTRIAL YARD SPACE

1507 Angle Road Fort Pierce, FL 34947



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,556	1 Mile	\$39,983	1 Mile	35.90
3 Mile	69,629	3 Mile	\$61,599	3 Mile	41.60
5 Mile	175,777	5 Mile	\$68,606	5 Mile	44.70

2028 Population Projection		2022 Median Household Income		Median Age	
1 Mile	8,139	1 Mile	\$26,190	1 Mile	33.20
3 Mile	75,979	3 Mile	\$42,916	3 Mile	41.50
5 Mile	191,752	5 Mile	\$51,154	5 Mile	46.90

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# ZONING INFORMATION

## T. *IL INDUSTRIAL, LIGHT.*

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial 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. Business services. (73)
  - b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)
  - c. Construction services:
    - (1) Building construction - general contractors. (15)
    - (2) Other construction - general contractors. (16)
    - (3) Construction - special trade contractors. (17)
  - d. Engineering, architectural and surveying services. (871)
  - e. Commercial fishing. (091)
  - f. Laundry, cleaning and garment services. (721)
  - g. Local and suburban transit. (41)
  - h. Manufacturing:
    - (1) Food and kindred products. (20)
    - (2) Tobacco products. (21)
    - (3) Textile mill products. (22)
    - (4) Apparel and other finished products. (23)
    - (5) Furniture and fixtures. (25)
    - (6) Printing, publishing and allied industries. (27)
    - (7) Drugs. (283)
    - (8) Leather and leather products. (31)
    - (9) Glass:
      - (a) Flat glass. (321)
      - (b) Glass and glassware - pressed or blown. (322)
      - (c) Glass products - made of purchased glass. (323)
    - (10) Fabricated metal prod. - except machinery and transport. equip.:
      - (a) Metal cans and shipping containers. (341)
      - (b) Cutlery, handtools and general hardware. (342)
      - (c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)
      - (d) Fabricated structural metal products. (344)
      - (e) Coating, engraving and allied services. (347)
      - (f) Miscellaneous fabricated metal products:
        - (1) Wire products. (3495)
        - (2) Misc. fabricated wire products. (3496)

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(11) Industrial/commercial machinery and computer equipment:

- (a) Metalworking machinery and equipment. (354)
- (b) Special industry machinery, except metalworking machinery. (355)
- (c) General industrial machinery and equipment. (356)
- (d) Computers and office equipment. (357)

(12) Electronic and other electrical equipment and components, except computer equipment:

- (a) Household appliances. (363)
- (b) Electric lighting and wiring equipment. (364)
- (c) Household audio and video equipment. (365)
- (d) Communications equipment. (366)
- (e) Electronic components and accessories. (367)
- (f) Misc. electrical machinery equipment and supplies. (369)

(13) Measuring, analyzing and controlling instruments. (38)

(14) Photographic, medical and optical goods. (38)

(15) Watches and clocks. (38)

(16) Misc. manufacturing industries:

- (a) Jewelry, silverware, and platedware. (391)
- (b) Musical instruments and parts. (393)

(c) Dolls, toys, games and sporting goods. (394)

(d) Pens, pencils, and other office and artists' materials. (395)

(e) Costume jewelry, costume novelties, and notions. (396)

(f) Brooms and brushes. (3991)

(g) Signs and advertising displays. (3993)

(h) Morticians goods. (3995)

(i) Manufacturing industries, NEC. (3999)

(17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)

i. Marinas. (4493)

j. Millwork and structural wood members. (243)

k. Motion pictures. (78)

l. Motor freight transportation and warehousing. (42)

m. Repair services:

(1) Automotive and automotive parking. (75)

(2) Electrical. (762)

(3) Watch, clock and jewelry repair. (763)

(4) Reupholstery and furniture repair. (764)

(5) Misc. repairs and services. (769)

n. Retail trade:

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# TRADE AREA MAP



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