

RESTAURANT SPACE

3120 S US Highway 1 Fort Pierce, FL 34982



FOR LEASE | \$30.00/sf NNN



COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- This is an exceptional chance to acquire a restaurant property situated on US1.
- The establishment was previously a Full-Service BBQ restaurant and can accommodate over 120 patrons.
- The exterior features abundant parking, impressive frontage, a compact monument sign, and a modernized building facade adorned with accent lighting.
- The surrounding area is comprised of both national and local retailers, enhancing the appeal of this real estate opportunity.



PRICE	\$30.00/sf NNN
BUILDING SIZE	5,224 sf
BUILDING TYPE	Retail Restaurant
ACREAGE	0.60
FRONTAGE	130' US Highway 1
TRAFFIC COUNT	33,000 ADT
YEAR BUILT	1988
CONSTRUCTION TYPE	Conc Block
PARKING SPACE	Ample
ZONING	General Co
LAND USE	GC
PARCEL ID	2427-122-0004-000-0

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	52,681	1 Mile	\$52,681	1 Mile	36.90
3 Mile	51,043	3 Mile	\$51,043	3 Mile	40.60
5 Mile	58,335	5 Mile	\$58,335	5 Mile	41.30

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	9,220	1 Mile	\$40,434	1 Mile	35
3 Mile	37,526	3 Mile	\$38,163	3 Mile	39
5 Mile	81,849	5 Mile	\$42,316	5 Mile	40



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ZONING INFORMATION

S. CG COMMERCIAL, GENERAL.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial 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. Amphitheaters. (999)
 - d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
 - e. Apparel and accessory stores. (56)
 - f. Automobile dealers. (55)
 - g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
 - h. Beauty and barber services. (723/724)
 - i. Building materials, hardware and garden supply. (52)
 - j. Cleaning services. (7349)
 - k. Commercial printing. (999)
 - l. Communications - except towers. (48)
 - m. Computer programming, data processing and other computer serv. (737)
 - n. Contract construction serv. (office and interior storage only). (15/16/17)
 - o. Cultural activities and nature exhibitions. (999)
 - p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
 - q. Eating places. (581)
 - r. Educational services - except public schools. (82)
 - s. Engineering, accounting, research, management and related services. (87)
 - t. Equipment rental and leasing services. (735)
 - u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
 - v. Farm labor and management services. (076)
 - w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
 - x. Food stores. (54)
 - y. Funeral and crematory services. (726)
 - z. Gasoline service stations. (5541)
 - aa. General merchandise stores. (53)
 - bb. Health services. (80)
 - cc. Home furniture and furnishings. (57)
 - dd. Landscape and horticultural services. (078)
 - ee. Laundry, cleaning and garment services. (721)



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- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores. (591)
 - (2) Used merchandise stores. (593)
 - (3) Sporting goods. (5941)
 - (4) Book and stationary. (5942/5943)
 - (5) Jewelry. (5944)
 - (6) Hobby, toy and games. (5945)
 - (7) Camera and photographic supplies. (5946)
 - (8) Gifts, novelty and souvenir. (5947)
 - (9) Luggage and leather goods. (5948)
 - (10) Fabric and mill products. (5949)
 - (11) Catalog, mail order and direct selling. (5961/5963)
 - (12) Liquefied petroleum gas (propane). (5984)
 - (13) Florists. (5992)
 - (14) Tobacco. (5993)
 - (15) News dealers/newsstands. (5994)
 - (16) Optical goods. (5995)
 - (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
 - (1) Tax return services. (7291)
 - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)



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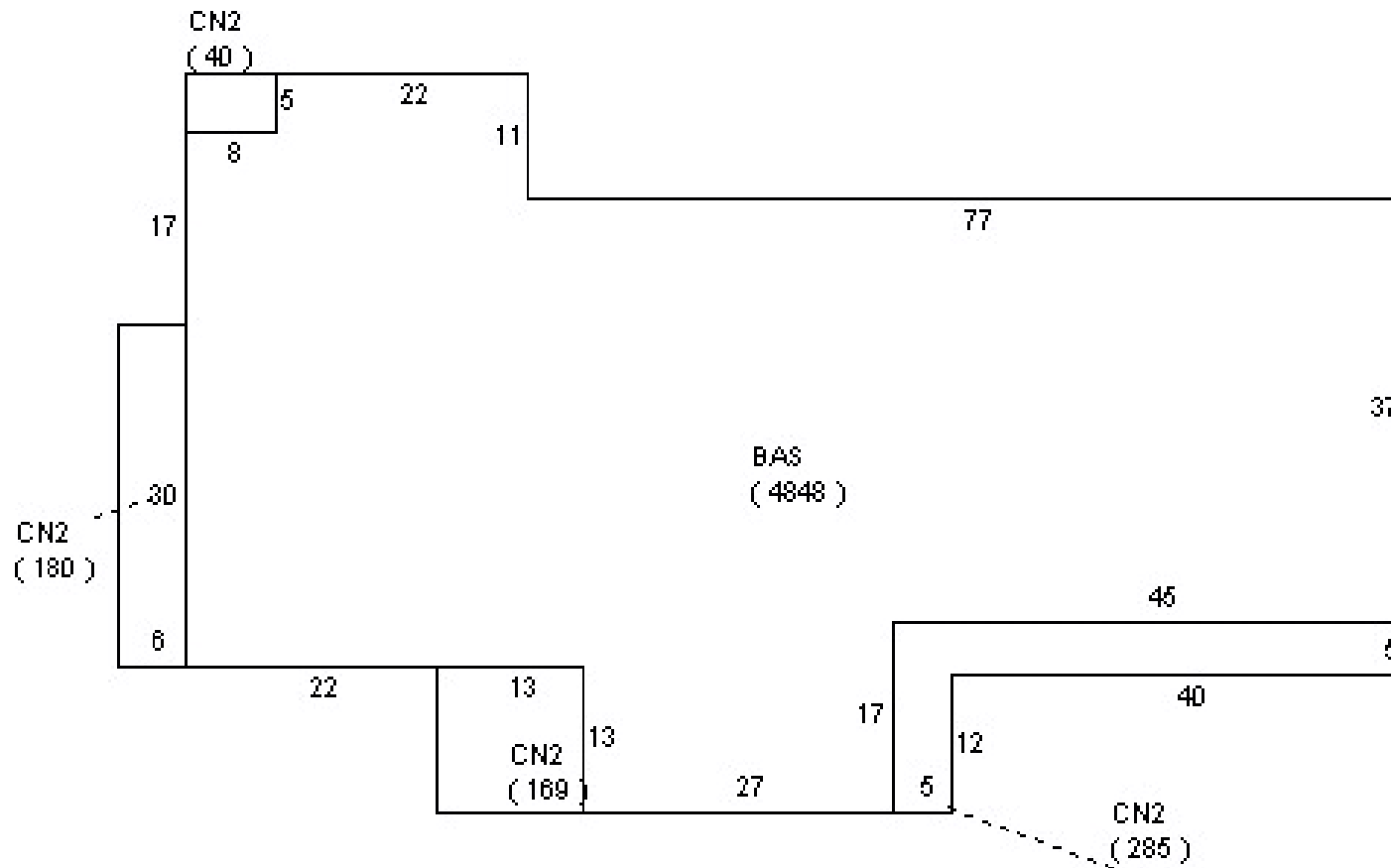
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social Services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)
- yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.
- 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 and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
- 6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
- 7. *Conditional Uses:*
 - a. Adult establishments subject to requirements of Section 7.10.10. (999)
 - b. Drinking places (alcoholic beverages) - free-standing. (5813)
 - c. Disinfecting and pest control services. (7342)
 - d. Amusement parks. (7996)
 - e. Go-cart tracks. (7999)
 - f. Hotels and motels. (701)
 - g. Household goods warehousing and storage-mini-warehouses. (999)
 - h. Marina - recreational boats only. (4493)
 - i. Motor vehicle repair services - body repair. (753)
 - j. Sporting and recreational camps. (7032)
 - k. Retail trade:
 - (1) Liquor stores. (592)
 - l. Stadiums, arenas, and race tracks. (794)
 - m. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
- 8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
 - a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
 - b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
 - c. Retail trade:



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PROPERTY SKETCH



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TRADE AREA MAP



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