

# 3 AC COMMERCIAL YARD SPACE

8456 Orange Ave, Fort Pierce, FL 34945



FOR LEASE | Multiple Lease Options Available\*

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

## Lease Options

Option A: 1-Year lease, Entire site, *as-is* \$7,500/per month.

Option B: 1-Year lease, *as-is* \$6,000/per month segments A, B, C.

- 3 ac commercial property in Fort Pierce excellently positioned between the Florida Turnpike and I95.
- The parcel offers 115,000 sf of yard space ideally suited for commercial and industrial storage needs.
- The yard area is secured with a fenced perimeter and well-lit for added safety and convenience.
- The property is zoned for General Commercial, allowing for a diverse range of uses.
- The surrounding real estate consists of both residential and some commercial properties.

<b>LEASE PRICE</b>	Multiple Options Available
<b>ACREAGE</b>	3
<b>FRONTAGE</b>	173.52
<b>TRAFFIC COUNT</b>	2,948 ADT
<b>ZONING</b>	CM
<b>LAND USE</b>	COM
<b>PARCEL ID</b>	2311-242-0000-000-5

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	1,001	1 Mile	\$63,125	1 Mile	39.70
3 Mile	11,028	3 Mile	\$68,212	3 Mile	42.60
5 Mile	43,404	5 Mile	\$52,894	5 Mile	43.80

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	1,025	1 Mile	\$47,727	1 Mile	37
3 Mile	11,525	3 Mile	\$59,217	3 Mile	42
5 Mile	45,245	5 Mile	\$38,637	5 Mile	45

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# ZONING INFORMATION

## 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)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)

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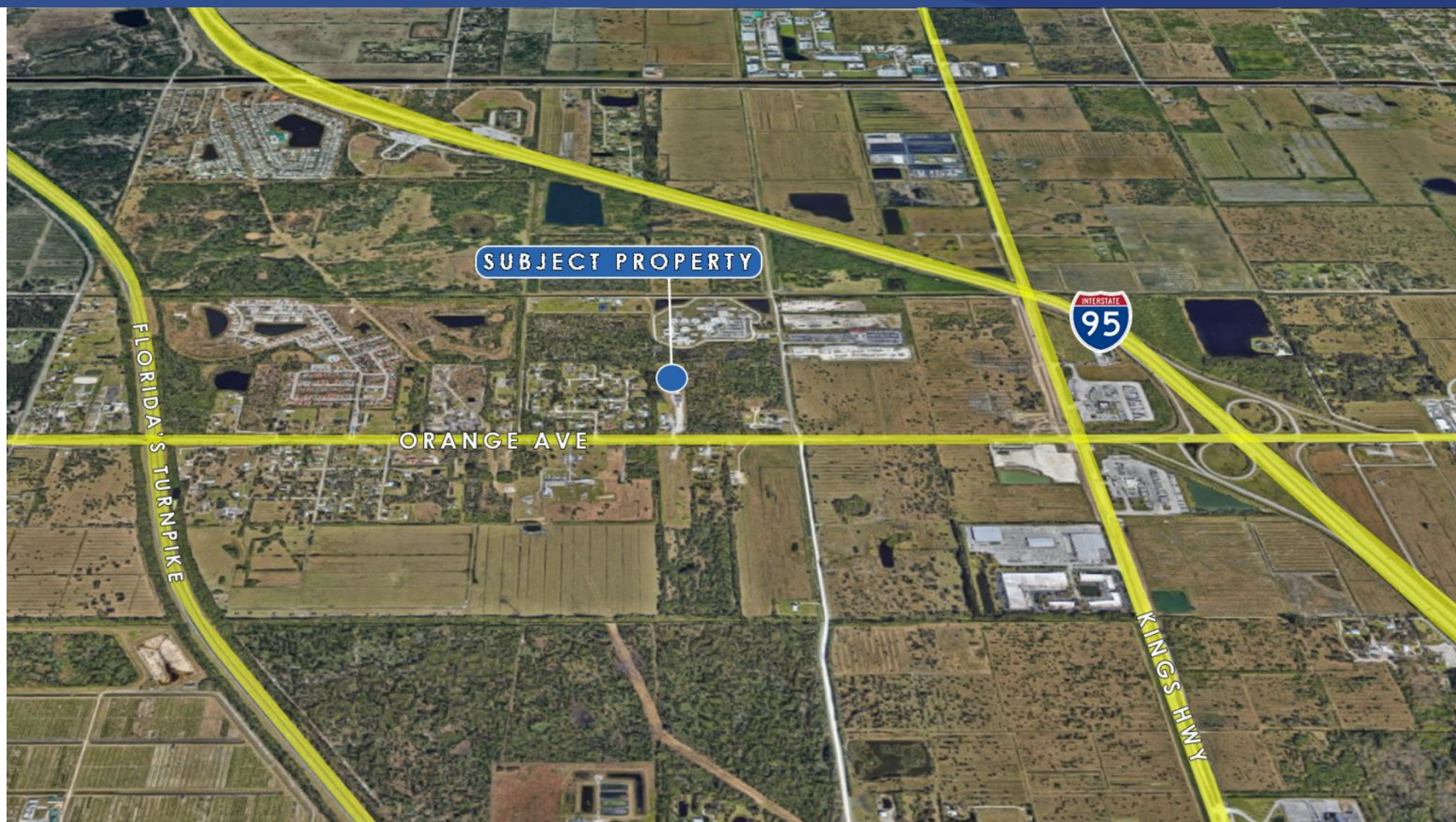
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# TRADE AREA MAP



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