

FREESTANDING RESTAURANT SPACE

2455 Midway Rd. Fort Pierce, FL 34981



Drive-Thru

FOR SALE | \$749,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

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PROPERTY OVERVIEW

- INVESTMENT SALE - Fantastic chance to acquire a standalone restaurant building situated on half an acre with existing 3-year lease in place.
- The property boasts impressive frontage with a prominent pole sign. Spanning 1,200 square feet, the space features both indoor and outdoor seating, along with a convenient drive-through.
- Added advantages include a commercial kitchen equipped with a grease trap and hood.
- *Option to connect city sewer and redevelop property with a 2-story building.*

CONTACT LISTING AGENT - PLEASE DO NOT DISTURB TENANT



PRICE	\$749,000
BUILDING SIZE	1,200 sf
BUILDING TYPE	Restaurant
ACREAGE	0.48
FRONTAGE	140'
TRAFFIC COUNT	17,000 ADT
YEAR BUILT	1990
CONSTRUCTION TYPE	CB Stucco
ZONING	Comm Neigh (SLC)
LAND USE	RU
PARCEL ID	3403-502-0096-020-2

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,445	1 Mile	\$68,653	1 Mile	41
3 Mile	103,818	3 Mile	\$64,299	3 Mile	43
5 Mile	299,821	5 Mile	\$74,061	5 Mile	43

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,538	1 Mile	\$48,852	1 Mile	38.90
3 Mile	109,000	3 Mile	\$51,733	3 Mile	41.90
5 Mile	318,735	5 Mile	\$59,987	5 Mile	42.40

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ZONING INFORMATION

Q. CN COMMERCIAL, NEIGHBORHOOD.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. 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. Beauty and barber services. (723/724)
 - b. Membership organizations subject to the provisions of Section 7.10.31. (86)
 - c. Depository institutions. (60)
 - d. Laundering and dry cleaning (self service). (7215)
 - e. Real estate. (65)
 - f. Repair services:
 - (1) Electrical repair. (762)
 - (2) Shoe repairs. (725)
 - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
 - g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
 - (1) Antiques. (5932)
 - (2) Apparel and accessories. (56)
 - (3) Books and stationery. (5942/5943)
 - (4) Cameras and photographic supplies. (5946)
 - (5) Drugs and proprietary. (5912)
 - (6) Eating places. (5812)
 - (7) Florists. (5992)
 - (8) Food stores. (54)
 - (9) Gifts, novelties, and souvenirs. (5947)
 - (10) Hobby, toy and game shops. (5945)
 - (11) Household appliances. (572)
 - (12) Jewelry. (5944)
 - (13) Newspapers and magazines. (5994)
 - (14) Optical goods. (5995)
 - (15) Nurseries, lawn and garden supplies. (526)
 - (16) Radios, TV's, consumer electronics and music supplies. (573)
 - (17) Sporting goods and bicycles. (5941)
 - (18) Tobacco products. (5993)
 - h. Video tape rental. (784)
 - i. 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.

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ZONING INFORMATION

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. Car washes (self service only) -subject to the provisions of Section 7.10.22. (999)
 - b. Day care ;hg;- adult. (8322)
- child. (8351)
 - c. Postal services. (4311)
 - d. Retail trade:
 - (1) Gasoline services - accessory to retail stores under SIC-5411. (999)
 - (2) Unstilled alcoholic beverages accessory to retail of food. (5921 - Except for liquor)
 - (3) Auto/home supply stores, not to exceed ten thousand (10,000) square feet in floor area, offering retail sale of new automobile batteries, parts, and accessories, excluding tire dealers, with the hours of operation limited from 7:00 a.m. to 8:00 p.m. (5531)
 - e. Hardware stores between six thousand one (6,001) and ten thousand (10,000) square feet in floor area with hours of operation limited from 7:00 a.m. to 8:00 p.m. (5251)
 - f. Household appliance stores dealing in primarily new appliances between six thousand one (6,001) and ten thousand (10,000) square feet with the hours of operations limited from 7:00 a.m. to 8:00 p.m. (5722)
- e. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
- f. Self-storage facility limited to enclosed storage, single-story in height, and intended to serve the population living in surrounding neighborhoods. (999)
8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
 - a. Drinking places (undistilled alcoholic beverages) accessory to an eating place. (999)
 - b. One dwelling unit contained within the commercial building, for on-site security purposes. (999)

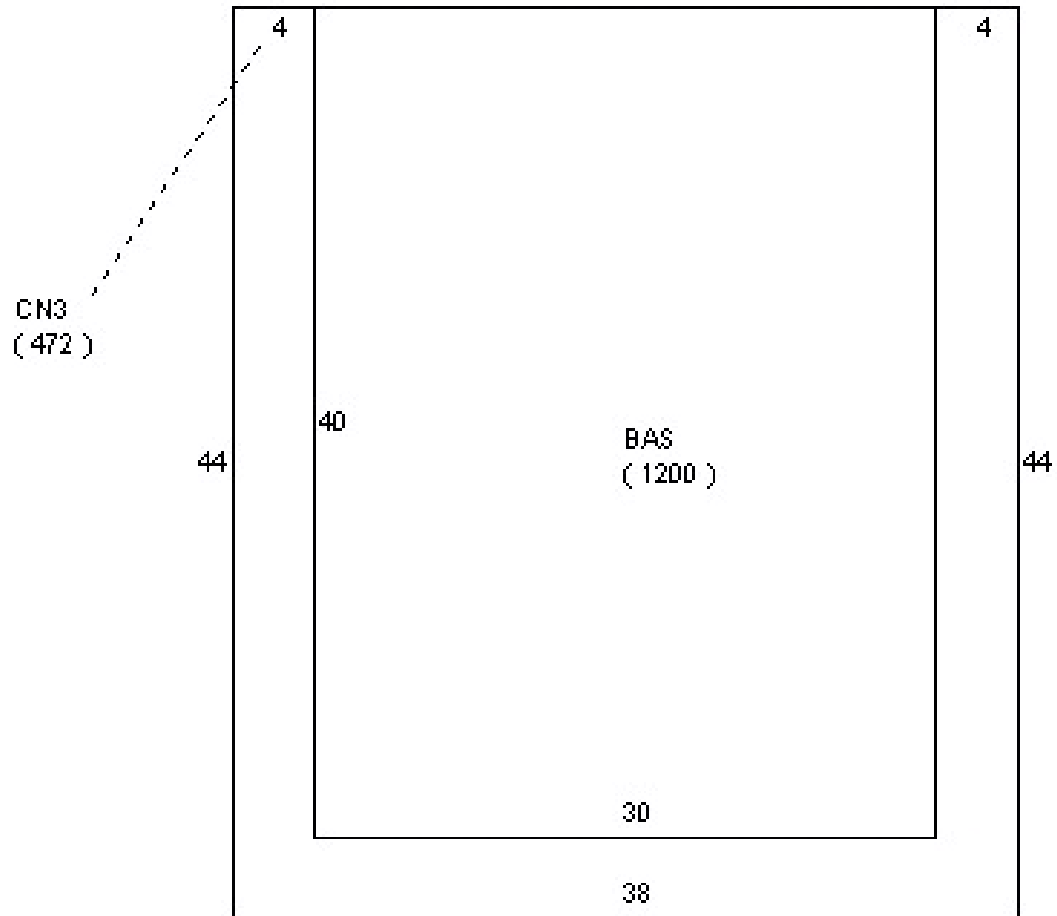
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SITE PLAN



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TRADE AREA MAP



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