

2.88 AC LOT WITH FREESTANDING BUILDING

6690 N US Highway 1, Fort Pierce FL 34946

MAJOR RESIDENTIAL DEVELOPMENT
COMING SOON BY

LENNAR

FOR SALE | \$499,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Discover the potential of this remarkable 2.88-acre property located just between N US Highway 1 and Old Dixie Highway in Fort Pierce, FL.
- There is currently a gutted 2,622 sf building which offers an opportunity for full customization, making it suitable for a wide range of commercial purposes. Additionally, the site features a large, paved parking lot to comfortably accommodate staff and customers.
- Generate a steady monthly income from the double-sided billboard strategically positioned on the property.
- The site has a radio tower owned by a separate entity with a permanent easement.
- Situated in a prime location with accessibility to both US-1 and Old Dixie Highway in addition to having the benefit of being less than 10 miles away from the I-95 access ramp.
- A major highlight adjacent to the property is the development of a residential subdivision by Lennar Homes which includes the construction of 349 single-family homes, 306 townhomes, plus the addition of dog parks, playgrounds, and other amenities.



PRICE	\$499,000
BUILDING SIZE	2,622 SF
BUILDING TYPE	Office
ACREAGE	2.88 AC
FRONTAGE	+/- 271' to US Highway 1 & Old Dixie Highway
TRAFFIC COUNT	24,244 ADT
YEAR BUILT	1980
CONSTRUCTION TYPE	Wood/Sheath
PARKING SPACE	Ample
ZONING	CG–St. Lucie County
LAND USE	Commercial
PARCEL ID	1406-112-0005-000-8

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,160	1 Mile	\$73,582	1 Mile	54.2
3 Mile	60,983	3 Mile	\$79,969	3 Mile	49.1
5 Mile	180,579	5 Mile	\$75,356	5 Mile	47.5

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,224	1 Mile	\$56,351	1 Mile	61.8
3 Mile	63,616	3 Mile	\$59,925	3 Mile	54.1
5 Mile	188,580	5 Mile	\$54,479	5 Mile	51

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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. Amphitheatres. (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)

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)

ZONING INFORMATION

- (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)
- 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.

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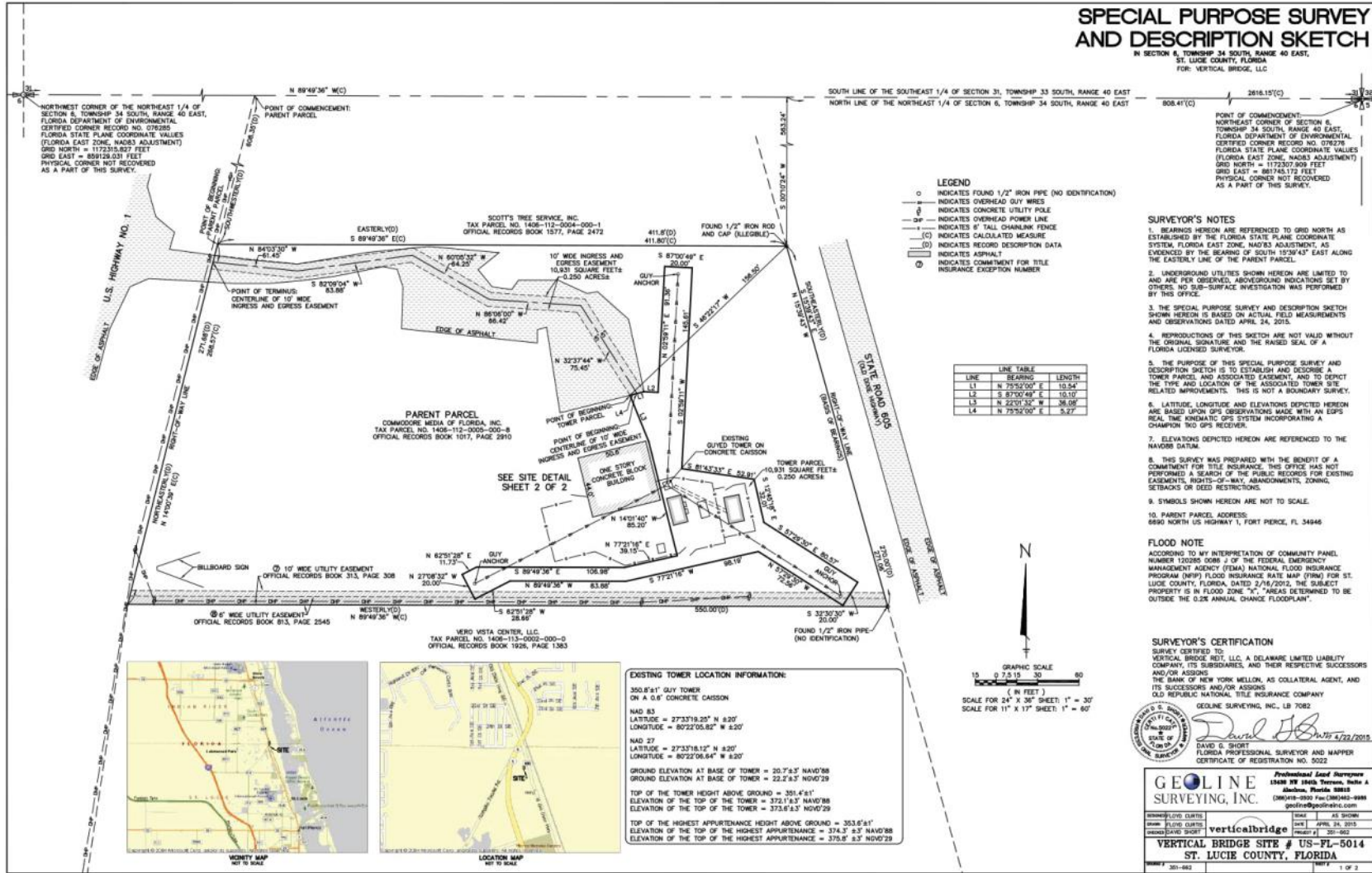
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SURVEY



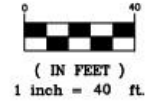
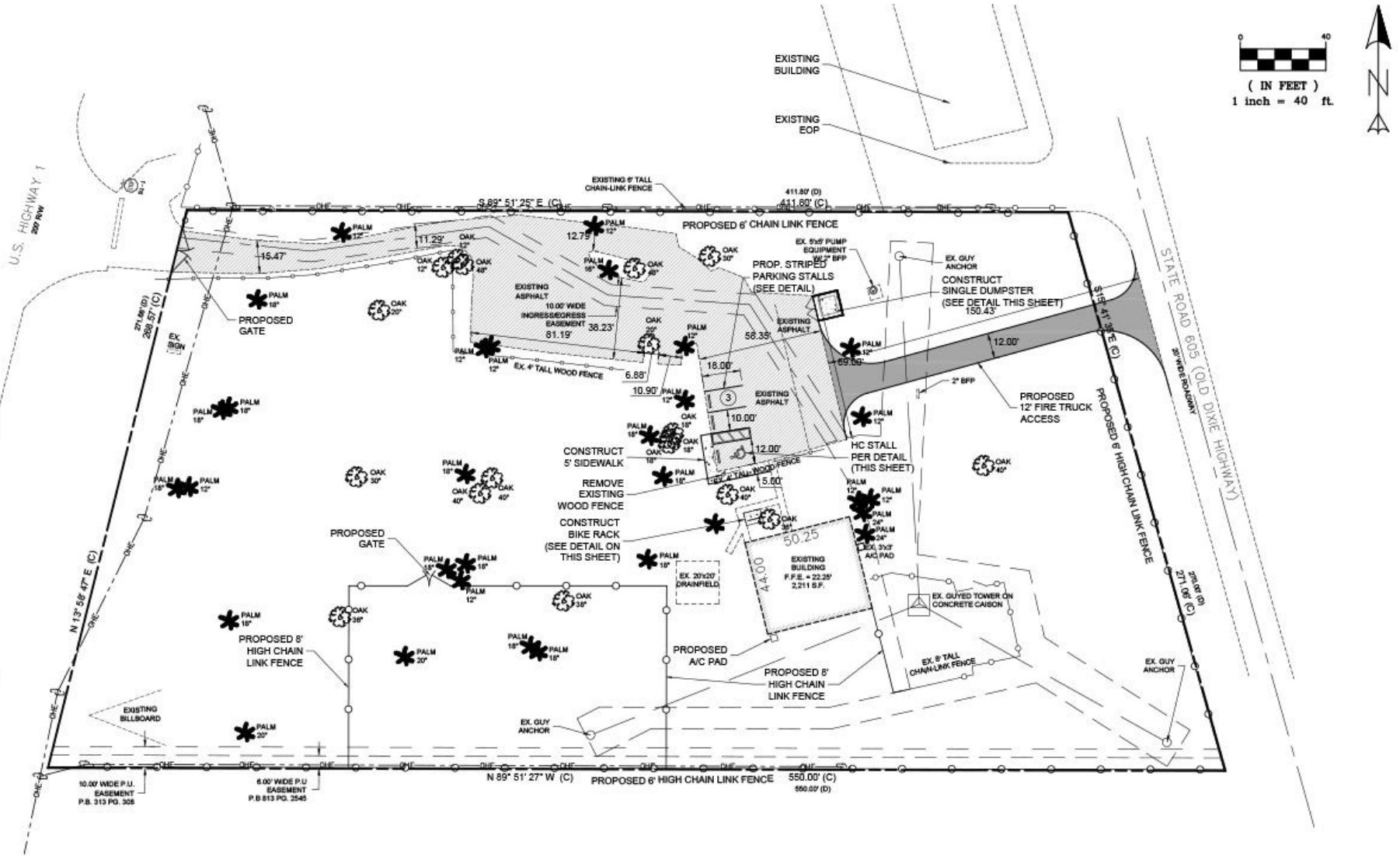
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PROPOSED SITE IMPROVEMENTS



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TRADE AREA MAP



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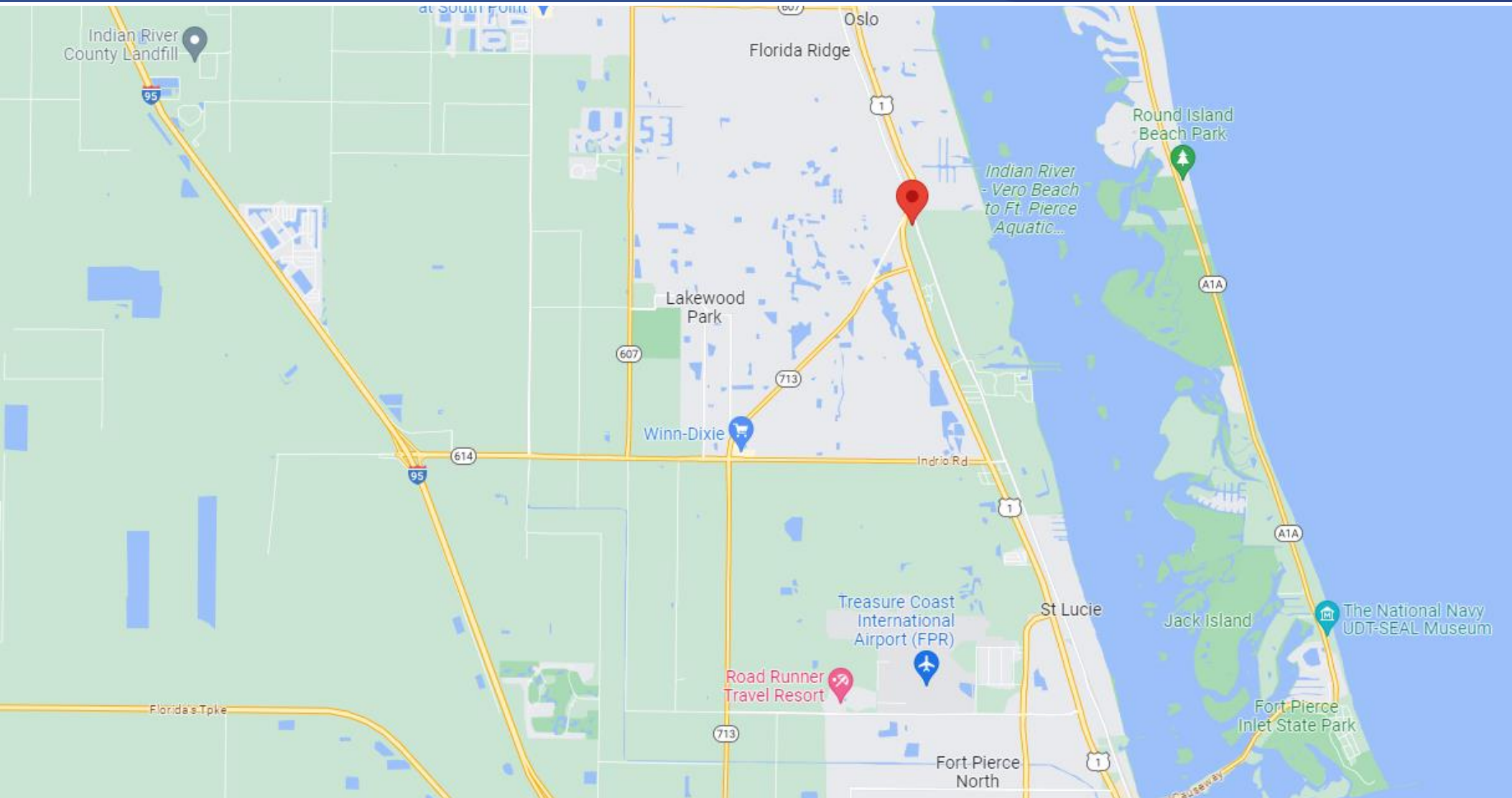
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REGIONAL MAP



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