

INDUSTRIAL WAREHOUSE SPACE

517 S 33rd Street, Fort Pierce FL 34947

3,000 SF AVAILABLE



INCLUDES LAYDOWN AREA

FOR LEASE | \$14.00/sf NNN

**JEREMIAH BARON
& CO**

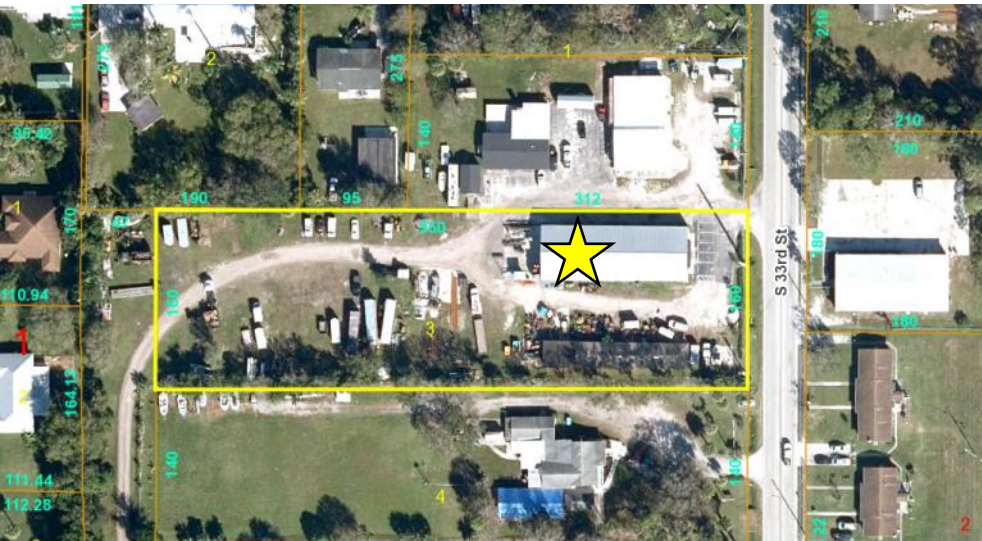
COMMERCIAL REAL ESTATE

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Stuart FL, 34996
www.commercialrealestatellc.com

Matt Crady
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772.260.1655 Mobile
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PROPERTY OVERVIEW

- This warehouse space provides a blank canvas for your business operations, and its strategic location ensures that your products and services can reach your target market efficiently.
- Ideal for storage, distribution, manufacturing, or any other industrial application.
- Secure, gated access with ample parking for vehicles and loading/unloading areas.
- Convenient location with easy access to major highways and transportation routes.



LEASE RATE	\$14.00/SF NNN (\$2.00/SF fees)
SPACE AVAILABLE	3,000 SF
BUILDING SIZE	6,336 SF
BUILDING TYPE	Industrial Warehouse
ACREAGE	2.02 AC
FRONTAGE	160'
TRAFFIC COUNT	6,700 ADT
YEAR BUILT	1981
CONSTRUCTION TYPE	Frm Stucco
ZONING	Commercial General (SLC)
LAND USE	COM
PARCEL ID	2408-701-0004-000-8

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ADDITIONAL PHOTOS



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AERIAL VIEW



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,252	1 Mile	\$46,038	1 Mile	36.4
3 Mile	72,013	3 Mile	\$61,953	3 Mile	41.9
5 Mile	189,404	5 Mile	\$71,924	5 Mile	44.8

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,785	1 Mile	\$34,972	1 Mile	35
3 Mile	77,484	3 Mile	\$45,221	3 Mile	41.7
5 Mile	203,906	5 Mile	\$55,489	5 Mile	46.4

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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)

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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)
- 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.

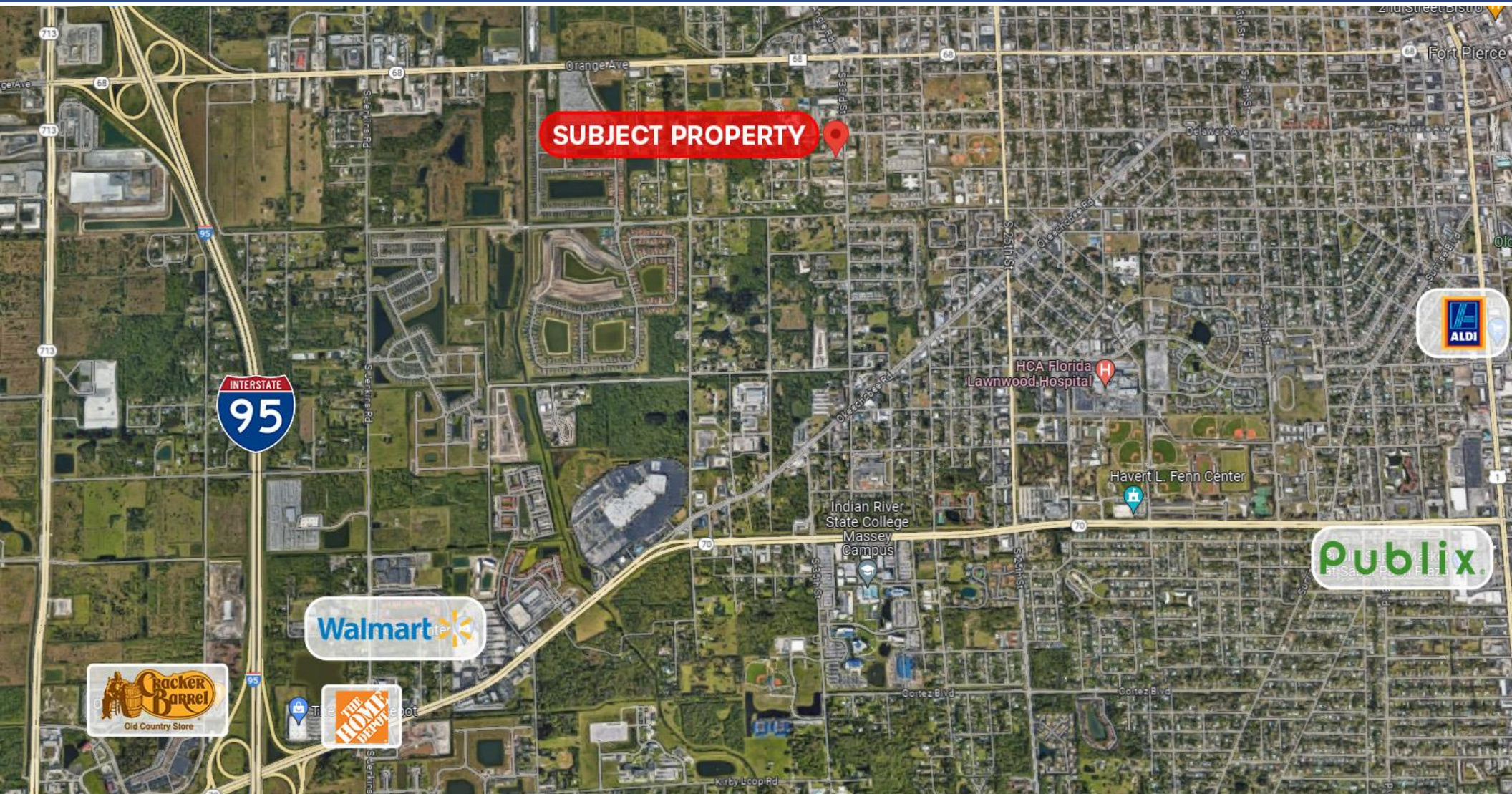
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TRADE AREA MAP



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