

Pizzeria Restaurant Lease Acquisition & Asset Sale

1007 Seaway Dr. Fort Pierce, FL 34949



FOR SALE | \$195,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, Florida 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Exceptional chance to acquire the 9-year lease for a fully equipped restaurant space in Fort Pierce on North Hutchinson Island.
- The inventory of equipment boasts a pizza oven, walk-in cooler, 3-compartment sink, commercial mixer, stainless steel prep tables, and much more.
- Within the restaurant, there is a convenient check-out/take-out counter, seating for 60 people indoors and a grease interceptor.
- The surrounding area features national & local retailers and beautiful beaches!



PRICE	\$195,000
STORE SIZE	2,000 sf
FRONTAGE	151' Seaway Dr 167' Bayshore Dr
TRAFFIC COUNT	14,200 ADT
YEAR BUILT	1989
CONSTRUCTION TYPE	CB Stucco
ZONING	PUD
LAND USE	HIR
PARCEL ID	2401-501-0332-000-1

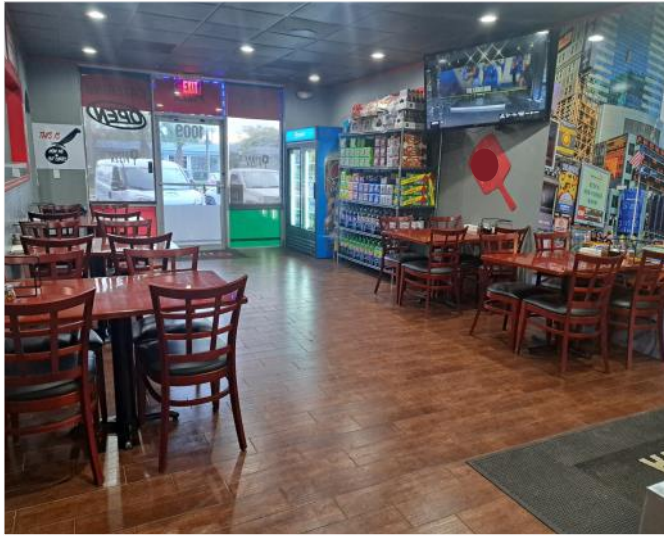
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, Florida 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

SITE PHOTOS



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, Florida 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,480	1 Mile	\$78,468	1 Mile	51.50
3 Mile	62,667	3 Mile	\$61,845	3 Mile	53.10
5 Mile	141,641	5 Mile	\$68,033	5 Mile	53.10

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,948	1 Mile	\$61,921	1 Mile	56
3 Mile	66,305	3 Mile	\$44,340	3 Mile	60
5 Mile	148,935	5 Mile	\$50,229	5 Mile	60

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, Florida 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

ZONING INFORMATION

Sec. 125-213. Planned Unit Redevelopment Zone (PUR).

- (a) *Purpose.* The Planned Unit Redevelopment (PUR) zone is intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas.
- (b) *General standards for approval.* Prior to including a tract of land in the PUR zone or approving a final redevelopment plan, the city commission shall determine that:
- (1) The planned unit redevelopment is an effective and unified treatment of the development possibilities of the project site while remaining consistent with the comprehensive plan, avoiding environmental hazards and making appropriate provisions for the preservation of natural features such as shorelands and wooded cover.
 - (2) The planned unit redevelopment will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electrical services, fire protection, police protection and schools.
 - (3) A need exists for the planned unit redevelopment at the proposed location and the applicant has the capacity to ensure completion of the project.
 - (4) The planned unit redevelopment complies with standards referred to in this section, additional zoning ordinance provisions and other city laws.
- (c) *Potential uses.* The following uses are allowed in a planned unit redevelopment if the city commission considers them appropriate for the particular redevelopment being proposed, compatible with nearby uses, and consistent with the comprehensive plan and if other applicable standards are satisfied:
- (1) Duplexes, triplexes and quadraplexes.
 - (2) Multifamily housing developments.
 - (3) Retail sales establishments, except stores selling automobiles, other large motorized vehicles or mobile homes.
 - (4) Motels/hotels.
 - (5) Personal service establishments.
 - (6) Finance, insurance and real estate service establishments.
 - (7) Business service establishments.
 - (8) Communication service establishments.
 - (9) Professional service establishments.
 - (10) Educational service establishments.
 - (11) Indoor amusement, entertainment and/or recreation establishments.
 - (12) Public and semi-public uses including outdoor park and recreation facilities.
 - (13) Temporary uses meeting the requirements in section 125-320.
 - (14) Such other uses the city commission may consider appropriate.
- (d) *Basic use standards.* Area, width, depth, yard and lot coverage requirements for lots in a planned unit redevelopment shall be determined by the city commission on the basis of relevant characteristics of the use, the rest of the planned unit redevelopment and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, Florida 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

ZONING INFORMATION

(e) *Open spaces.*

- (1) In all planned unit redevelopments the area devoted to common open space, exclusive of aquatic areas, shall be increased ten percent beyond that which existed prior to the PUR.
- (2) No area may be accepted as common open space within a planned unit redevelopment unless it meets the following requirements:
 - a. The location, shape, size and character of the common open space is suitable for the development.
 - b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate for the scale and character of the redevelopment based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.
 - c. The common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.
 - d. Waterfront access for the public, such as walkways, trails, waterfront seating or landscaped areas, will be provided, whenever possible, when consistent with the scale of the use, surrounding uses, security and proximity to the waterfront.
 - e. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet the ordinance requirements for other uses. No streets will be designated as common open space.

- f. The redevelopment schedule which is part of the redevelopment plan coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the building of residential dwellings in the planned unit redevelopment.
- g. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the building and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the redevelopment plan.

(f) *Various environmental standards.*

- (1) Uses having potential air-polluting sources such as stacks, burning facilities, concentrations of motor vehicles and dust-generating processes shall be located and designed to provide adequate separation of these sources from other development and especially residential neighborhoods, institutional uses and outdoor recreation areas. Any adverse air quality impacts of the use will be reduced to the extent practical.
- (2) The redevelopment plan shall include provisions needed to control water and wind erosion during and after construction associated with the redevelopment. Runoff from impervious surfaces or other potential polluting sources in the redevelopment area shall be managed so as to reduce the adverse water quality impacts to the extent possible.

(g) *Transportation.*

- (1) A suitable site layout will be used for all street and on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths and other transportation facilities. Suitability, in part, shall be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.

For more info visit municode.com

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, Florida 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, Florida 34996
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com