

Pizzeria Restaurant Lease Acquisition & Business Sale

4919 Oleander Ave. Fort Pierce, FL 34982



FOR SALE | \$249,000

**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 18-year lease for a fully equipped restaurant space in Fort Pierce.
- 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 30 people indoors and a grease interceptor.
- The surrounding area features national & local retailers and residential neighborhoods.



PRICE	\$249,000
STORE SIZE	2,000 sf
FRONTAGE	173' Oleander 110' Midway
TRAFFIC COUNT	7,200 ADT
YEAR BUILT	1979
CONSTRUCTION TYPE	CB Stucco
ZONING	C-2
LAND USE	RL
PARCEL ID	3404-501-0023-000-4

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	3,457	1 Mile	\$44,012	1 Mile	42
3 Mile	98,891	3 Mile	\$63,078	3 Mile	44
5 Mile	294,446	5 Mile	\$73,860	5 Mile	44

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	3,554	1 Mile	\$30,887	1 Mile	39.90
3 Mile	103,650	3 Mile	\$50,734	3 Mile	42.70
5 Mile	312,773	5 Mile	\$59,557	5 Mile	43.30

**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. 125-199. Neighborhood Commercial Zone (C-2).

(a) *Purpose.* This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.

(b) *Basic use standards.* Uses in a C-2 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

- a. The minimum lot area shall be 10,000 square feet.
- b. The minimum lot width shall be 70 feet.
- c. The minimum lot depth shall be 90 feet.

(2) *Yards.*

- a. The minimum depth of the front yard will be 25 feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.

(3) *Lot coverage.* Buildings shall not cover more than 60 percent of the lot area.

(4) *Building height.* No building shall exceed a height of 45 feet above grade.

(c) Other applicable use standards.

- (1) Site plan review shall be required as outlined in section 125-313.
- (2) Accessory buildings shall comply with all yard, lot coverage, and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least 50 feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
- (6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
- (7) Signs will comply with standards referred to in section 125-310.
- (8) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-30; Ord. No. H-186, § 30-30, 6-15-1981; Ord. No. K-24, § 9, 8-21-2000; Ord. No. L-295, § 12, 11-4-2013 ; Ord. No. 19-016 , § 5, 5-20-2019)

**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