

FREESTANDING BUILDING

722 S US Highway 1, Fort Pierce FL 34950



FOR SALE | \$750,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Fantastic investment opportunity located in Fort Pierce, conveniently situated near the charming historic downtown area and just minutes away from the beautiful intercoastal.
- This spacious property spans 4,038 square feet and was previously operated as a restaurant, making it an ideal choice for either a restaurant or a retail establishment.
- Positioned on the signalized intersection of US-1 and Georgia Ave. the property boasts excellent frontage and option for exterior seating.
- The neighborhood is home to a wonderful blend of local and national brand retailers.



PRICE	\$750,000 (Price reduced from \$795,000)
BUILDING SIZE	4,038 SF
BUILDING TYPE	Restaurant
ACREAGE	0.27 AC
FRONTAGE	91.70'
TRAFFIC COUNT	28,500 ADT
YEAR BUILT	1945
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	19
ZONING	C-3 (Ft Pierce Zoning)
LAND USE	CG
PARCEL ID	2410-711-0042-000-4

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,734	1 Mile	\$49,533	1 Mile	39.2
3 Mile	70,131	3 Mile	\$59,379	3 Mile	42.1
5 Mile	179,472	5 Mile	\$67,639	5 Mile	44.8

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,076	1 Mile	\$38,585	1 Mile	38.9
3 Mile	73,868	3 Mile	\$42,762	3 Mile	42.1
5 Mile	188,969	5 Mile	\$51,898	5 Mile	46.4

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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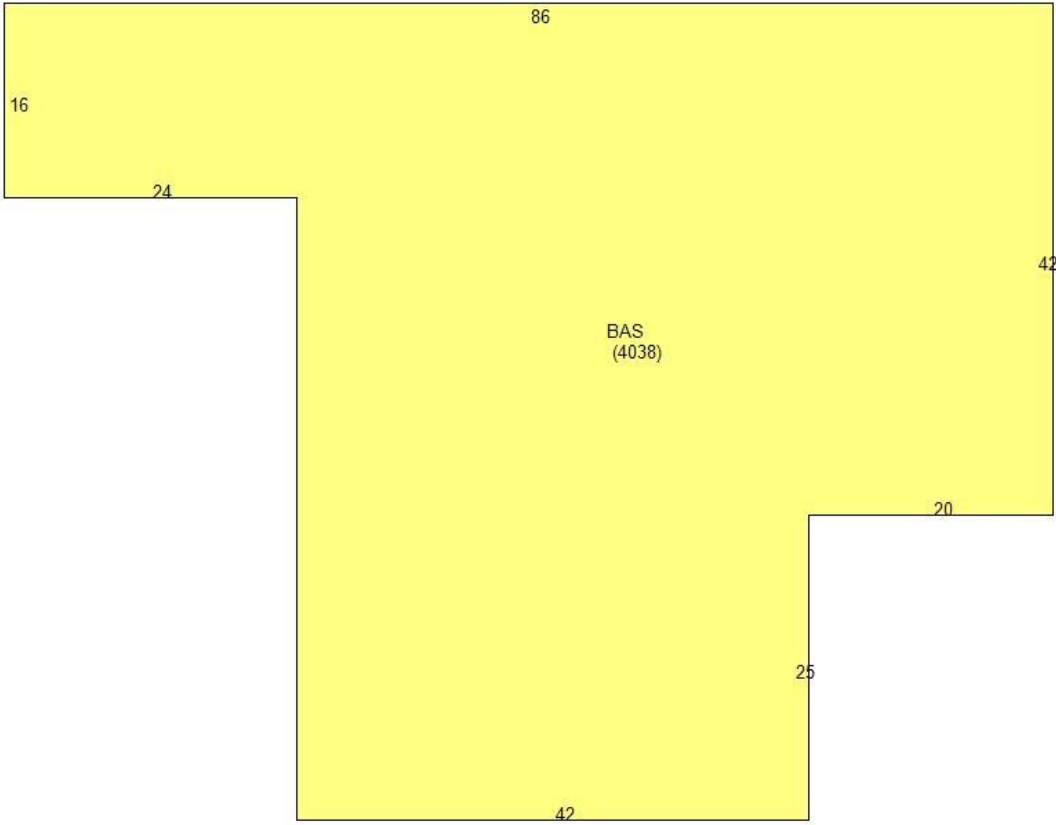
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FLOOR SKETCH



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TRADE AREA MAP



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