

MULTI TENANT WAREHOUSE BUILDING

3801 Oleander Ave, Fort Pierce, FL 34982



FOR SALE | \$2,849,995

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Don't miss out on the chance to acquire a brand-new multi-tenant warehouse complex.
- This property comprises eight units, each equipped with a roll-up door, pedestrian entrance, and space for tenant signage.
- With a total area of 12,000 square feet, the individual units offer 1,500 square feet of space.
- Situated within a neighborhood featuring comparable properties.
- Property holds a 7% cap rate with a net operating income of \$203,400.

PRICE	\$2,849,995
CAP RATE	7%
NOI	\$203,400
BUILDING SIZE	12,000 SF
BUILDING TYPE	Warehouse
ACREAGE	1.55 ac
FRONTAGE	112.25
TRAFFIC COUNT	7,200 ADT
YEAR BUILT	2023
ZONING	RS-3 - Cou
LAND USE	VCNT Industrial
PARCEL ID	2433-141-0002-000-4

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,873	1 Mile	\$42,763	1 Mile	35.80
3 Mile	90,897	3 Mile	\$59,999	3 Mile	39.50
5 Mile	267,280	5 Mile	\$71,901	5 Mile	40.50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,024	1 Mile	\$29,031	1 Mile	35
3 Mile	95,565	3 Mile	\$46,066	3 Mile	39
5 Mile	283,485	5 Mile	\$57,633	5 Mile	40

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ZONING INFORMATION

RS-3 RESIDENTIAL, SINGLE-FAMILY - 3.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of three (3) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low density residential 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. Family day care homes. (999)
 - b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - c. Single-family detached dwellings. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking Requirements.* Off-street parking requirements shall be in accordance with Section 7.06.00.
6. *Conditional Uses:*
 - a. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - b. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
7. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00.
 - a. Solar energy systems, subject to the requirements of Section 7.10.28.

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TRADE AREA MAP



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