

# FREESTANDING COMMERCIAL SPACE

129 N 5th Street, Fort Pierce, FL 34950



FOR LEASE | \$20.00/NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
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# PROPERTY OVERVIEW

- Fantastic two-story mixed-use building with commercial space on the ground floor and a residential area above, recently renovated to include fresh paint, flooring, lighting, and more.
- Positioned on the corner of Avenue A and N 5th Street, mere steps from US-1 and Orange Ave in Downtown Fort Pierce.
- The storefront enjoys close adjacency to King's Landing, a significant development project encompassing townhomes, condos, restaurants, and various businesses spread across 7.5 acres.
- **2nd story residential unit available for lease as well.**



<b>PRICE</b>	\$20/per sf NNN
<b>BUILDING SIZE</b>	2,760 sf
<b>BUILDING TYPE</b>	Mix-Store/Office
<b>ACREAGE</b>	.087 AC
<b>FRONTAGE</b>	78.8 to Avenue A`
<b>TRAFFIC COUNT</b>	1,100 ADT from Ave A
<b>YEAR BUILT</b>	1947
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>ZONING</b>	C-3
<b>LAND USE</b>	GC
<b>PARCEL ID</b>	2410-607-0001-000-5

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# SITE PHOTOS

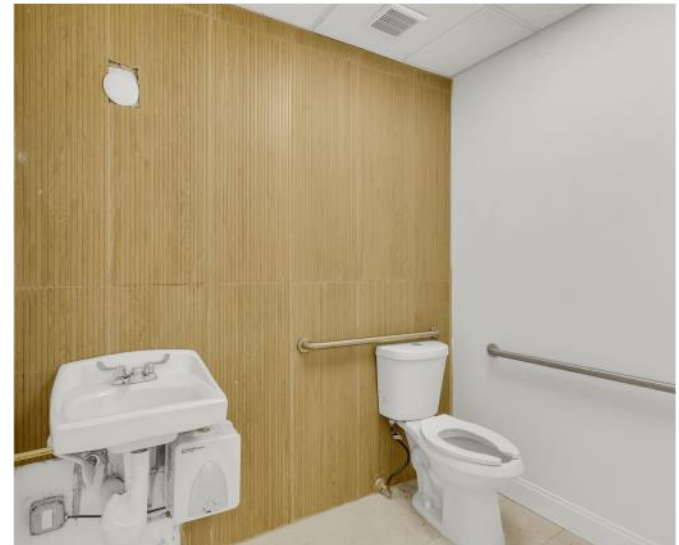


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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,806	1 Mile	\$42,793	1 Mile	36.20
3 Mile	69,259	3 Mile	\$59,979	3 Mile	39.70
5 Mile	172,385	5 Mile	\$68,176	5 Mile	40.60

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,186	1 Mile	\$31,186	1 Mile	36
3 Mile	73,087	3 Mile	\$43,098	3 Mile	40
5 Mile	181,370	5 Mile	\$51,802	5 Mile	41

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# ZONING INFORMATION

## Sec. 22-31. - General Commercial Zone (C-3).

(a) Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

(b) Basic use standards. Uses in a C-3 zone 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 ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

### (2) Yards.

- a. The minimum depth of the front yard will be twenty-five (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 fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

(c) Other applicable use standards.

- (1) Site plan review shall be required as outlined in section 22-58.
- (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 fifty (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 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

- a. One thousand (1,000) feet from any other adult establishment;
- b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
- c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

- a. Front door of the main building occupied by any other adult establishment or any established church; or
- b. To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § 1, 7-6-82; Ord. No. I-10, §§ 14-16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; Ord. No. L-295, § 13, 11-4-13; Ord. No. 19-016, § 6, 5-20-19)

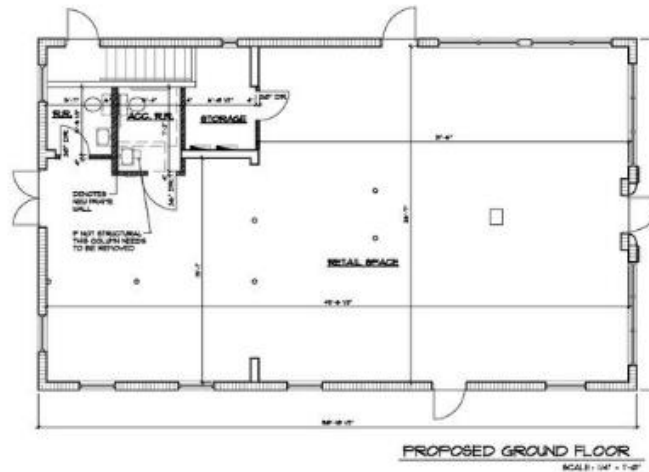
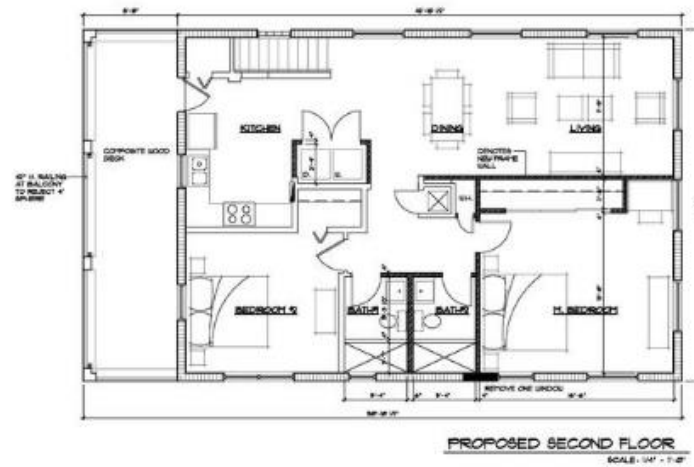
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# SITE PLAN



SQUARE FOOTAGE	
GROUND FLOOR	2461 SF
SPACE ACCESS	88 SF
SECOND FLOOR	2747 SF
SECOND FL. TERRACE	133 SF
TOTAL	3299 SF



Peter  
Syroannis  
Architect  
A/E, C/E, S/S  
129 S.W. FLAGLER STREET  
SUITE 301  
STUART, FLORIDA 34994  
PH 772.286.5744

129 BUILDING  
129 S.W. FLAGLER STREET  
FOUNTAINHILLS, FL

REVISIONS	BY

DATE	
PROJECT	
DATE	
OWNER	
SCALE	
REVISION	
DATE	
BY	
A-1	

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# TRADE AREA MAP



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