

# 4.75 AC SITE PLAN APPROVED LAND

4850 S US Highway 1, Fort Pierce, FL 34982



FOR SALE | \$1,800,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Excellent opportunity to acquire 4.75 acres of land with approved site plans.
- This property offers prime visibility with 332 feet of frontage along US Highway 1, accessible from both US Hwy 1 and Midway Road.
- The approved site plan includes four flex buildings, totaling 48,000 square feet.
- The location is surrounded by a mix of national and local retailers, adding to its strong commercial appeal.



PRICE	\$1,800,000
BUILDING SIZE(S)	18,000 sf   15,000 sf   7,500 sf   7,500 sf
BUILDING TYPE	Storage
ACREAGE	4.75 AC
FRONTAGE	332'
TRAFFIC COUNT	37,000 ADT
ZONING	CG
LAND USE	Commercial
PARCEL ID	3403-502-0031-000-3

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WEST LINE OF THE SECTION 3-36-40



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# SITE PHOTO



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,849	1 Mile	\$65,526	1 Mile	45.3
3 Mile	32,223	3 Mile	\$64,584	3 Mile	42.8
5 Mile	101,166	5 Mile	68,023	5 Mile	42.0

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,786	1 Mile	\$51,526	1 Mile	47.2
3 Mile	38,702	3 Mile	\$48,886	3 Mile	43.2
5 Mile	121,579	5 Mile	\$54,305	5 Mile	42.1

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# ZONING INFORMATION

## **S.CG COMMERCIAL, GENERAL.**

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial 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. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)

- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)



# ZONING INFORMATION

aa. General merchandise stores. (53)	(14) Tobacco. (5993)	oo. Personnel supply services. (736)
bb. Health services. (80)	(15) News dealers/newsstands. (5994)	pp. Photo finishing services. (7384)
cc. Home furniture and furnishings. (57)	(16) Optical goods. (5995)	qq. Photographic services. (722)
dd. Landscape and horticultural services. (078)	(17) Misc. retail (See SIC Code for specific uses). (5999)	rr. Postal services. (43)
ee. Laundry, cleaning and garment services. (721)	hh. Miscellaneous personal services (see SIC Code Major Group 72):	ss. Recreation facilities. (999)
ff. Membership organizations subject to the provisions of Section 7.10.31. (86)	(1) Tax return services. (7291)	tt. Repair services. (76)
gg. Miscellaneous retail (see SIC Code Major Group 59):	(2) Misc. retail (See SIC Code for specific uses). (7299)	uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
(1) Drug stores. (591)	ii. Miscellaneous business services (see SIC Code Major Group 73):	vv. Social Services:
(2) Used merchandise stores. (593)	(1) Detective, guard and armored car services. (7381)	(1) Individual and family social services. (832/839)
(3) Sporting goods. (5941)	(2) Security system services. (7382)	(2) Child care services. (835)
(4) Book and stationary. (5942/5943)	(3) News syndicate. (7383)	(3) Job training and vocational rehabilitation services. (833)
(5) Jewelry. (5944)	(4) Photofinishing laboratories. (7384)	ww. Travel agencies. (4724)
(6) Hobby, toy and games. (5945)	(5) Business services - misc. (7389)	xx. Veterinary services. (074)
(7) Camera and photographic supplies. (5946)	jj. Mobile home dealers. (527)	yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.
(8) Gifts, novelty and souvenir. (5947)	kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)	
(9) Luggage and leather goods. (5948)	ll. Motion pictures. (78)	
(10) Fabric and mill products. (5949)	mm. Motor vehicle parking-commercial parking and vehicle storage. (752)	
(11) Catalog, mail order and direct selling. (5961/5963)	nn. Museums, galleries and gardens. (84)	
(12) Liquefied petroleum gas (propane). (5984)		
(13) Florists. (5992)		



# TRADE AREA MAP



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