

FREESTANDING OFFICE BUILDING

1501 S 31st St., Fort Pierce, FL 34947



FOR LEASE | \$3,000/mo

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- This is an excellent opportunity to acquire a 3,276 square foot warehouse with office space.
- The property includes four roll-up doors, a spacious loading dock, a fenced perimeter with rear entry gates, and multiple entry points facilitating through traffic.
- Situated on a 1.03-acre lot, it offers additional yard space. Conveniently located just 2.4 miles from I-95 and 2.8 miles from US-1.



PRICE	\$3,000/mo
BUILDING SIZE	3,276 sf
BUILDING TYPE	Industrial Warehouse
ACREAGE	1.03 AC
FRONTAGE	240' Nebraska Ave 197' 31st St
TRAFFIC COUNT	6,900 ADT 33rd St
YEAR BUILT	1990
CONSTRUCTION TYPE	CB Stucco
ZONING	General Co
LAND USE	Commercial
PARCEL ID	2417-505-0023-000-3

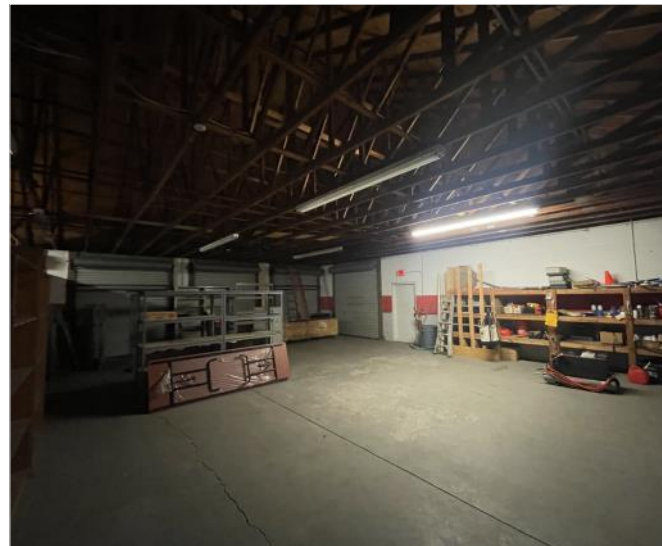
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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.



49 SW Flagler Ave. Suite 301
 Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
 772.286.5744 Office
 772.215.1167 Mobile
bschwan@commercialrealestatellc.com

SITE PHOTOS



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	6,890	1 Mile	\$46,286	1 Mile	33.90
3 Mile	73,710	3 Mile	\$57,735	3 Mile	36.60
5 Mile	196,085	5 Mile	\$68,358	5 Mile	37.60

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,166	1 Mile	\$34,928	1 Mile	31
3 Mile	77,410	3 Mile	\$41,189	3 Mile	36
5 Mile	206,872	5 Mile	\$53,068	5 Mile	37

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

ZONING INFORMATION

Sec. 125-200. 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.*
- The minimum lot area shall be 10,000 square feet.
 - The minimum lot width shall be 70 feet.
 - The minimum lot depth shall be 90 feet.
- (2) *Yards.*
- The minimum depth of the front yard will be 25 feet.
 - 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 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.
- Site plan review shall be required as outlined in section 125-313.
 - Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - Every lot shall abut a street other than an alley for at least 50 feet.
 - 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.
 - All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
 - Conditional uses will meet the requirements in sections 125-235 through 125-247.
 - Signs will comply with standards referred to in section 125-310.
 - All other applicable ordinance requirements will also be satisfied.
 - An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - One thousand feet from any other adult establishment;
 - Four hundred feet from any established church, public or private school, public playground or public park;
 - Four hundred feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
 - For purposes of the distance limitations contained in subsection (c)(9) of this section, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
 - Front door of the main building occupied by any other adult establishment or any established church; or
 - To the nearest property line of any residential district, playground, school or park.

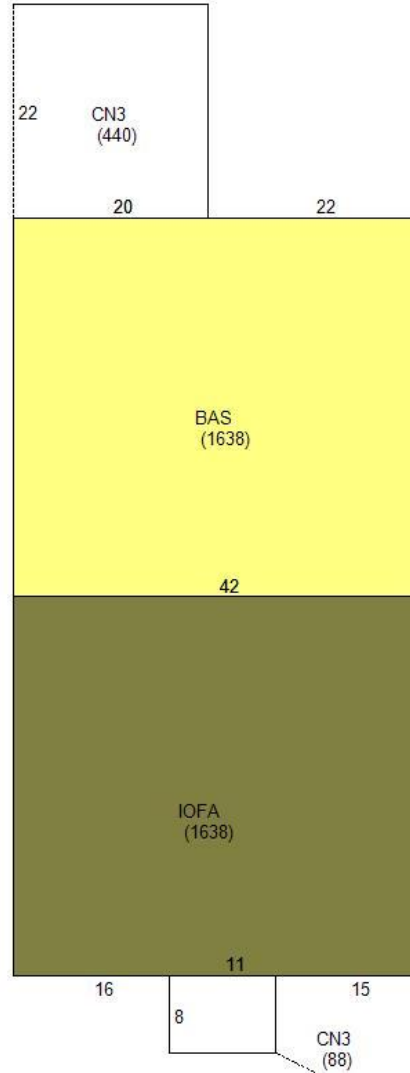
**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

SITE PLAN



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com