

# 0.49 AC VACANT LAND

Orange Ave. Fort Pierce, FL 34947



*Rendering for visual representation only.*

**BUILD TO SUIT**

**LAND LEASE | \$60,000/yr NNN**

**JEREMIAH BARON  
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# PROPERTY OVERVIEW

- Excellent build to suit opportunity featuring 0.49 AC of vacant land positioned 3 minutes from I-95 & 9 minutes from US-1.
- The property offers 165' of frontage and is flanked by sides streets.
- Surrounding real estate includes similar style properties.
- Zoned for Commercial Office the parcel offers a variety of development options.



<b>LAND LEASE</b>	\$60,000/yr NNN
<b>ACREAGE</b>	0.49 AC
<b>FRONTAGE</b>	165.22'
<b>TRAFFIC COUNT</b>	18,200 ADT
<b>ZONING</b>	Comm Office (SLC)
<b>LAND USE</b>	RM
<b>PARCEL ID</b>	2407-312-0007-000-2

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# AERIAL VIEW



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# VISUAL REPRESENTATION FOR OFFICE USE



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,538	1 Mile	\$61,434	1 Mile	35.00
3 Mile	62,208	3 Mile	\$41,875	3 Mile	37.10
5 Mile	186,980	5 Mile	\$54,977	5 Mile	38.10

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,763	1 Mile	\$64,475	1 Mile	33
3 Mile	66,537	3 Mile	\$56,690	3 Mile	36
5 Mile	201,399	5 Mile	\$71,450	5 Mile	38

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# ZONING INFORMATION

## CO COMMERCIAL, OFFICE.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office 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. Communications - except towers. (48)
- d. Computer programming, data processing and other computer related services. (737)
- e. Contract construction services - office only. (15, 16, 17)
- f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
- g. Engineering, accounting, research, management and related services. (87)
- h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
- i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
- j. Health services - except nursing homes and hospitals. (80)
- k. Membership organizations subject to the provisions of Section 7.10.31. (86)
- l. Miscellaneous business services:
  - (1) Detective, guard and armored car services. (7381)
  - (2) Security system services. (7382)
  - (3) News syndicate. (7383)
  - (4) Photofinishing laboratories. (7364)

- (5) Business Services - misc. (7389)
  - m. Personnel supply services. (736)
  - n. Social services:
    - (1) Individual and family social services. (832/839)
    - o. Travel agencies. (4724)
- 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 and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.
- 6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.
- 7. Conditional Uses:
  - a. Child care services. (835)
  - b. Television and radio transmitting towers. (999)
  - c. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
- 8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
  - a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).
  - b. Postal services. (43)
  - c. Solar energy systems, subject to the requirements of Section 7.10.28.

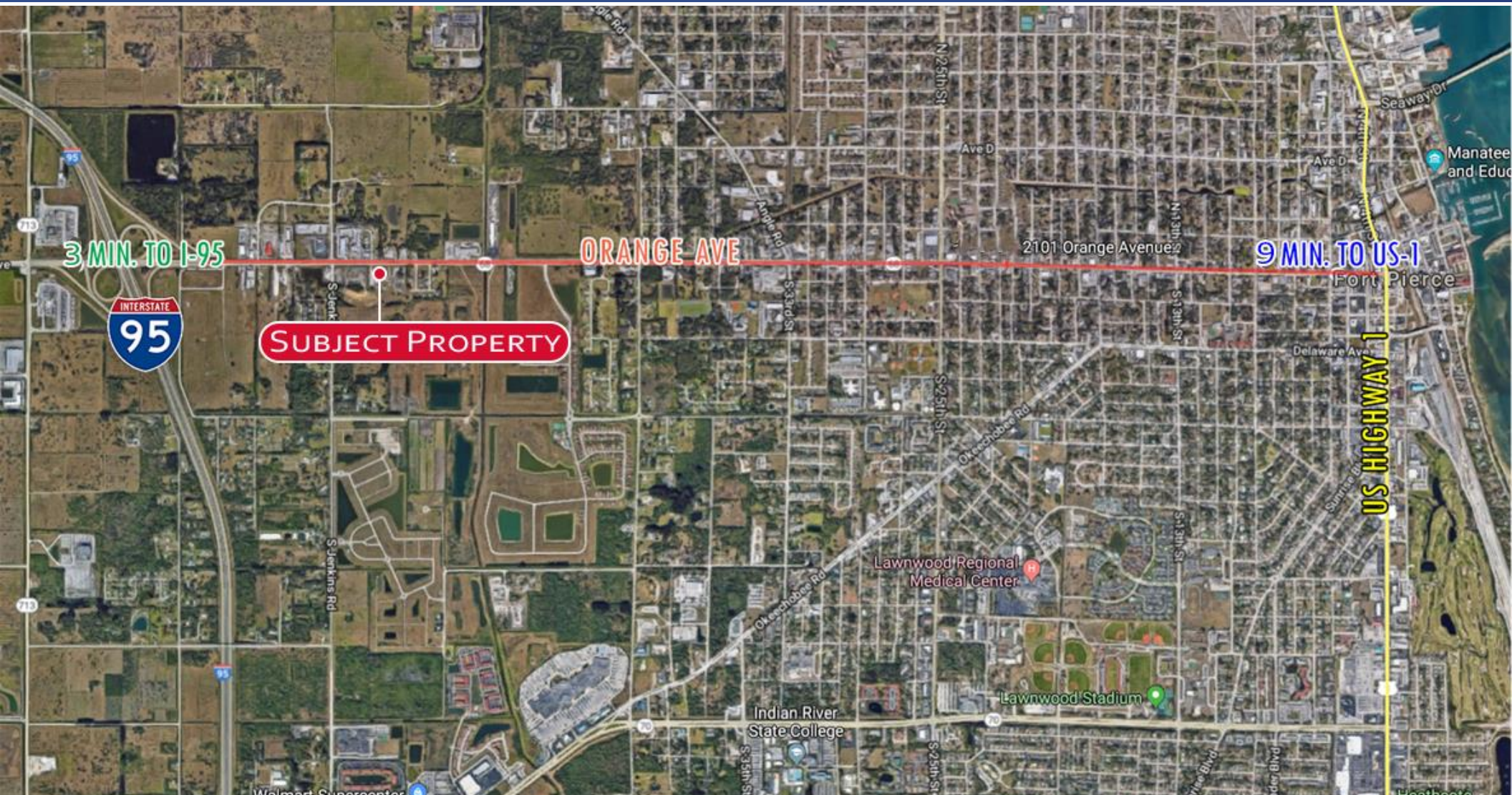
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# TRADE AREA MAP



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