

MARINA & RETAIL SPACE

1004 - 1010 Seaway Dr. Fort Pierce, FL 34949



SUBJECT PROPERTY

SEAWAY DRIVE

FOR SALE | Call for Pricing

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- Jeremiah Baron & Co. is delighted to showcase the Fort Pierce Marina, featuring prime waterfront properties situated in the heart of the Fort Pierce Inlet.
- This presents a substantial opportunity for added value.
- Currently, the property includes approximately 126 boat slips dock with deep water ocean access, and there's the potential to increase capacity to 81 slips through riparian rights.
- The dock has a depth of 17 feet at its end and 6 feet at the seawall.
- Additionally, the site boasts income-generating retail and multifamily units, including a 1000 sq ft restaurant, over 2500 sq ft of retail/gas station space, and a 16-unit multifamily residence.
- Conveniently located just 1 mile from the ocean and **1.5 miles from Derecktor Shipyard in Fort Pierce's Maritime Hub which hosts the world's largest boat lift.**



PRICE	Call for Pricing
BUILDING COUNT	11
COMBINE BLDG SQUARE FEET	22,891 SF
BUILDING TYPE	C-Store / Restaurant / Multifamily
ACREAGE	2.28 AC
FRONTAGE	428.39'
TRAFFIC COUNT	18,000 ADT
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	C-5 (Fort Pierce)
LAND USE	NC
PARCEL ID	2402-142-0005-000-2 2402-142-0003-000-8 2402-142-0001-000-4 2402-142-0002-000-1 2402-142-0004-000-5

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AERIAL PHOTO



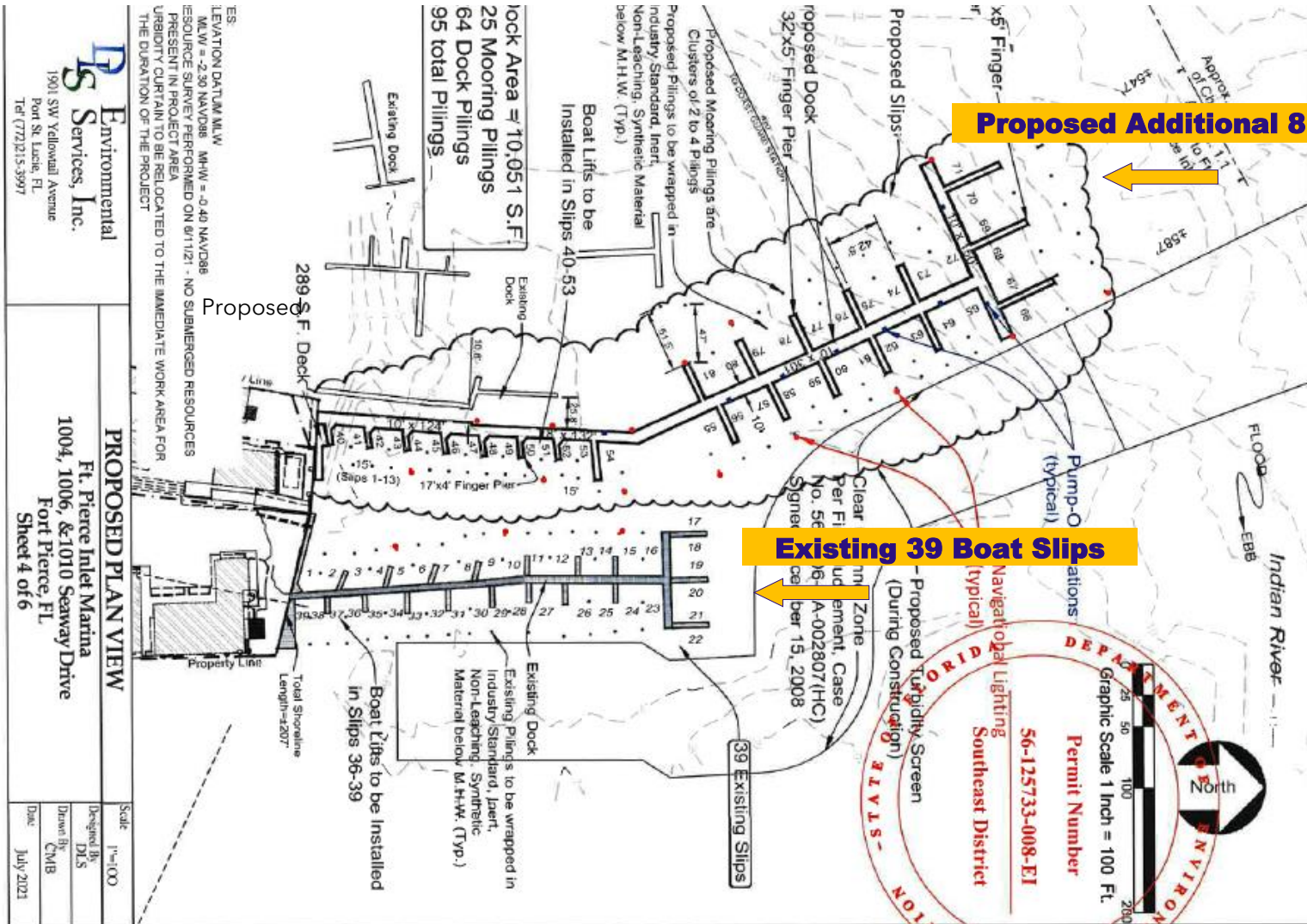
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PROPOSED PLAN



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PROPOSED PLAN WITH AERIAL VIEW



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,343	1 Mile	\$77,612	1 Mile	51.70
3 Mile	63,696	3 Mile	\$61,874	3 Mile	53.10
5 Mile	144,314	5 Mile	\$68,034	5 Mile	53.20

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,801	1 Mile	\$61,524	1 Mile	56
3 Mile	67,412	3 Mile	\$44,549	3 Mile	60
5 Mile	151,757	5 Mile	\$50,404	5 Mile	60

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ZONING INFORMATION

ZONING DISTRICT	C5
Eating and Drinking Establishments	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Administrative, Professional, General, Medical Office	P
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P

-Laundry and Dry Cleaners Pick-Up	P
-Neighborhood Commercial Services	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P
Retail Sales and Service, Repair-Oriented	P

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TRADE AREA MAP



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