

FREESTANDING FLEX BUILDING

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



FOR LEASE | \$3,000/mo.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
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PROPERTY OVERVIEW

- Discover a versatile 3,276 sq ft flex building featuring air-conditioned offices, complemented by an open concept warehouse space.
- This property includes 8 dock high loading docks with roll-up doors, ensuring streamlined logistics and operations.
- The fully fenced yard with 3 access gates provides enhanced security and flexible entry points.
- Situated on a 1.03-acre lot, it also offers ample yard space for various outdoor storage needs.
- Conveniently located just 2.4 miles from I-95 and 2.8 miles from US-1.



LEASE RATE	\$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	C-3
LAND USE	Commercial
PARCEL ID	2417-505-0023-000-3

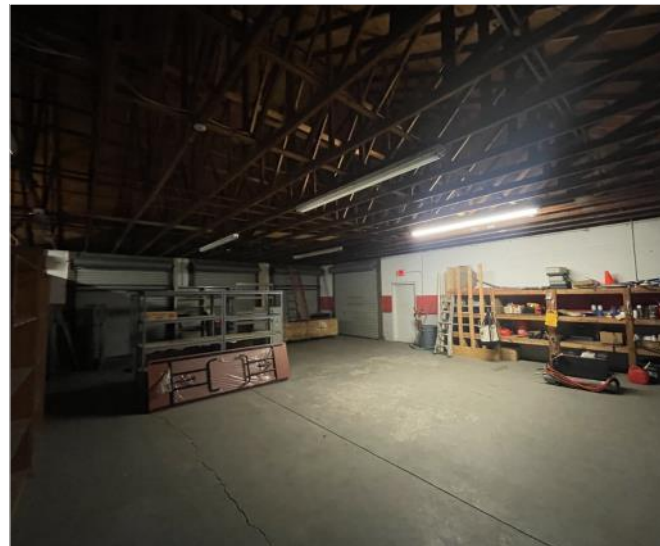
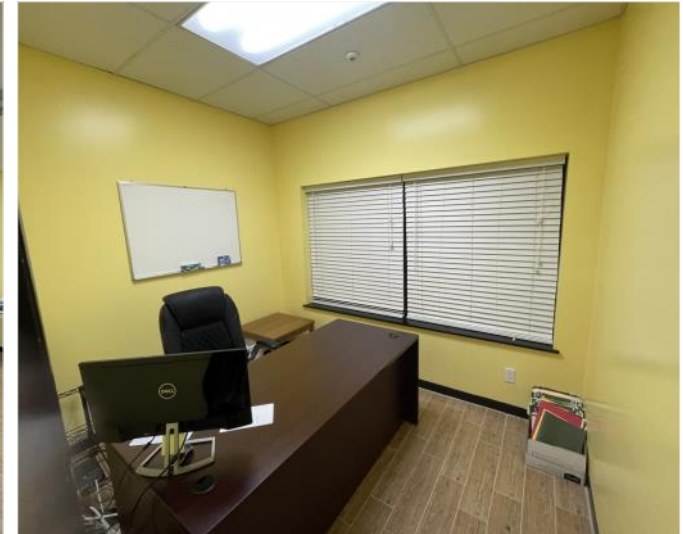
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SITE PHOTOS



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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

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-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
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	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
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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ZONING INFORMATION

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C

Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P
Wholesale Trade	P

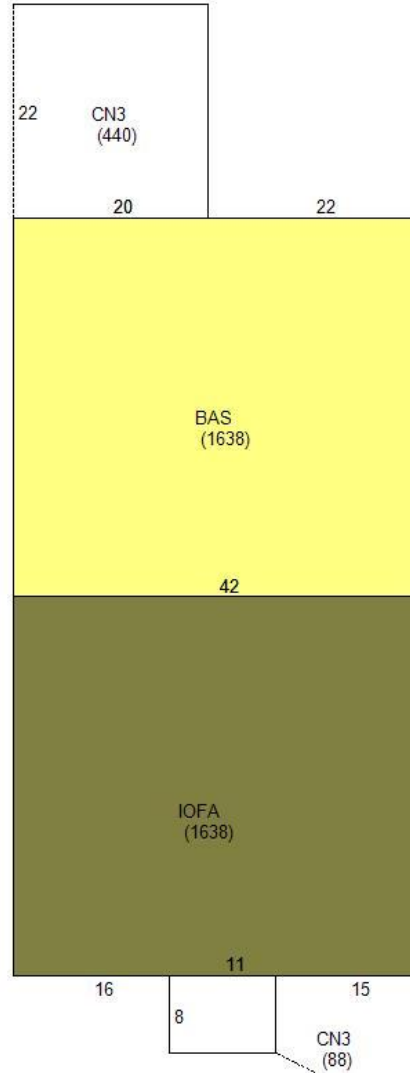
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SITE PLAN



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TRADE AREA MAP



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