

RETAIL / PROFESSIONAL SERVICE SPACE

5049 Turnpike Feeder Road, Fort Pierce FL 34951



FOR LEASE | \$18.00/SF MG

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
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PROPERTY OVERVIEW

- Former nail and hair salon allows for a turn-key operation or an ideal space suited for comparable personal care uses or boutique retailer.
- Located just off Turnpike Feeder Road, providing excellent accessibility and visibility for customers.
- Benefit from the plaza's consistent customer base and complementary businesses that drive frequent visitors.



LEASE RATE	\$18.00/SF Gross Modified
BUILDING SIZE	7,567 SF
SPACE AVAILABLE (UNIT 5049)	925 SF
BUILDING TYPE	Retail
ACREAGE	1.7 AC
FRONTAGE	306'
TRAFFIC COUNT	15,100 ADT
YEAR BUILT	1991
CONSTRUCTION TYPE	Concrete Block/ Masonry
PARKING SPACE	50>
ZONING	CN
LAND USE	Commercial
PARCEL ID	1301-615-0221-000-0

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,727	1 Mile	\$65,490	1 Mile	40.7
3 Mile	20,096	3 Mile	\$68,385	3 Mile	44.2
5 Mile	51,710	5 Mile	\$68,976	5 Mile	45.1

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,943	1 Mile	\$54,689	1 Mile	41
3 Mile	23,680	3 Mile	\$54,873	3 Mile	45.9
5 Mile	60,242	5 Mile	\$52,551	5 Mile	46.8

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ZONING INFORMATION

Sec. 158.120. Neighborhood Convenience Commercial (CN).

(A) Purpose. The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

(1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110.

(2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.

(3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Office for administrative, business, or professional use.

(5) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(6) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Publicly-owned or operated building or use.

(3) Public utility facility, including water pumping plant, reservoir, and electrical substation.

(4) Service station (as separate use or in conjunction with a permitted use).

(5) Retail plant nursery with outside sales and storage of living plant material.

(6) Retail convenience stores with or without fuel service station and without drive-through service.

(7) Bars, lounges, and night clubs in accordance with Chapter 110.

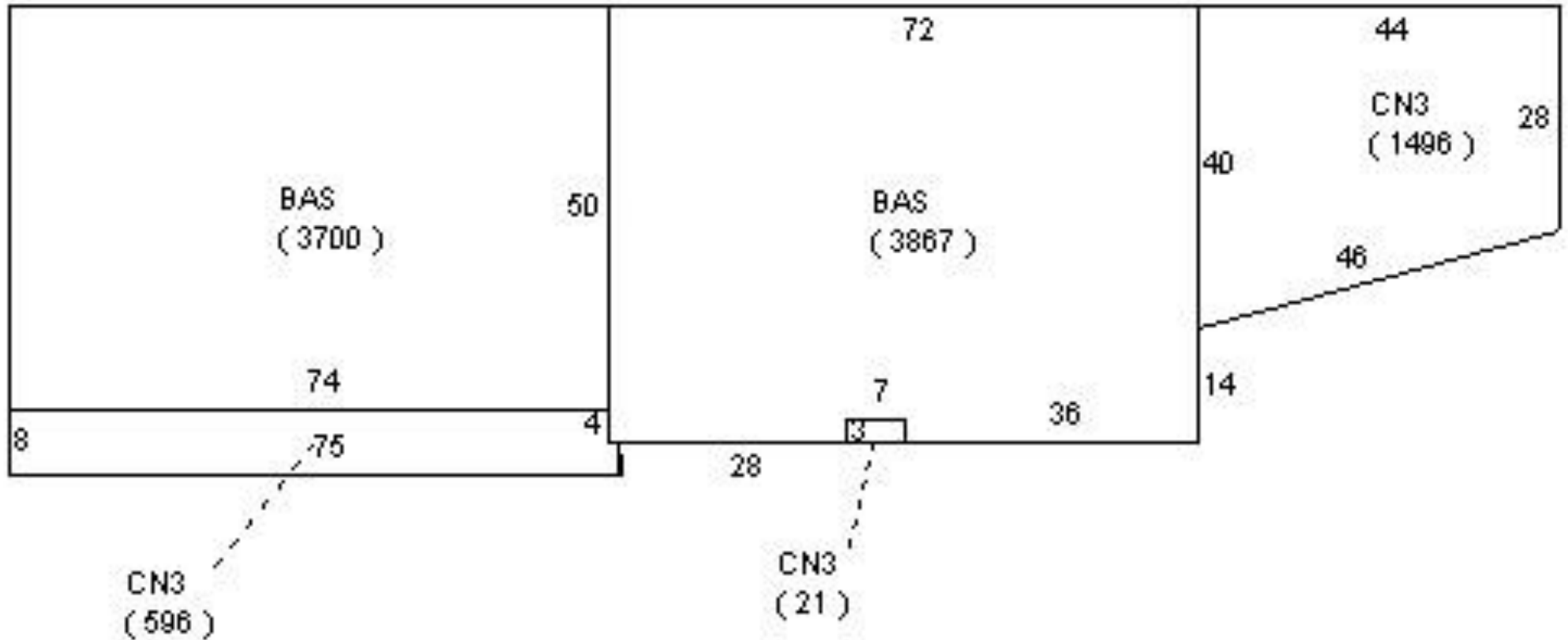
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FLOOR SKETCH



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TRADE AREA MAP



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