# OFFICE/RETAIL SPACE

4828-4830 S US Hwy 1. Fort Pierce, FL 34982

FOR LEASE | $16/SF/Gross

JEREMIAH BARON & CO
COMMERCIAL REAL ESTATE

500 SE Osceola St.
Stuart, FL 34994
www.commercialrealestatellc.com

**Matthew Mondo**
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# PROPERTY OVERVIEW

- This is a prime commercial space for lease along US1, featuring 2 bathrooms and an mostly open floor plan. A 2-year lease minimum is required.
- Ideal for a variety of uses including retail, administration and other allowable uses under C-3 zoning.
- Easily accessible as it has a dedicated turning lane northbound.
- The location is anchored by Dunkin Donuts and surrounded by well-known regional and national brands like Wendy's, Walgreens and Winn-Dixie.

| | |
|---|---|
| **PRICE** | $16/SF/Gross |
| **BUILDING SIZE** | 1,600 SF |
| **BUILDING TYPE** | Concrete |
| **ACREAGE** | 1.58 AC |
| **FRONTAGE** | 127' on S US Hwy 1 |
| **TRAFFIC COUNT** | 37,000 AADT |
| **YEAR BUILT** | 1986 |
| **CONSTRUCTION TYPE** | Masonry |
| **PARKING SPACE** | Ample |
| **ZONING** | C3-General Commercial |
| **LAND USE** | Shopping Center |
| **PARCEL ID** | 3403-502-0031-020-9 |

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# SITE PHOTOS

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# DEMOGRAPHICS

| 2024 Population Estimate | | 2024 Average Household Income | | Average Age | |
|---|---|---|---|---|---|
| 1 Mile | 4,762 | 1 Mile | $65,436 | 1 Mile | 44.7 |
| 3 Mile | 31,932 | 3 Mile | $63,681 | 3 Mile | 42.4 |
| 5 Mile | 100,493 | 5 Mile | $67,437 | 5 Mile | 41.7 |

| 2029 Population Projection | | 2024 Median Household Income | | Median Age | |
|---|---|---|---|---|---|
| 1 Mile | 5,682 | 1 Mile | $51,779 | 1 Mile | 46 |
| 3 Mile | 38,340 | 3 Mile | $48,266 | 3 Mile | 42.7 |
| 5 Mile | 120,841 | 5 Mile | $53,891 | 5 Mile | 41.7 |

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# ZONING INFORMATION

**S. CG COMMERCIAL, GENERAL.**

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial 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. Amphitheaters. (999)

d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)

e. Apparel and accessory stores. (56)

f. Automobile dealers. (55)

g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)

h. Beauty and barber services. (723/724)

i. Building materials, hardware and garden supply. (52)

j. Cleaning services. (7349)

k. Commercial printing. (999)

l. Communications - except towers. (48)

m. Computer programming, data processing and other computer serv. (737)

n. Contract construction serv. (office and interior storage only). (15/16/17)

o. Cultural activities and nature exhibitions. (999)

p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)

q. Eating places. (581)

r. Educational services - except public schools. (82)

s. Engineering, accounting, research, management and related services. (87)

t. Equipment rental and leasing services. (735)

u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)

v. Farm labor and management services. (076)

w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)

x. Food stores. (54)

y. Funeral and crematory services. (726)

z. Gasoline service stations. (5541)

aa. General merchandise stores. (53)

bb. Health services. (80)

cc. Home furniture and furnishings. (57)

dd. Landscape and horticultural services. (078)

ee. Laundry, cleaning and garment services. (721)

ff. Membership organizations subject to the provisions of Section 7.10.31. (86)

gg. Miscellaneous retail (see SIC Code Major Group 59):

(1) Drug stores. (591)

(2) Used merchandise stores. (593)

(3) Sporting goods. (5941)

(4) Book and stationary. (5942/5943)

(5) Jewelry. (5944)

(6) Hobby, toy and games. (5945)

(7) Camera and photographic supplies. (5946)

(8) Gifts, novelty and souvenir. (5947)

(9) Luggage and leather goods. (5948)

(10) Fabric and mill products. (5949)

(11) Catalog, mail order and direct selling. (5961/5963)

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# ZONING INFORMATION

(12) Liquefied petroleum gas (propane). (5984)

(13) Florists. (5992)

(14) Tobacco. (5993)

(15) News dealers/newsstands. (5994)

(16) Optical goods. (5995)

(17) Misc. retail (See SIC Code for specific uses). (5999)

hh. Miscellaneous personal services (see SIC Code Major Group 72):

(1) Tax return services. (7291)

(2) Misc. retail (See SIC Code for specific uses). (7299)

ii. Miscellaneous business services (see SIC Code Major Group 73):

(1) Detective, guard and armored car services. (7381)

(2) Security system services. (7382)

(3) News syndicate. (7383)

(4) Photofinishing laboratories. (7384)

(5) Business services - misc. (7389)

jj. Mobile home dealers. (527)

kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)

ll. Motion pictures. (78)

mm. Motor vehicle parking-commercial parking and vehicle storage. (752)

nn. Museums, galleries and gardens. (84)

oo. Personnel supply services. (736)

pp. Photo finishing services. (7384)

qq. Photographic services. (722)

rr. Postal services. (43)

ss. Recreation facilities. (999)

tt. Repair services. (76)

uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)

vv. Social Services:

(1) Individual and family social services. (832/839)

(2) Child care services. (835)

(3) Job training and vocational rehabilitation services. (833)

ww. Travel agencies. (4724)

xx. Veterinary services. (074)

yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

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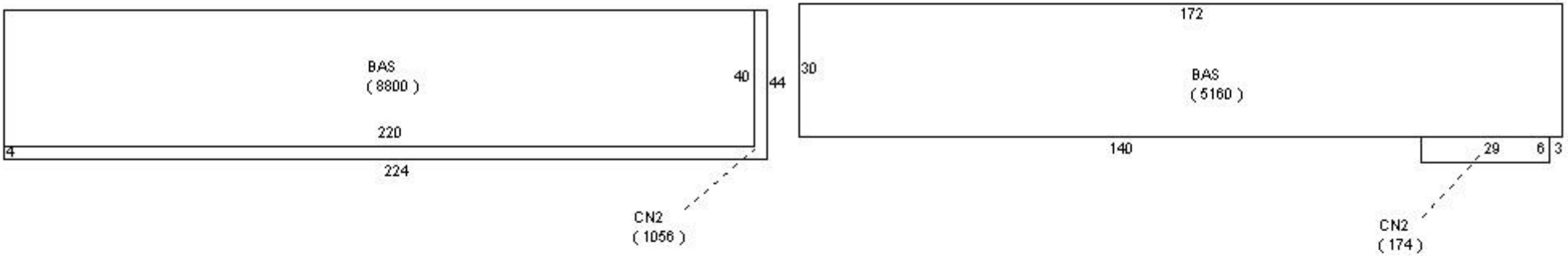
# SITE PLAN

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# TRADE AREA MAP

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