

OFFICE/RETAIL SPACE

4842 S US Hwy 1, Fort Pierce, FL 34982



FOR LEASE | \$1,400/month

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Matthew Mondo
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PROPERTY OVERVIEW

- This is a prime commercial space for lease along US1, featuring 1 bathroom 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	\$1,400/month
BUILDING SIZE	+/- 800 SF
BUILDING TYPE	Retail
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)

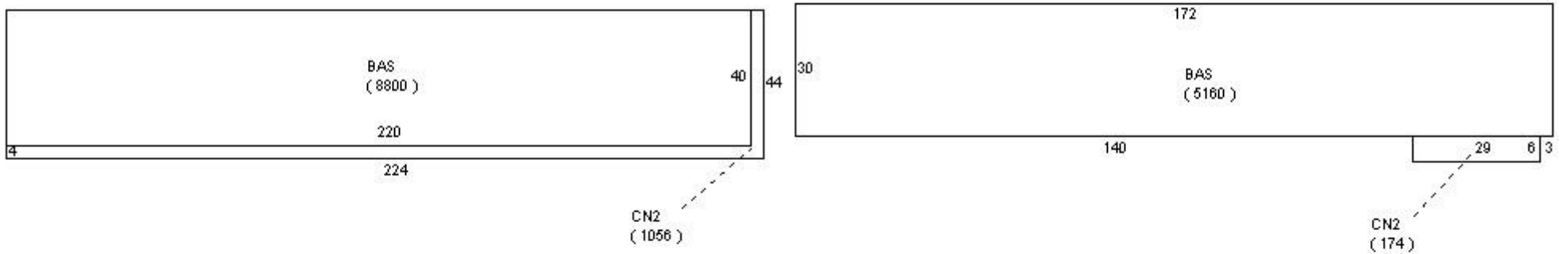
yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

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SITE PLAN



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TRADE AREA MAP



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