

CORNER COMMERCIAL LOT

5700 Graham Rd. Fort Pierce, FL 34947

HILLPOINTE RESIDENTIAL
252-UNIT MULTI-FAMILY DEVELOPMENT
UNDER CONSTRUCTION

GRAHAM RD

S JENKINS RD

FOR SALE | \$1,800,000

JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

This 3.47-acre commercial-zoned corner lot offers exceptional visibility with over 800 feet of frontage.

- The property is strategically located in a rapidly developing area.
- A 250+ apartment complex is currently under construction directly on Graham Road, with additional residential development planned for a 500+ apartment unit site across the way on Jenkins Road.
- The property benefits from direct access to I-95 via Graham Road, making it an ideal location for commercial or mixed-use development in a high-growth area.
- Nearby multiple RV Centers and retail shoppes.



PRICE	\$1,800,000
BUILDING SIZE	2,826 SF
BUILDING TYPE	Stucco
ACREAGE	3.47 AC
FRONTAGE	631' (Graham Rd), 220' (Jenkins Rd)
TRAFFIC COUNT	8,800 AADT
YEAR BUILT	1958
CONSTRUCTION TYPE	Commercial
ZONING	C-1 (Office Commercial-Fort Pierce)
PARCEL ID	2313-414-0002-000-2

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	3,789	1 Mile	\$63,987	1 Mile	34
3 Mile	27,941	3 Mile	\$59,240	3 Mile	36.2
5 Mile	74,563	5 Mile	\$56,198	5 Mile	38

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,730	1 Mile	\$59,289	1 Mile	32.4
3 Mile	33,781	3 Mile	\$48,898	3 Mile	34.5
5 Mile	89,925	5 Mile	\$43,628	5 Mile	36.9

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ZONING INFORMATION

CO COMMERCIAL, OFFICE.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office 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. Communications - except towers. (48)
- d. Computer programming, data processing and other computer related services. (737)
- e. Contract construction services - office only. (15, 16, 17)
- f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
- g. Engineering, accounting, research, management and related services. (87)

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

i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)

j. Health services - except nursing homes and hospitals. (80)

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

l. Miscellaneous business services:

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

(2) Security system services. (7382)

(3) News syndicate. (7383)

(4) Photofinishing laboratories. (7364)

(5) Business Services - misc. (7389)

m. Personnel supply services. (736)

n. Social services:

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

o. Travel agencies. (4724)

3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional

requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses:

a. Child care services. (835)

b. Television and radio transmitting towers. (999)

c. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00 and include the following:

a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).

b. Postal services. (43)

c. Solar energy systems, subject to the requirements of Section 7.10.28.

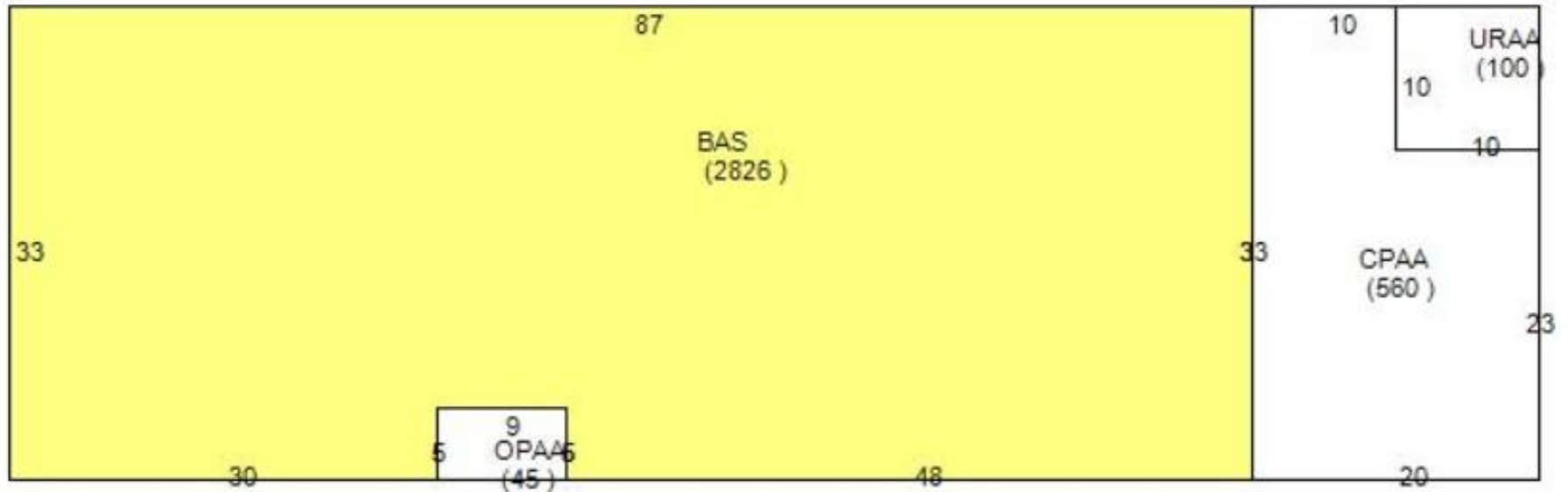
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SITE PLAN



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TRADE AREA MAP



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