

MULTI-TENANT PLAZA WITH CAR WASH

3901 Orange Ave. Fort Pierce, FL 34947



FOR SALE | \$2,250,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Presenting an exceptional investment opportunity featuring a self-service car wash and a multi-tenant plaza on a 1.57-acre parcel along Orange Ave. in Fort Pierce, FL.
- Strategically located near the I-95 access ramp and just three miles from US-1, this property benefits from high traffic exposure and a strong consumer base.
- The car wash features 4 self-service bays and two touch-free tunnels, catering to both hands-on and automated car wash customers.
- The plaza is currently occupied by a laundromat, a church, and a beauty salon, with one vacant unit, offering an opportunity for additional rental income.
- Combined site generates an average gross revenue of \$127,224 and nets approximately \$116,000 annually.
- This property presents a turnkey investment with stable cash flow and potential upside through lease-up and operational enhancements.



PRICE	\$2,250,000
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BUILDING SIZE (CAR WASH)	2,956 SF
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BUILDING SIZE (PLAZA)	6,104 SF
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ACREAGE	1.57 AC
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FRONTAGE	240'
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TRAFFIC COUNT	18,200 ADT
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YEAR BUILT	2008
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CONSTRUCTION TYPE	CB Stucco
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PARKING SPACE	Ample
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ZONING	C-3 (Ft. Pierce)
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LAND USE	GC
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PARCEL ID	2408-322-0001-000-4
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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,493	1 Mile	\$46,679	1 Mile	30.9
3 Mile	47,874	3 Mile	\$50,087	3 Mile	34.9
5 Mile	76,515	5 Mile	\$60,179	5 Mile	40

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,803	1 Mile	\$35,780	1 Mile	33.4
3 Mile	57,647	3 Mile	\$38,850	3 Mile	36.4
5 Mile	92,768	5 Mile	\$44,273	5 Mile	40.6

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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

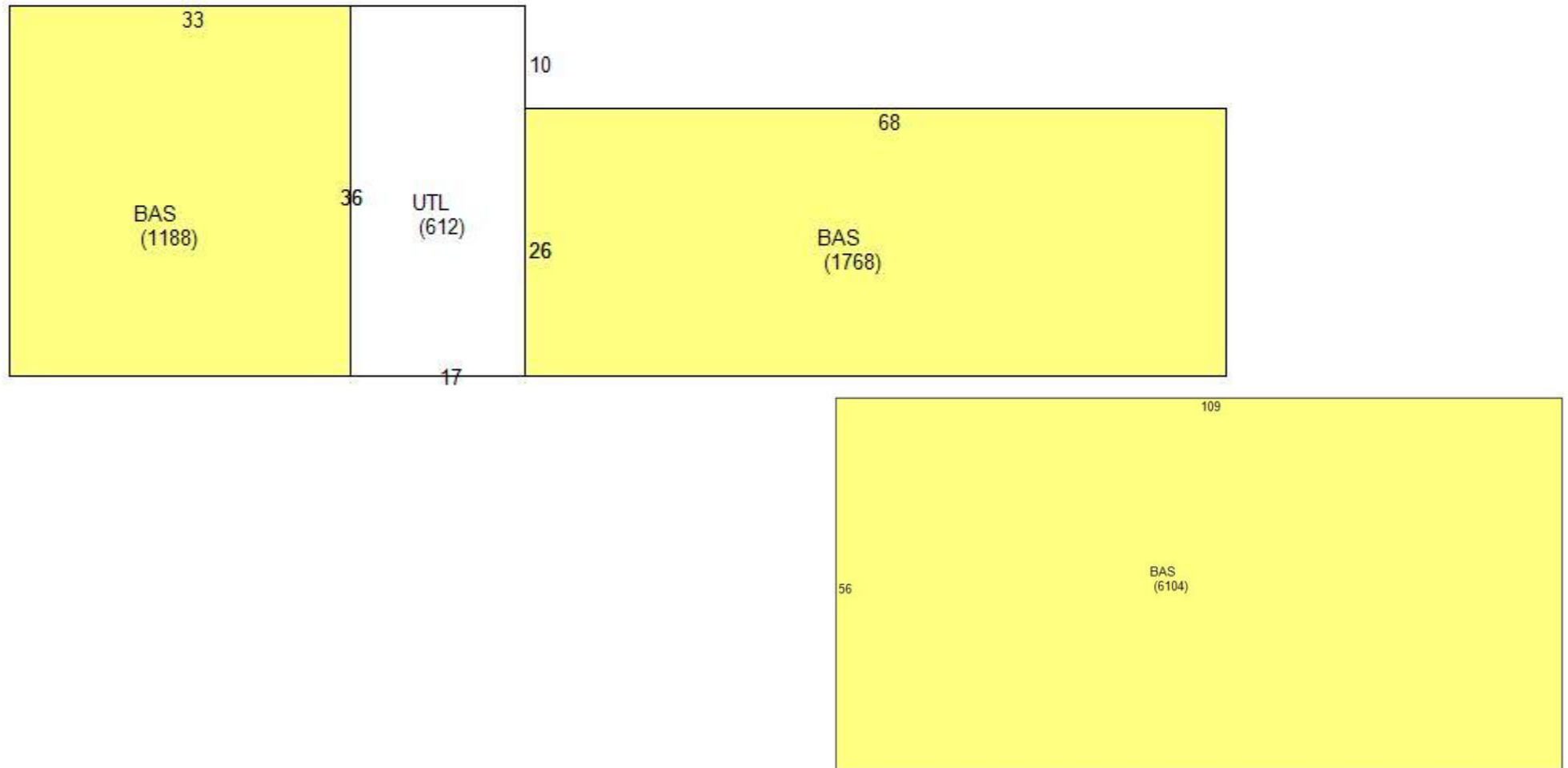
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FLOOR SKETCH

CARWASH



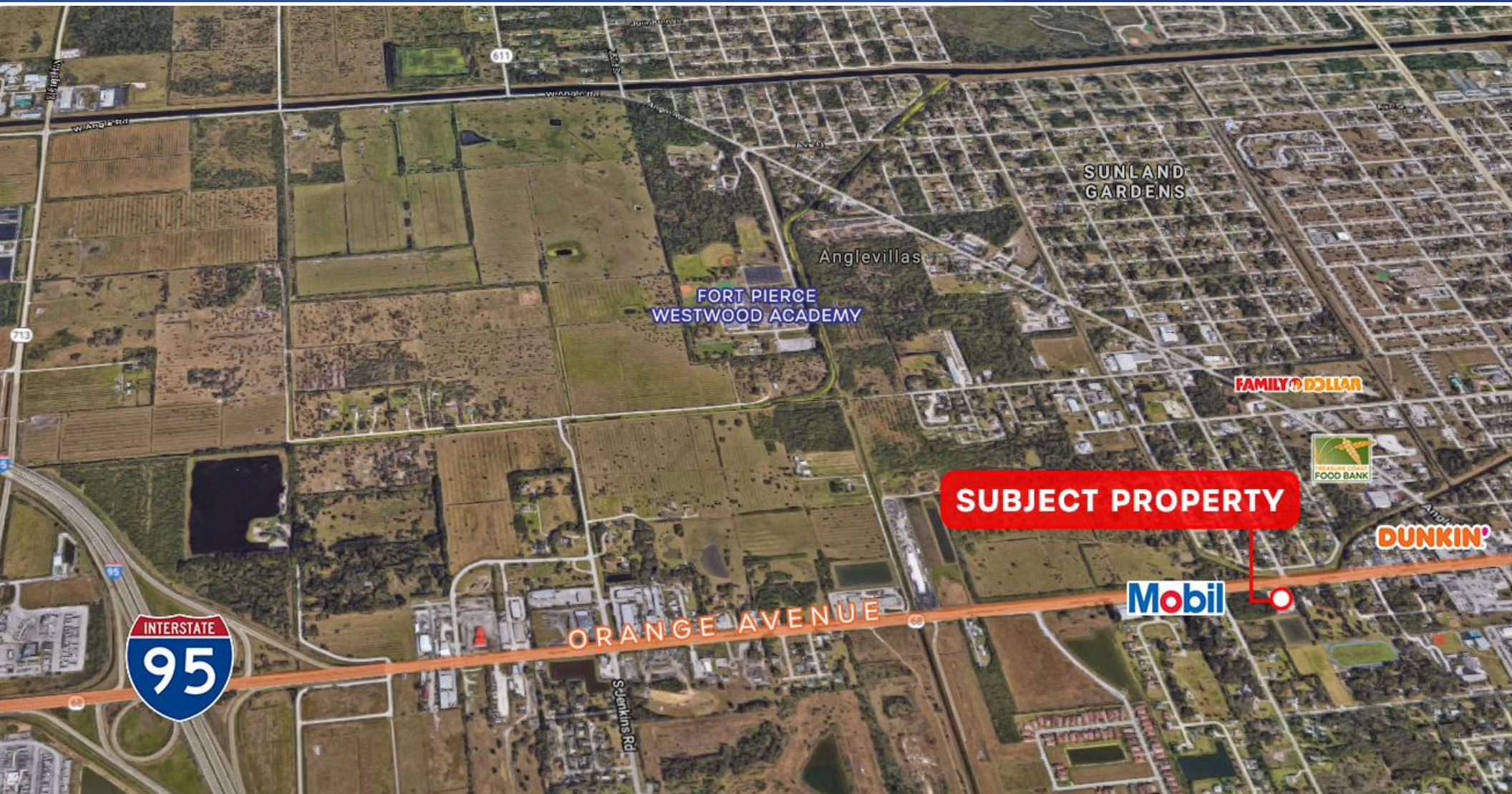
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TRADE AREA MAP



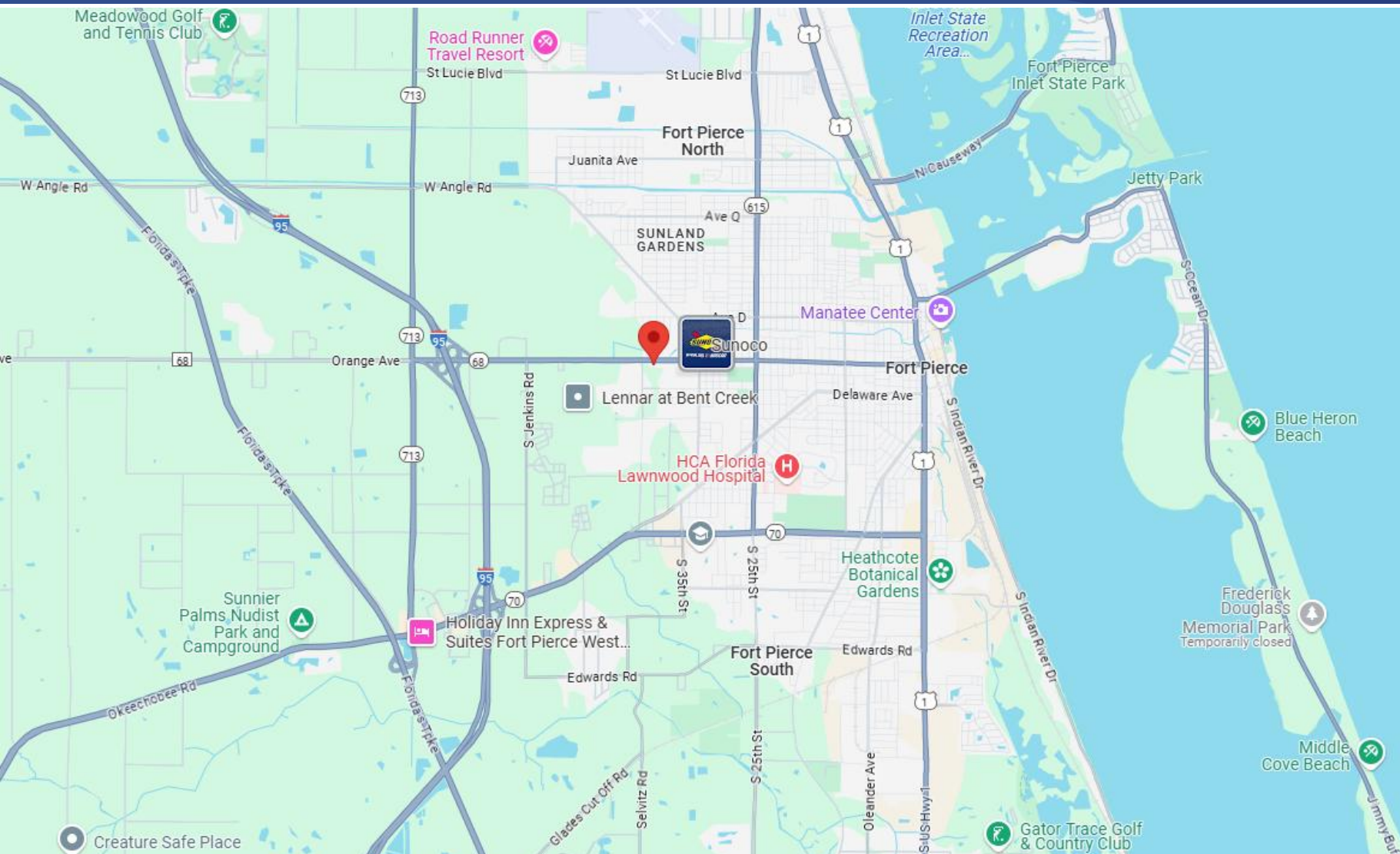
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REGIONAL MAP



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