

# TURN-KEY PIZZA RESTAURANT SPACE

3911 Orange Ave. Fort Pierce, FL 34947



FOR LEASE | \$3,500/mo.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Looking to launch or expand your pizza concept? This 1,200 SF fully equipped restaurant space is ready for your business!
- The interior features a welcoming seating area and a fully operational kitchen, making it a true turnkey opportunity.
- The majority of equipment is already in place, allowing for a smooth and cost-effective startup.
- 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.



<b>LEASE RATE</b>	\$3,500/mo.
<b>AVAILABLE SPACE</b>	1,200 SF
<b>BUILDING SIZE (PLAZA)</b>	6,104 SF
<b>ACREAGE</b>	1.57 AC
<b>FRONTAGE</b>	240'
<b>TRAFFIC COUNT</b>	18,200 ADT
<b>YEAR BUILT</b>	2008
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	C-3 (Ft. Pierce)
<b>LAND USE</b>	GC
<b>PARCEL ID</b>	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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# INTERIOR PHOTOS



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# TRADE AREA MAP

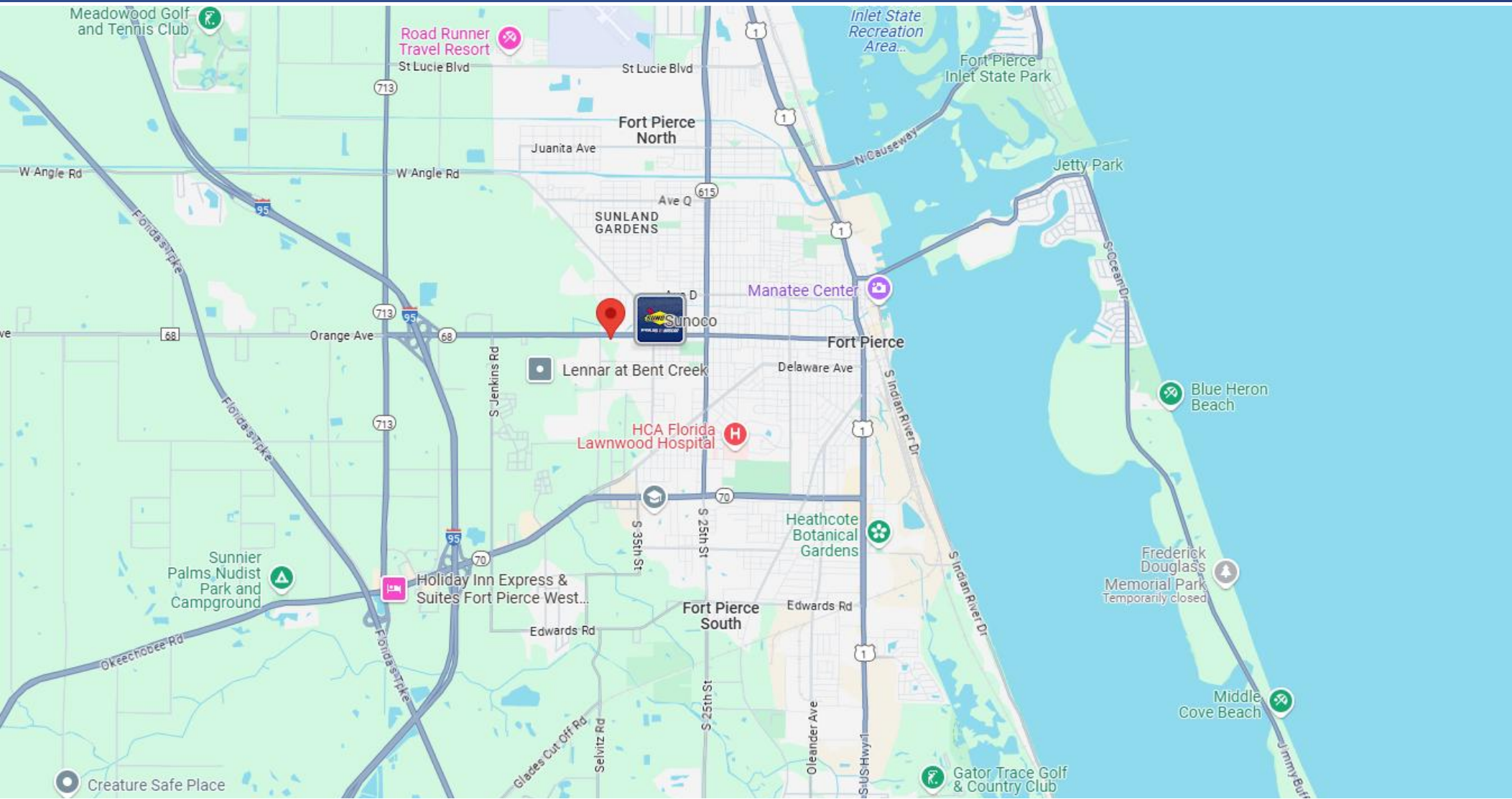


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# REGIONAL MAP



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