

VACANT COMMERCIAL LOT

1903 Binney Dr. Fort Pierce, FL 34949



OPTIONAL ADJACENT PARKING EASEMENT AVAILABLE

FOR SALE/LEASE | Call For Pricing

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Jaime Oldenberg
772.286.5744 Office
772.370.6467 Mobile
joldenberg@commercialrealestatellc.com

PROPERTY OVERVIEW

- Exceptional opportunity to acquire or lease a vacant 0.17-acre commercial property ideally located just one block from the Fort Pierce Jetty and public beach access.
- This highly visible corner lot is perfectly positioned in a thriving coastal area surrounded by residential neighborhoods, boutique hotels, restaurants, and other tourist-oriented businesses.
- Zoned Tourist Commercial, the property supports a variety of development opportunities tailored to the area's high visitor traffic, including retail, dining, hospitality, and recreational services.
- With its proximity to the beach and waterfront attractions, it is well-suited for a range of tourist-related enterprises.



PRICE

Call For Pricing

ACREAGE

0.17 AC

FRONTAGE

185' on Binney Dr & Hernando St.

TRAFFIC COUNT

9,600 AADT

ZONING

Tourist Commercial C-5 (Fort Pierce)

LAND USE

Commercial

PARCEL ID

2401-501-0093-000-3

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	3,622	1 Mile	\$76,431	1 Mile	55.8
3 Mile	17,767	3 Mile	\$78,465	3 Mile	53
5 Mile	62,132	5 Mile	\$62,619	5 Mile	43.7
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,536	1 Mile	\$57,205	1 Mile	61.7
3 Mile	22,270	3 Mile	\$57,426	3 Mile	60.1
5 Mile	75,817	5 Mile	\$44,148	5 Mile	44.7

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ZONING INFORMATION

Sec. 125-202. Tourist Commercial Zone (C-5).

(a) Purpose. The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.

(b) Basic use standards. Uses in a C-5 zone, except multifamily housing developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be 10,000 square feet.
- b. The minimum lot width shall be 70 feet.
- c. The minimum lot depth shall be 90 feet.

(2) Yards.

- a. The minimum depth of the front yard will be 25 feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.

(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.

(4) Building height. No building shall exceed a height of 45 feet above grade, except that multifamily housing developments in accordance with the

requirements of the R-5 zone may be approved.

(c) Other applicable use standards.

- (1) Site plan review shall be required as outlined in section 125-313.
- (2) Accessory buildings shall comply with all yard, lot coverage and building requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least 50 feet.
- (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
- (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
- (6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
- (7) Signs will comply with standards referred to in section 125-310.
- (8) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-33; Ord. No. H-186, § 30-33, 6-15-1981; Ord. No. I-114, § 5, 7-1-1985; Ord. No. K-24, § 12, 8-21-2000; Ord. No. K-441, § 3, 1-16-2007; Ord. No. L-207, § 1, 1-18-2011; Ord. No. L-255, § 1, 5-7-2012; Ord. No. L-295, § 15, 11-4-2013; Ord. No. 19-016, § 8, 5-20-2019)

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TRADE AREA MAP



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