

# FREESTANDING OFFICE BUILDING

702 S 6th Street, Fort Pierce, FL 34950



FOR SALE | \$475,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**

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# PROPERTY OVERVIEW

- ±2,336 SF of well-configured space, currently used as administrative offices, adaptable for a variety of professional or nonprofit users.
- Interior layout features six offices, three bathrooms, and a reception area.
- Just minutes from Downtown Fort Pierce and US-1, with quick connectivity to surrounding neighborhoods and business districts.
- Dedicated parking to accommodate employees, clients, and visitors.
- A rare opportunity for professionals, service-based organizations, or investors seeking a centrally located office property.



<b>PRICE</b>	\$475,000
<b>BUILDING SIZE</b>	2,336 SF
<b>BUILDING TYPE</b>	Office
<b>ACREAGE</b>	0.24 AC
<b>FRONTAGE</b>	80' (S 6th St)
<b>TRAFFIC COUNT</b>	2,700 ADT (S 7th St)
<b>YEAR BUILT</b>	1953 (1965 renovation)
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	14
<b>ZONING</b>	C-1
<b>LAND USE</b>	OP
<b>PARCEL ID</b>	2410-717-0005-000-1

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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,987	1 Mile	\$47,240	1 Mile	38.3
3 Mile	55,254	3 Mile	\$55,329	3 Mile	40.1
5 Mile	77,128	5 Mile	\$61,055	5 Mile	41.4
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	10,782	1 Mile	\$34,414	1 Mile	38.2
3 Mile	66,806	3 Mile	\$39,588	3 Mile	39.4
5 Mile	93,667	5 Mile	\$45,206	5 Mile	41.1

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# ZONING INFORMATION

<b>Zoning District</b>	<b>C-1</b>
<i>Educational Facilities</i>	
College or University	C
Elementary, Middle or High School	C
Marine Research/Education Facilities	-
<i>Government Facilities</i> (except as noted below)	C
Post Office	C
Safety Service	P
<i>Medical Facilities</i> (except as noted below)	C
Hospital	C
Nursing Home	C
<i>Eating and Drinking Establishments</i>	
Brew Pub	P
Coffee Shop	P
Neighborhood Bistro	P
Neighborhood Café	P
Restaurants, Fast Food	C
Restaurant and Bar	P
Wine/Cigar Bar	C

<i>Office</i>	
Administrative, Professional, General, Medical Office	P
Day Labor Employment Agency	P
Medical and Dental Clinic	P
Television and Radio Studios	P
<i>Retail Sales and Service, Personal-Service Oriented</i> (except as noted below)	C
Art Studio	P
Animal Care Facilities & Service	-
Animal Grooming Services	-
Check Cashing/Loan Service	-
Educational Service Establishments	C
Laundry and Dry Cleaners Pick-Up	C
Laundromat	C
Mortuaries or Funeral Homes	-
Neighborhood Commercial Services	P
Pawn Shop	-
Personal Improvement Service	P
Veterinary (Without Outdoor Runs)	-

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# INTERIOR PHOTOS

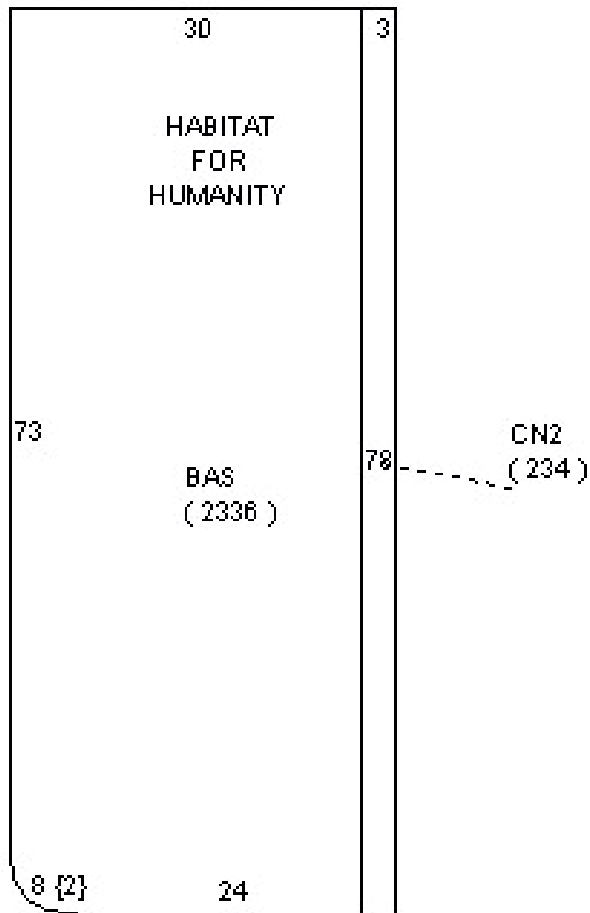


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# FLOOR SKETCH



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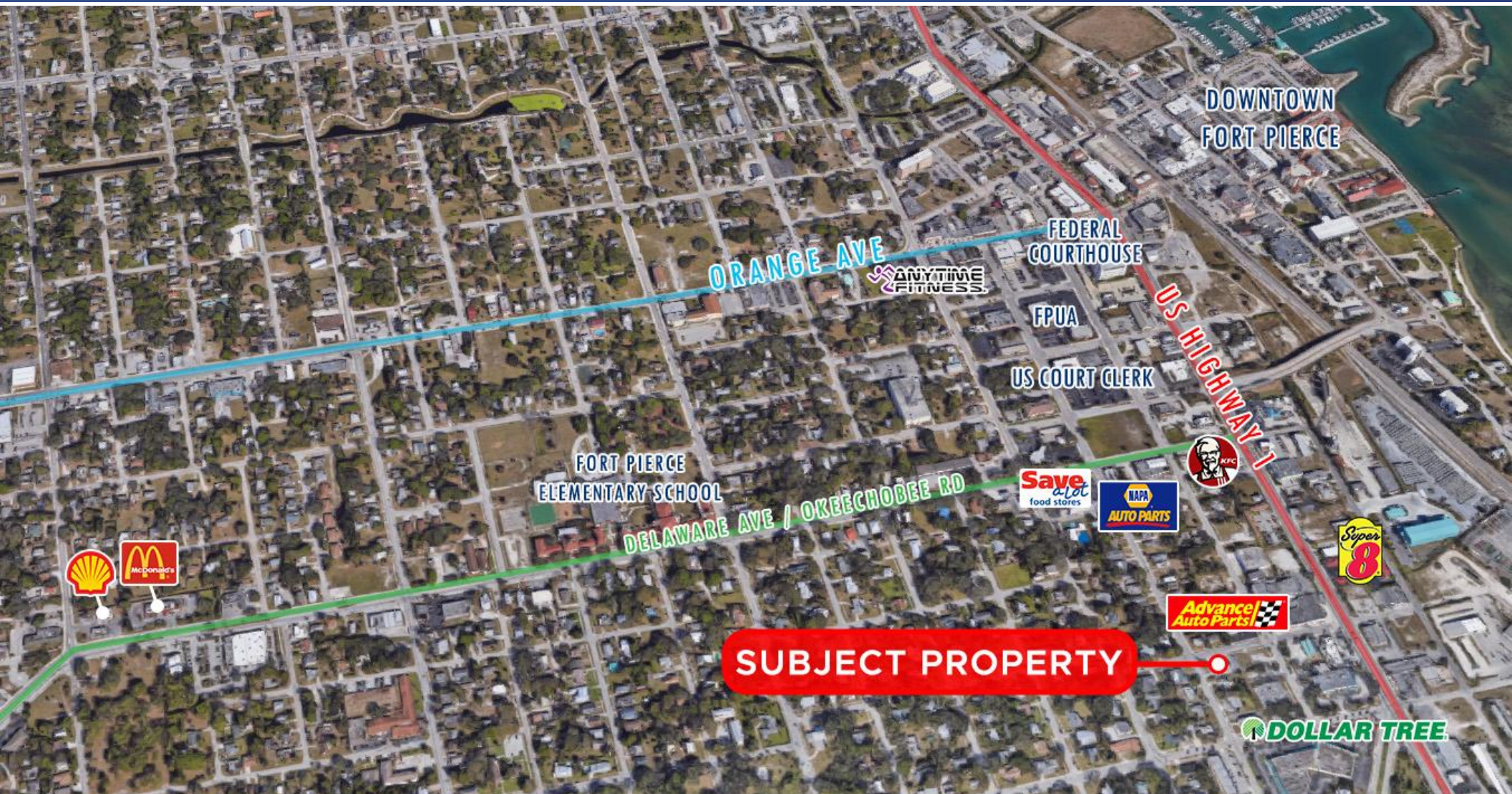
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# TRADE AREA MAP



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