

# BUILD READY YARD

3151 N US Hwy 1. Fort Pierce, FL 34946

Excellent US-1 Visibility! Minutes from the Water and Expressways!



FOR SALE | \$3,500,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart, FL 34994

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

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPERTY OVERVIEW

This unique opportunity featuring two side-by-side, **fenced** commercial parcels totaling 1.17 acres, offering prime exposure along bustling US Highway 1. The first parcel features a 3,580 SF retail/commercial building with large loading dock, ideal for a variety of uses including showroom, office, or service center. The second parcel is an open lot, currently utilized for storage, providing valuable yard space or buildable land for future expansion or development.

Some key features include:

- Prime frontage along US-1 with high traffic counts averaging **31,500** vehicles daily, plus convenient secondary access via Ridgehaven Road
- Less than 15 minutes from major transportation hubs including I-95, Florida's Turnpike, Treasure Coast International Airport, and rail access
- Commercial Airline traffic is expected at Treasure Coast International Airport in 2026
- Close proximity to waterfront access and marinas
- Great for boat dealership or hotel development
- Business opportunity available with property purchase (inquire for details)
- Additionally there is a sale leaseback opportunity & the proposed site plan is available.

PRICE	\$3,500,000
BUILDING SIZE	3,580 SF
BUILDING TYPE	Retail
ACREAGE	1.17 AC
FRONTAGE	433' combined
TRAFFIC COUNT	31,500 AADT
YEAR BUILT	1960
CONSTRUCTION TYPE	Masonry
PARKING SPACE	8
ZONING	Commercial General
LAND USE	Retail
PARCEL ID	1428-501-0052-000-4, 1428-501-0066-000-5

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart, FL 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart, FL 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	2,765	1 Mile	\$42,096	1 Mile	41.8
3 Mile	26,859	3 Mile	\$59,358	3 Mile	43.1
5 Mile	69,520	5 Mile	\$64,211	5 Mile	43.4
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	3,368	1 Mile	\$30,454	1 Mile	41.7
3 Mile	32,830	3 Mile	\$38,892	3 Mile	44
5 Mile	84,925	5 Mile	\$48,283	5 Mile	44.2

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart, FL 34994

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

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# ZONING INFORMATION

## **CG COMMERCIAL, GENERAL.**

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial 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. Amphitheaters. (999)
  - d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
  - e. Apparel and accessory stores. (56)
  - f. Automobile dealers. (55)
  - g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
  - h. Beauty and barber services. (723/724)
  - i. Building materials, hardware and garden supply. (52)
  - j. Cleaning services. (7349)
  - k. Commercial printing. (999)
  - l. Communications - except towers. (48)
  - m. Computer programming, data processing and other computer serv. (737)
  - n. Contract construction serv. (office and interior storage only). (15/16/17)
  - o. Cultural activities and nature exhibitions. (999)
  - p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
  - q. Eating places. (581)
  - r. Educational services - except public schools. (82)
  - s. Engineering, accounting, research, management and related services. (87)
  - t. Equipment rental and leasing services. (735)
  - u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
  - v. Farm labor and management services. (076)
  - w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
  - x. Food stores. (54)
  - y. Funeral and crematory services. (726)
  - z. Gasoline service stations. (5541)
  - aa. General merchandise stores. (53)
  - bb. Health services. (80)
  - cc. Home furniture and furnishings. (57)

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street

Stuart, FL 34994

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

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# ZONING INFORMATION

- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
  - (1) Drug stores. (591)
  - (2) Used merchandise stores. (593)
  - (3) Sporting goods. (5941)
  - (4) Book and stationary. (5942/5943)
  - (5) Jewelry. (5944)
  - (6) Hobby, toy and games. (5945)
  - (7) Camera and photographic supplies. (5946)
  - (8) Gifts, novelty and souvenir. (5947)
  - (9) Luggage and leather goods. (5948)
  - (10) Fabric and mill products. (5949)
  - (11) Catalog, mail order and direct selling. (5961/5963)
  - (12) Liquefied petroleum gas (propane). (5984)
  - (13) Florists. (5992)
  - (14) Tobacco. (5993)
  - (15) News dealers/newsstands. (5994)
  - (16) Optical goods. (5995)
- (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
  - (1) Tax return services. (7291)
  - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
  - (1) Detective, guard and armored car services. (7381)
  - (2) Security system services. (7382)
  - (3) News syndicate. (7383)
  - (4) Photofinishing laboratories. (7384)
  - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street

Stuart, FL 34994

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

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# ZONING INFORMATION

- rr. Postal services. (43)
  - ss. Recreation facilities. (999)
  - tt. Repair services. (76)
  - uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
  - vv. Social Services:
    - (1) Individual and family social services. (832/839)
    - (2) Child care services. (835)
    - (3) Job training and vocational rehabilitation services. (833)
  - ww. Travel agencies. (4724)
  - xx. Veterinary services. (074)
  - yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.
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. Adult establishments subject to requirements of Section 7.10.10. (999)
  - b. Drinking places (alcoholic beverages) - free-standing. (5813)
  - c. Disinfecting and pest control services. (7342)
  - d. Amusement parks. (7996)
  - e. Go-cart tracks. (7999)
  - f. Hotels and motels. (701)
  - g. Household goods warehousing and storage-mini-warehouses. (999)
  - h. Marina - recreational boats only. (4493)
  - i. Motor vehicle repair services - body repair. (753)
8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
  - a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
  - b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
  - c. Retail trade:
    - (1) Undistilled alcoholic beverages (accessory to retail sale of food).
  - d. Solar energy systems, subject to the requirements of Section 7.10.28.
- j. Sporting and recreational camps. (7032)
- k. Retail trade:
  - (1) Liquor stores. (592)
- l. Stadiums, arenas, and race tracks. (794)
- m. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street

Stuart, FL 34994

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

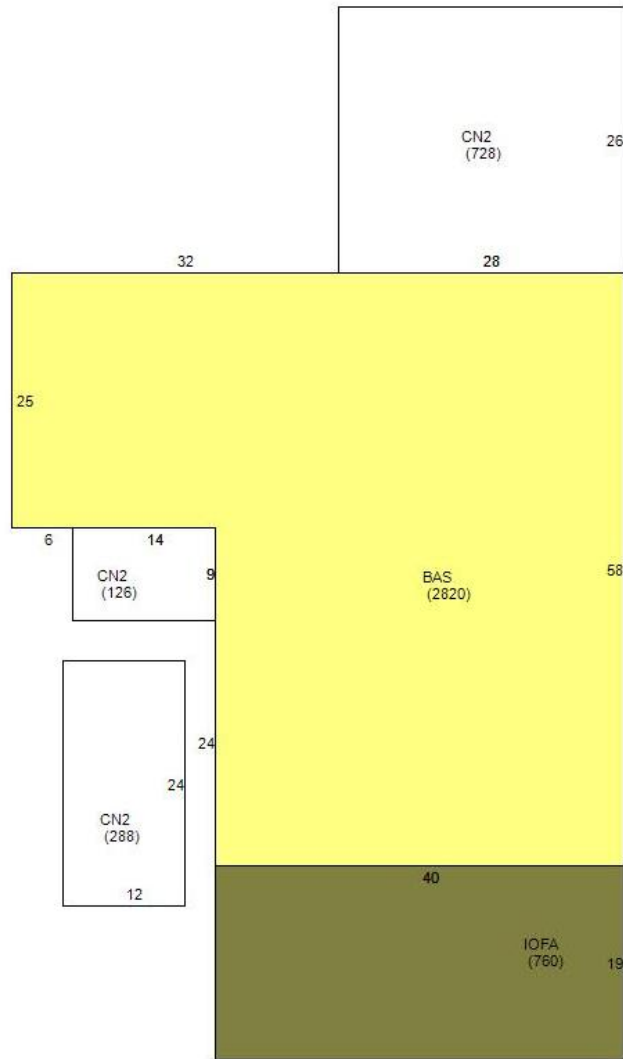
**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# SITE PLAN



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street

Stuart, FL 34994

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

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# TRADE AREA MAP



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart, FL 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)