

HIGH-EXPOSURE COMMERCIAL LOT ON US-1

4609 N US Highway 1, Fort Pierce, FL 34946



FOR SALE | \$650,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

Three adjacent parcels featuring a former auto dealership lot and two vacant commercial lots, currently vacant and ready for redevelopment.

- Zoned General Commercial (GC) - ideal for retail, office, medical, or service uses.
- Excellent visibility with convenient access to Indrio Road and I-95.
- Minutes from Treasure Coast International Airport and Business Park.
- Proposed site plans for two new commercial buildings (6,000 SF & 7,375 SF)
- Strong investment or development opportunity in a growing area near the planned Coconut Cove development.



PRICE	\$650,000
PROPOSED BUILDING SIZE(S)	6,000 SF 7,375 SF
ACREAGE	1.82 AC (Combined)
FRONTAGE	183' to US-1
TRAFFIC COUNT	22,500 ADT
ZONING	CG (SLC)
LAND USE	Commercial
PARCEL ID	1416-601-0021-000-8 1416-601-0030-000-4 1416-601-0029-000-4

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.

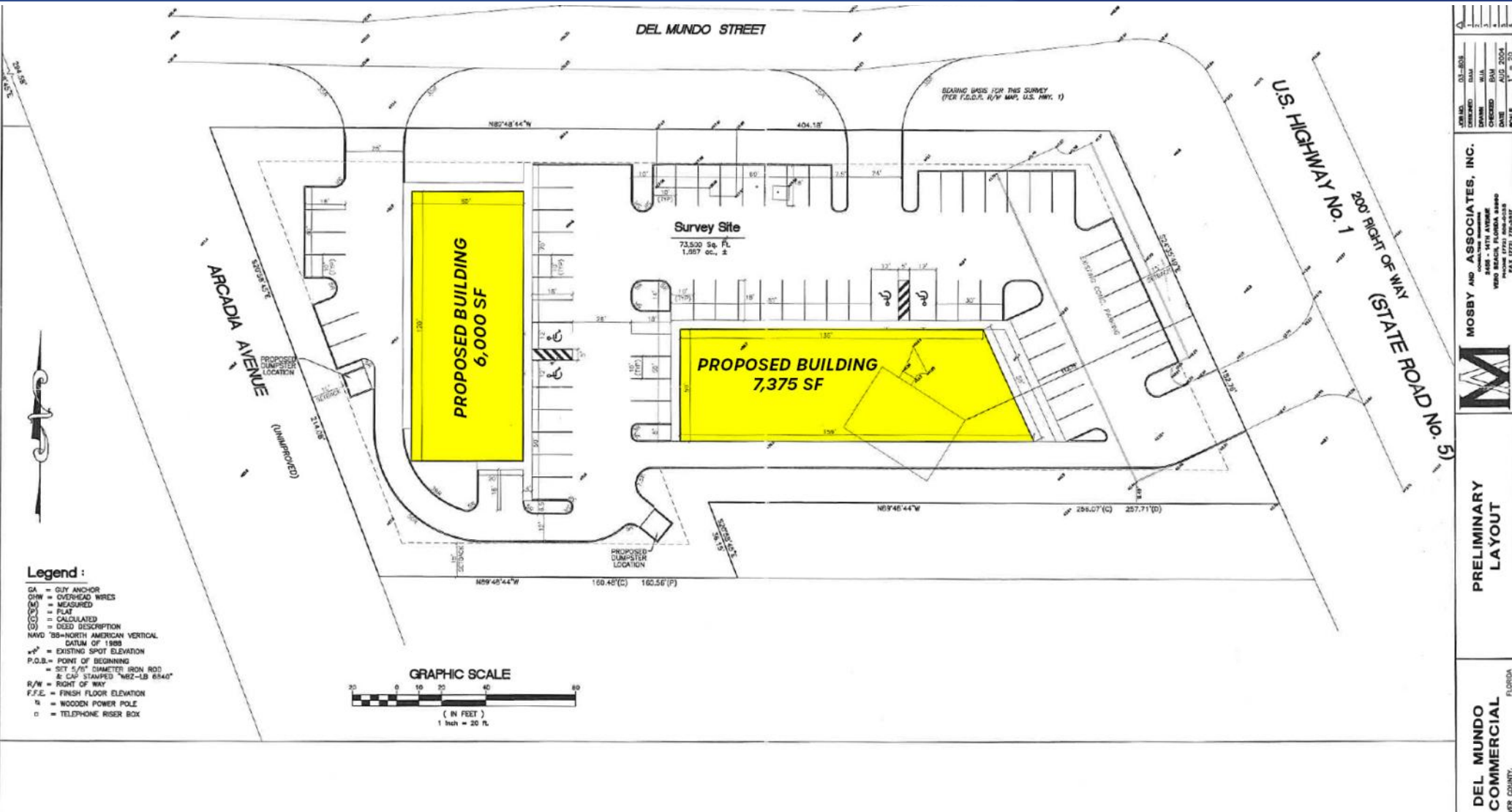
**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

PROPOSED SITE PLAN



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	764	12,276	51,754
2024 Population	723	15,803	61,870
2029 Population Projection	856	19,470	74,450
Annual Growth 2020-2024	-1.3%	7.2%	4.9%
Annual Growth 2024-2029	3.7%	4.6%	4.1%
Median Age	42.8	55.7	49.9
Bachelor's Degree or Higher	18%	25%	25%
U.S. Armed Forces	2	29	49

Income	1 mile	3 miles	5 miles
Avg Household Income	\$65,160	\$68,414	\$72,218
Median Household Income	\$39,874	\$51,388	\$51,354
< \$25,000	82	1,878	6,464
\$25,000 - 50,000	76	1,574	6,187
\$50,000 - 75,000	48	1,535	5,049
\$75,000 - 100,000	36	665	2,467
\$100,000 - 125,000	7	503	2,250
\$125,000 - 150,000	15	316	861
\$150,000 - 200,000	14	454	1,575
\$200,000+	13	251	1,290

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@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)
- 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)

ZONING INFORMATION

- | | | |
|--|--|--|
| (8) Gifts, novelty and souvenir. (5947) | (3) News syndicate. (7383) | (3) Job training and vocational rehabilitation services. (833) |
| (9) Luggage and leather goods. (5948) | (4) Photofinishing laboratories. (7384) | |
| (10) Fabric and mill products. (5949) | (5) Business services - misc. (7389) | ww. Travel agencies. (4724) |
| (11) Catalog, mail order and direct selling. (5961/5963) | jj. Mobile home dealers. (527) | xx. Veterinary services. (074) |
| (12) Liquefied petroleum gas (propane). (5984) | kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999) | 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. |
| (13) Florists. (5992) | ll. Motion pictures. (78) | |
| (14) Tobacco. (5993) | mm. Motor vehicle parking-commercial parking and vehicle storage. (752) | |
| (15) News dealers/newsstands. (5994) | nn. Museums, galleries and gardens. (84) | |
| (16) Optical goods. (5995) | oo. Personnel supply services. (736) | |
| (17) Misc. retail (See SIC Code for specific uses). (5999) | pp. Photo finishing services. (7384) | |
| hh. Miscellaneous personal services (see SIC Code Major Group 72): | qq. Photographic services. (722) | |
| (1) Tax return services. (7291) | rr. Postal services. (43) | |
| (2) Misc. retail (See SIC Code for specific uses). (7299) | ss. Recreation facilities. (999) | |
| ii. Miscellaneous business services (see SIC Code Major Group 73): | tt. Repair services. (76) | |
| (1) Detective, guard and armored car services. (7381) | uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999) | |
| (2) Security system services. (7382) | vv. Social Services: | |
| | (1) Individual and family social services. (832/839) | |
| | (2) Child care services. (835) | |

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com