

# LARGE COMMERCIAL LOT WITH OFFICE & STORAGE

2401 W Midway Rd. Fort Pierce, FL 34981



FOR SALE | \$899,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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**Matthew Mondo**

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# PROPERTY OVERVIEW

This commercially zoned property offers a versatile opportunity in a rapidly expanding business corridor. Originally built as a residence, the building has been converted into functional office space totaling approximately 2,034 square feet, making it well-suited for a variety of professional or administrative uses.

The site features a large parking area, providing ample accommodation for employees and clients. An additional detached garage/storage structure of approximately 816 square feet adds valuable utility for equipment, inventory, or operational support.

Situated on a mostly cleared lot with excellent visibility, the property benefits from strong exposure and accessibility. Direct access to Midway Road ensures convenient connectivity, while proximity to I-95—less than a 10 -minute drive—enhances regional access for commuters and customers.



<b>PRICE</b>	\$899,000
<b>BUILDING SIZES</b>	Bldg 1: 2,034 SF, Bldg 2: 816 SF
<b>BUILDING TYPE</b>	Residential
<b>ACREAGE</b>	2.02 AC
<b>FRONTAGE</b>	300' on W Midway Rd
<b>TRAFFIC COUNT</b>	19,300 AADT
<b>YEAR BUILT</b>	1953
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	10
<b>ZONING</b>	Commercial Office
<b>LAND USE</b>	Single Family
<b>PARCEL ID</b>	3403-502-0096-000-6

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# SITE PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	3,067	1 Mile	\$93,153	1 Mile	40.3
3 Mile	45,962	3 Mile	\$84,443	3 Mile	42.4
5 Mile	120,664	5 Mile	\$81,192	5 Mile	42.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	3,558	1 Mile	\$75,102	1 Mile	40.5
3 Mile	52,790	3 Mile	\$63,151	3 Mile	42.8
5 Mile	138,075	5 Mile	\$61,797	5 Mile	42.4

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# ZONING INFORMATION

## R. CO COMMERCIAL, OFFICE.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office 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. Communications - except towers. (48)
  - d. Computer programming, data processing and other computer related services. (737)
  - e. Contract construction services - office only. (15, 16, 17)
  - f. Duplicating, mailing, commercial art/ photography and stenographic services. (733)
  - g. Engineering, accounting, research, management and related services. (87)
  - h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
  - i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
  - j. Health services - except nursing homes and hospitals. (80)
  - k. Membership organizations subject to the provisions of Section 7.10.31. (86)
  - l. Miscellaneous business services:
    - (1) Detective, guard and armored car services. (7381)
    - (2) Security system services. (7382)
    - (3) News syndicate. (7383)
    - (4) Photofinishing laboratories. (7364)
    - (5) Business Services - misc. (7389)
  - m. Personnel supply services. (736)
  - n. Social services:
    - (1) Individual and family social services. (832/839)
  - o. Travel agencies. (4724)
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. Child care services. (835)
  - b. Television and radio transmitting towers. (999)
  - c. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
  - a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).
  - b. Postal services. (43)
  - c. Solar energy systems, subject to the requirements of Section 7.10.28.

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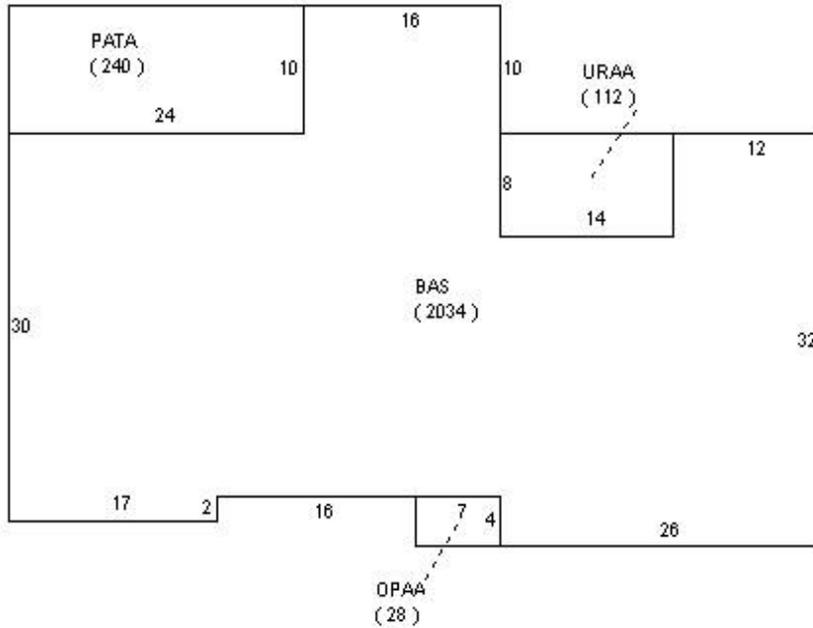
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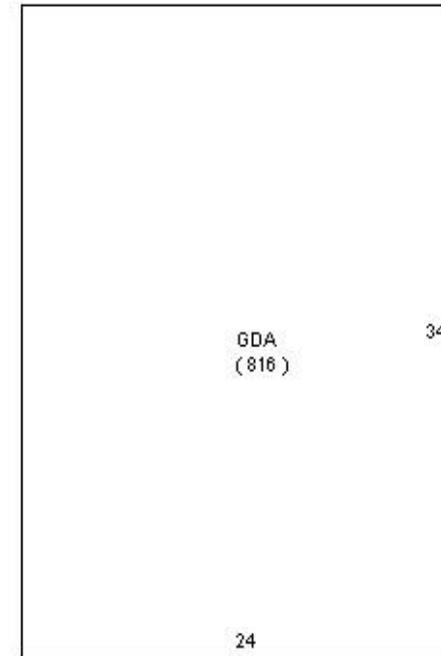
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# SITE PLAN



Building 1



Building 2

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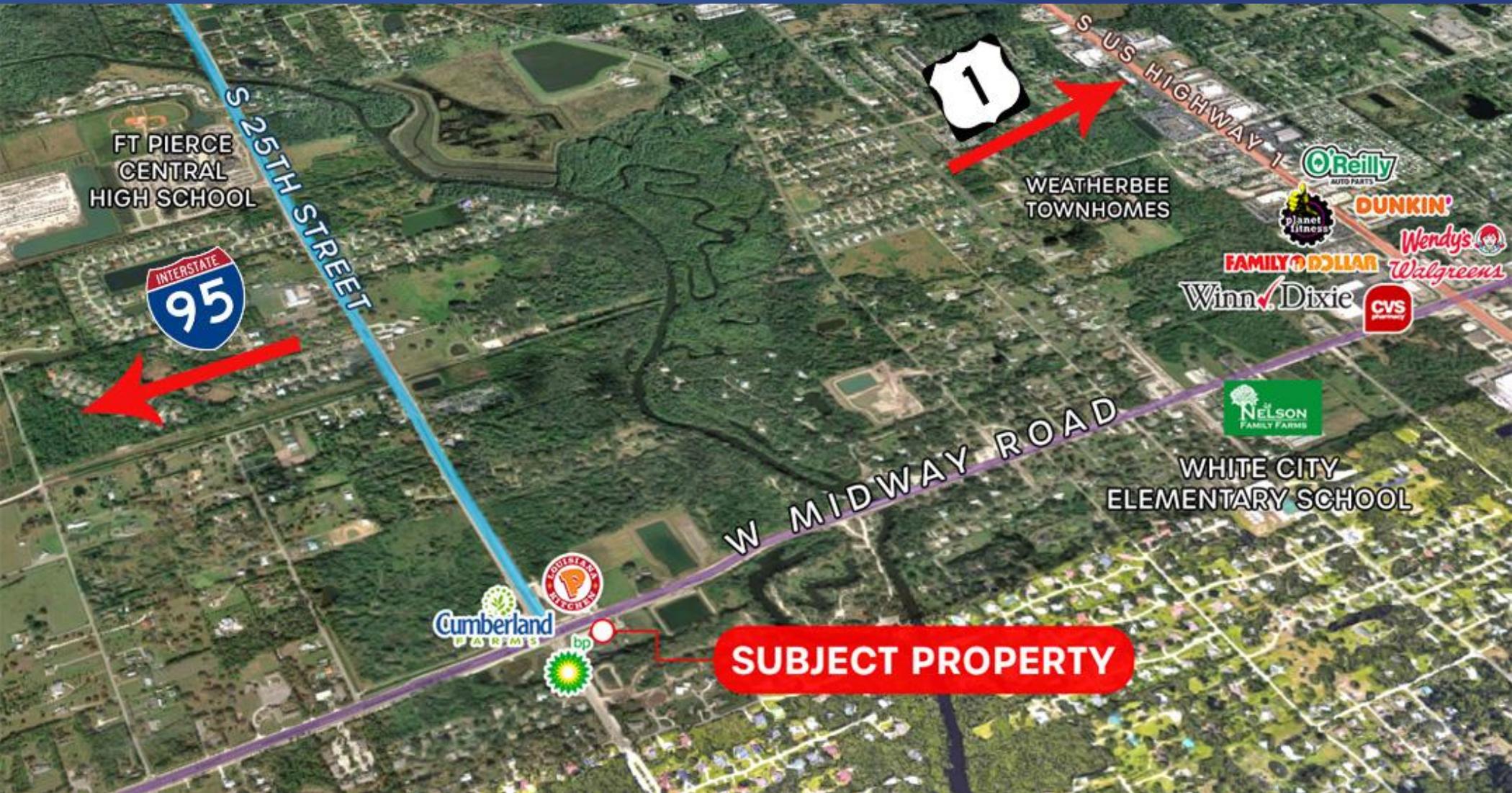
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# TRADE AREA MAP



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