

VACANT COMMERCIAL LAND

515 S 2nd St. Fort Pierce, FL 34950



FOR SALE | \$500,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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PROPERTY OVERVIEW

Exceptional opportunity to acquire a 0.49± acre vacant parcel in the heart of Downtown Fort Pierce. This office commercial-zoned property offers over 100' of frontage along S 2nd Street, providing excellent visibility and accessibility.

The site features attractive water views and is ideally positioned near a variety of established businesses, including city and county offices, professional services, and other commercial destinations. Its central location makes it well-suited for professional office, mixed-use, or commercial development.

This property presents a rare development opportunity in one of Fort Pierce's most desirable and growing areas.



PRICE	\$500,000
ACREAGE	0.49 AC
FRONTAGE	132' on S 2nd St.
ZONING	C-1
LAND USE	Commercial
PARCEL ID	2410-810-0002-000-6

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,479	1 Mile	\$42,765	1 Mile	38.1
3 Mile	53,322	3 Mile	\$54,990	3 Mile	40.2
5 Mile	77,038	5 Mile	\$61,559	5 Mile	41.6

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,586	1 Mile	\$30,514	1 Mile	38.2
3 Mile	64,447	3 Mile	\$39,335	3 Mile	39.5
5 Mile	93,653	5 Mile	\$45,666	5 Mile	41.5

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ZONING INFORMATION

Sec. 125-198. Office Commercial Zone (C-1).

- (a) *Purpose.* This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.
- (b) *Basic use standards.* Uses in a C-1 zone 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 65 feet above grade.

(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 height 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, § 22-29; Ord. No. H-186, § 30-29, 6-15-1981; Ord. No. H-207, § 1, 5-3-1982; Ord. No. I-147, § 3, 2-3-1986; Ord. No. I-148, § 1, 2-3-1986; Ord. No. I-308, § 1, 2-6-1989; Ord. No. K-24, § 8, 8-21-2000; Ord. No. K-122, § 1, 12-17-2001; Ord. No. L-295, § 11, 11-4-2013; Ord. No. 19-016, § 4, 5-20-2019)

TRADE AREA MAP



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