

FOR SALE



FLEX-USE WATERFRONT PROPERTY

PLUS ± 0.80-ACRE VACANT LOT

515 S INDIAN RIVER DR. FORT PIERCE, FL 34950

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**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire a distinctive waterfront property along scenic Indian River Drive overlooking the Fort Pierce Inlet. This unique 1.6-acre property offers a blend of hospitality use, professional use potential, waterfront access, and future development upside in one of the Treasure Coast's most attractive waterfront corridors.

The property features a two-story freestanding building totaling 4,154± SF, currently operating as a 5-unit bed and breakfast, while also offering a layout well suited for a professional office, boutique commercial use, or a conversion to a variety of business operations. Complementing the main building is a detached 1,506± SF studio apartment located toward the rear of the property, ideal for onsite management quarters, guest accommodations, or additional rental income.

The property extends directly to the Fort Pierce Inlet, complete with an established dock and direct water access.

Adding further value, an estimated 0.80± acre vacant section located just north of the main property provides room for potential future development, expansion, or complementary use.

The property's prime location offers close proximity to Downtown Fort Pierce Historic District, known for its vibrant waterfront, restaurants, marinas, and cultural attractions. The site also benefits from convenient regional connectivity, located just minutes from US-1 with quick access to both I-95 and Florida's Turnpike.



INVESTMENT OVERVIEW

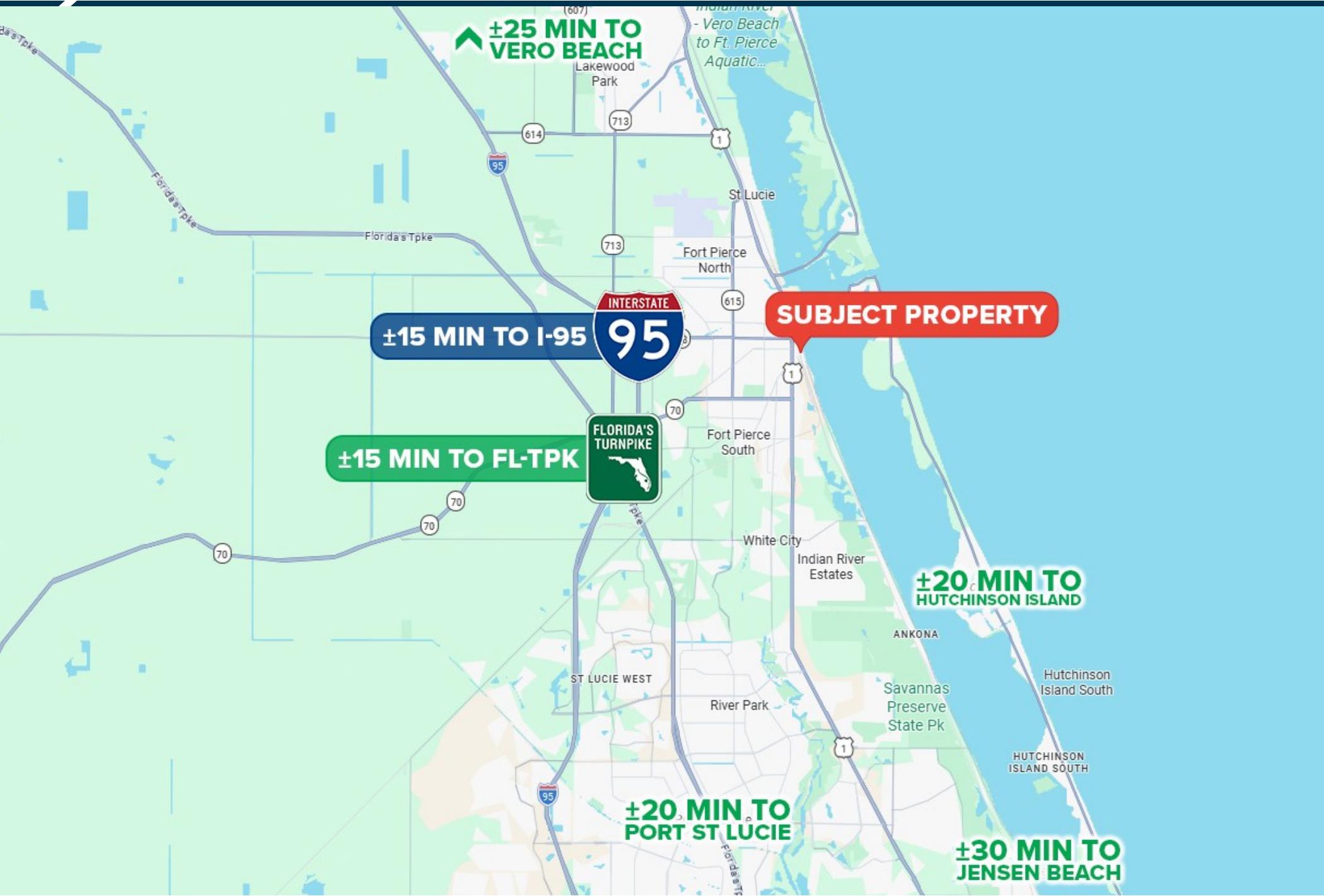
PRICE	\$1,850,000
MAIN BUILDING SIZE	4,154 SF
DETACHED STUDIO BUILDING SIZE	1,506 SF
VACANT LAND ESTIMATED ACREAGE	±0.80 AC
BUILDING TYPE	Office/Res
TOTAL ACREAGE	1.6 AC
FRONTAGE	± 297'
TRAFFIC COUNT	12,200 ADT
YEAR BUILT	1900/1920
YEAR RENOVATED	2010s
ZONING	C-1 (FP)
LAND USE	CBD, Central Business District
PARCEL ID	2410-810-0001-000-9

FLEXIBLE PURCHASING OPTIONS

1. **Entire Property:** \$1,850,000
2. **Main Building & Studio Apartment:** \$950,000
3. **Vacant Lot Only:** \$900,000



PROXIMITY MAP



±25 MIN TO VERO BEACH

±15 MIN TO I-95

±15 MIN TO FL-TPK

SUBJECT PROPERTY

±20 MIN TO HUTCHINSON ISLAND

±20 MIN TO PORT ST LUCIE

±30 MIN TO JENSEN BEACH

PROPERTY PHOTOS



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	5,113	48,260	67,282
2024 Population	5,366	52,631	77,010
2029 Population Projection	6,451	63,595	93,618
Households			
2020 Households	1,894	18,374	26,305
2024 Households	1,939	20,138	30,316
2029 Household Projection	2,321	24,337	36,868
Households By Income			
Avg Household Income	\$42,566	\$55,300	\$61,544
Median Household Income	\$30,505	\$39,461	\$45,654
Population Summary			
Median Age	38.2	39.5	41.5
Avg Age	38.2	40.2	41.6
Worker Travel Time To Job			
<30 Minutes	1,395	13,395	19,254
30-60 Minutes	605	6,512	9,651
60+ Minutes	250	1,255	1,791



CONTACT INFORMATION

WATERFRONT HOSPITALITY PROPERTY

515 S INDIAN RIVER DR.
FORT PIERCE, FL 34950

\$1,850,000

PURCHASE PRICE

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