

# RIVER RIDGE FLEX SPACE

2250 N US Hwy 1, Unit 2276. Fort Pierce, FL 34946



FOR LEASE | \$15.60/SF\*\*

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart, FL 34994

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# PROPERTY OVERVIEW

Professional 1,100 SF commercial space featuring dedicated office area and bay door access, ideal for roofing, construction, plumbing, electrical, HVAC, landscaping, and other trade or service-oriented businesses. Strategically located with high visibility and convenient access from both Old Dixie Highway and Federal Highway.

Property highlights include monument signage, ample on-site parking, and close proximity to North Hutchinson Island. Recent improvements include fresh exterior paint, new HVAC system, and a resurfaced parking lot. The property is under new ownership and management, offering a well-maintained and professionally managed environment.

Surrounded by a variety of established small businesses, this location provides an excellent opportunity for companies seeking functional space in a highly accessible commercial location.



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<b>PRICE</b>	\$15.60/sf + \$2.40 CAM + \$50 Flat Water Fee/month
<b>BUILDING SIZE</b>	1,100 SF
<b>BUILDING TYPE</b>	Retail/Office
<b>ACREAGE</b>	1.41 AC
<b>TRAFFIC COUNT</b>	27,600 AADT
<b>YEAR BUILT</b>	1989-Renovated 2023
<b>CONSTRUCTION TYPE</b>	Reinforced Concrete
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	General Commercial
<b>LAND USE</b>	Office
<b>PARCEL ID</b>	1433-441-0040-000-0

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# SITE PHOTOS



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# DEMOGRAPHICS

2025 Population Estimate		2025 Average Household Income		Average Age	
1 Mile	5,547	1 Mile	\$44,312	1 Mile	38.3
3 Mile	43,688	3 Mile	\$60,535	3 Mile	41.6
5 Mile	77,022	5 Mile	\$68,596	5 Mile	42.6

2030 Population Projection		2025 Median Household Income		Median Age	
1 Mile	6,437	1 Mile	\$33,519	1 Mile	36.7
3 Mile	50,453	3 Mile	\$40,890	3 Mile	41.5
5 Mile	89,314	5 Mile	\$49,337	5 Mile	42.5

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# 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. Amphitheatres. (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)

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- (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)
- 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.

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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)
  - j. Sporting and recreational camps. (7032)
  - k. Retail trade:
    - (1) Liquor stores. (592)
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.
9. *Stadiums, arenas, and race tracks.* (794)
10. *Telecommunication towers - subject to the standards of Section 7.10.23.* (999)

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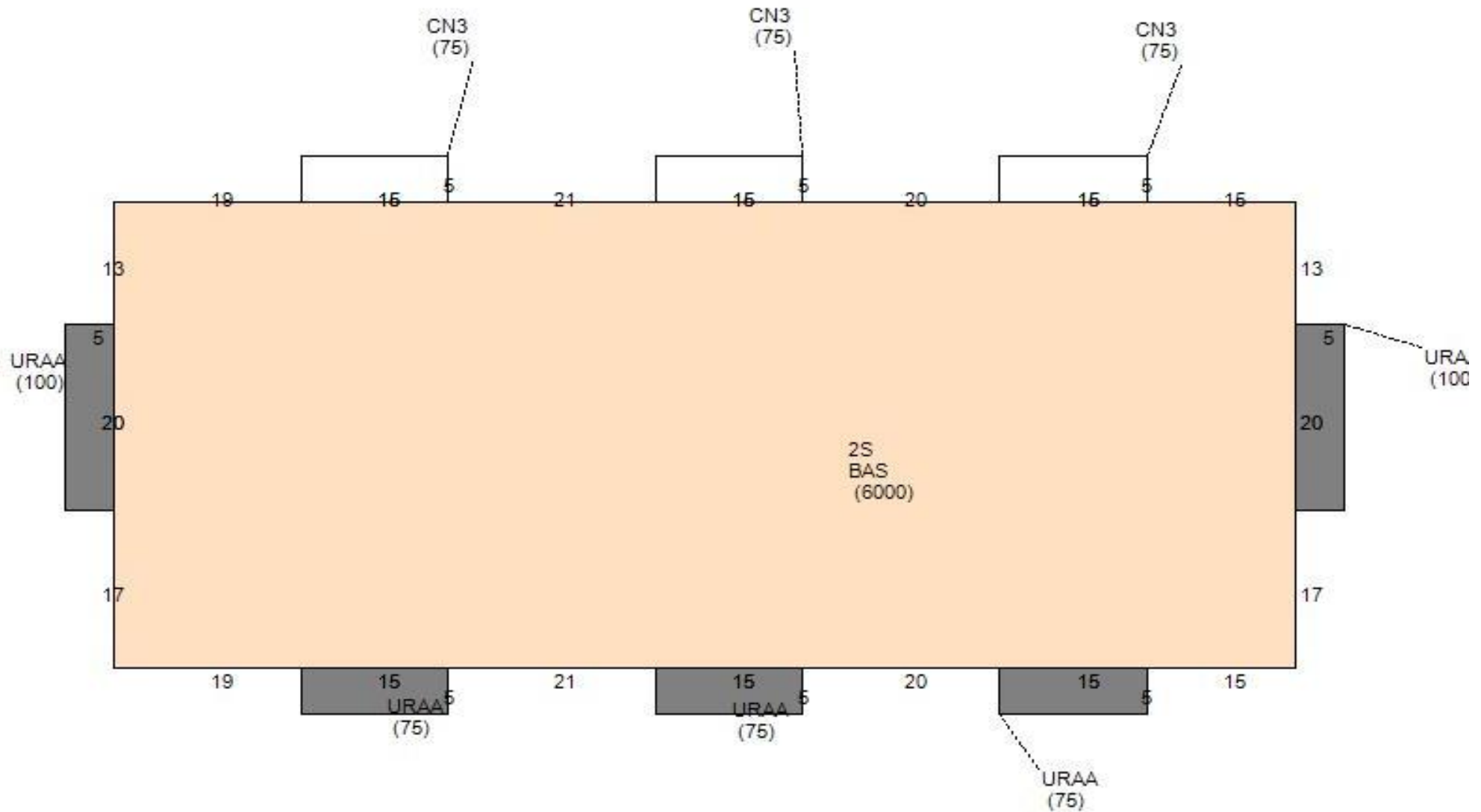
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# SITE PLAN



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# TRADE AREA MAP



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