

DIVERSE MIXED-USE INVESTMENT

302 N 25th Street, Fort Pierce, FL 34947



VALUE-ADD OPPORTUNITY

FOR SALE | \$549,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

This unique mixed-use property offers investors the opportunity to acquire a diversified income-producing asset consisting of an operating car wash, furnished residential apartment, and warehouse bays. Located on the corner of N 25th Street and Avenue B in Fort Pierce, the property benefits from convenient access to Orange Avenue, US-1, and I-95 while serving the surrounding residential and neighborhood commercial market.

PROPERTY FEATURES

- Mixed-use investment property totaling approximately 3,048 SF
- Operating 2,500 SF car wash leased at \$1,500 per month
- Fully furnished 600 SF second-floor apartment featuring 1 bedroom and 1 bathroom
- Warehouse building comprised of three 500 SF bays
- Corner location with excellent accessibility
- Immediate proximity to Orange Avenue, US-1, and I-95

PRICE	\$549,000
BUILDING SIZE	3,048 SF (Total)
BUILDING TYPE	Car Wash / Warehouse / Apts
ACREAGE	0.45 AC
FRONTAGE	150'
TRAFFIC COUNT	24,500 AADT
YEAR BUILT	1965
CONSTRUCTION TYPE	Corr Metal / CB Stucco
ZONING	C-3 (FP)
LAND USE	GC
PARCEL ID	2408-507-0088-000-4

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INVESTMENT HIGHLIGHTS



- Multiple income streams from commercial, residential, and warehouse components
- Value-add opportunity through lease optimization and re-leasing potential
- Established car wash tenant providing in-place cash flow
- Furnished apartment suitable for long-term or short-term rental income
- Flexible warehouse bays appealing to small businesses, contractors, and storage users
- Centrally located within an established Fort Pierce neighborhood

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PROPERTY PHOTOS



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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	13,993	48,377	68,025
2025 Population	15,254	55,153	82,347
2030 Population Projection	17,367	63,209	95,165
Annual Growth 2020-2025	1.8%	2.8%	4.2%
Households			
2020 Households	4,677	17,549	26,112
2025 Households	5,052	20,086	32,352
2030 Household Projection	5,750	23,058	37,542
Annual Growth 2020-2025	1.7%	2.5%	3.3%
Households By Income			
Avg Household Income	\$37,381	\$55,674	\$68,503
Median Household Income	\$28,444	\$43,506	\$49,402
Population Summary			
Median Age	33.80	36.60	41.40
Avg Age	35.40	37.80	41.80

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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ZONING INFORMATION

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C

Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P
Wholesale Trade	P

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TRADE AREA MAP



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