

2ND GENERATION RESTAURANT SPACE

1412 N 25th Street, Fort Pierce, FL 34950



FOR LEASE | \$3,400/mo.*

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
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PROPERTY OVERVIEW

A rare chance to occupy a fully-equipped, second-generation restaurant space on one of Fort Pierce's primary north-south commuter corridors. Skip the cost and delay of a ground-up build-out – the kitchen infrastructure is already here, so you can focus on your concept, your menu, and your grand opening.

Key Features:

- Existing commercial kitchen hood/exhaust system and grease trap in place
- Flexible interior layout suitable for counter-service, casual dining, or hybrid dine-in/carryout concepts
- On-site parking
- Utilities in-place



LEASE RATE	\$3,400/mo. (\$48,800/Yr.)
CAM	\$4.00/SF
KEY MONEY	\$120,000
BUILDING SIZE (SUBJECT UNIT)	1,700 SF
PROPERTY TYPE	Second-generation restaurant / retail
PRIOR / CURRENT USE	Restaurant
PARCEL CONTEXT	Subject unit sits within a multi-building retail property
RECENT CAPITAL IMPROVEMENTS	Ownership has reported recent roof and HVAC upgrades to the property
ZONING	C-3 (Commercial)
TRAFFIC COUNTS	22,500 AADT
SIGNAGE	Building

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INTERIOR PHOTOS



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DEMOGRAPHICS

1412 North 25th Street, Fort Pierce, FL, USA	3 mi	5 mi	10 mi
Population	42,910	75,256	184,778
Median HH Income	\$48,068	\$61,128	\$75,927
Population Median Age	35.9	40.5	44.1
Households	16,165	29,724	75,286
Average HH Income	\$63,149	\$81,197	\$102,604
Per Capita Income	\$23,877	\$32,132	\$41,854
Median Home Value	291,300	359,344	377,421
Average Minutes Travel to Work	22.3	24.1	24.7

Live Insights

Municipal records and commercial listings show localized activity tied to North 25th Street: the city has active RFP/bid actions and surplus-property records referencing N.25th, FPRA agendas include property sale and timing amendments on North 25th, and the city has advanced corridor and road improvement projects (including Avenue D and Indian River Drive improvements) funded through state grants and surtax allocations.



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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

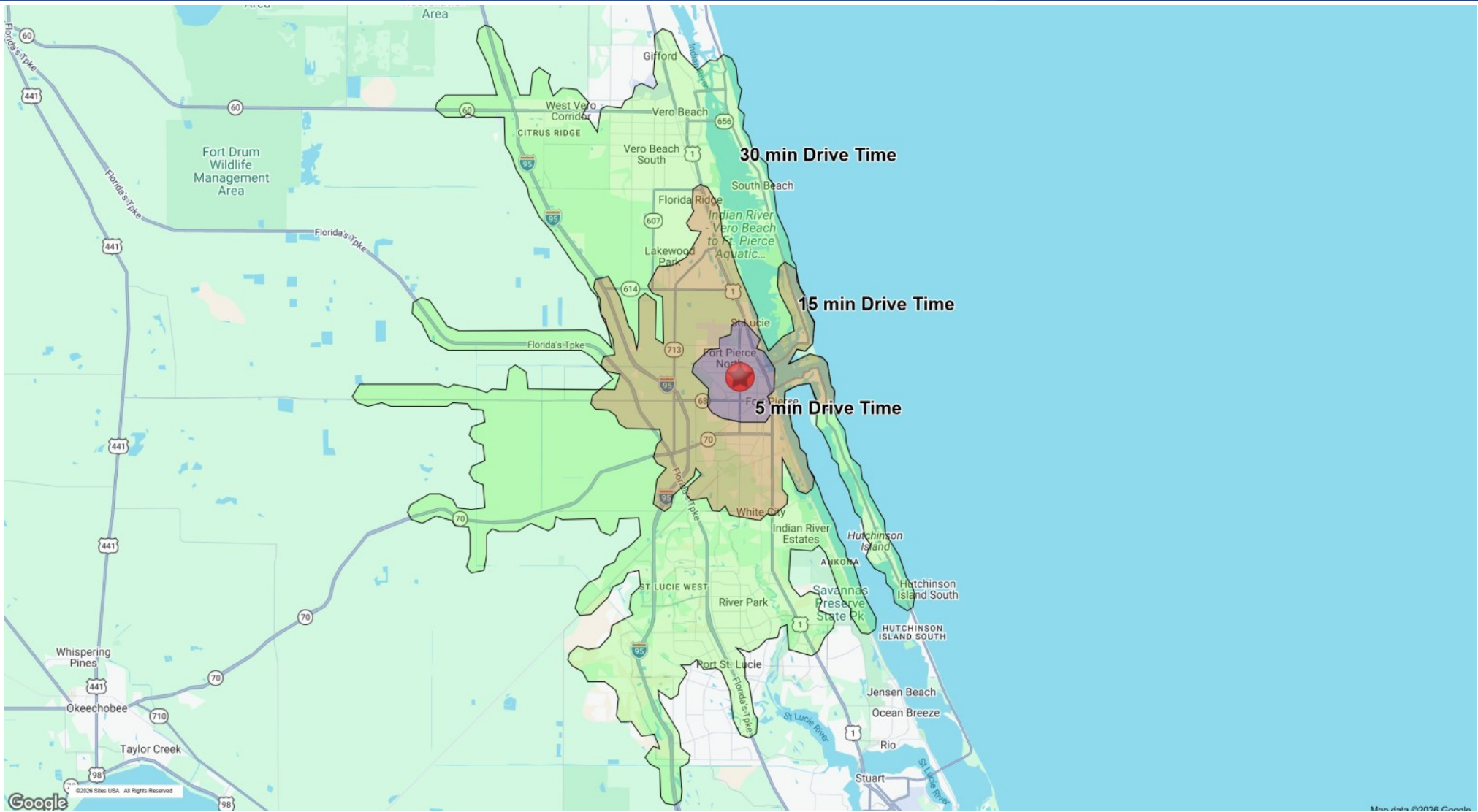
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service 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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DRIVE TIME MAP



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TRADE AREA MAP



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