

TURNKEY BARBERSHOP SPACE

1410 N 25th Street, Fort Pierce, FL 34950



FOR LEASE | \$1,750/mo.

CMB CRADY
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BELLAND
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- This 800-sf unit sits along the busy N 25th Street in Fort Pierce, FL, already built out to operate as a barbershop – a rare find for an incoming tenant who wants to open without the cost or downtime of a full build-out.
- The main floor is an open, street-facing area sized for multiple styling stations plus a waiting area, so a new operator can bring in all the necessary styling equipment.
- Beyond the main floor, the unit includes two finished rooms most storefronts this size don't have: a private office suited to consultations, scheduling, or handling the books away from the chair, plus a separate breakroom that isn't visible to walk-in clients.
- The Landlord is also open to including the shop's existing inventory for a tenant who wants to skip sourcing equipment entirely, in exchange for a double security deposit.



LEASE RATE	\$1,750/mo.
AVAILABLE SPACE	800 SF
LEASE TYPE	Modified Gross
CONDITION	Turnkey–barbershop buildout
LAYOUT	Open floor + office + breakroom
INVENTORY	Available with double security deposit
IDEAL USE	Barbeshop, salon, or personal service business
ZONING	C-3 (Commercial)
TRAFFIC COUNTS	22,500 AADT
SIGNAGE	Building

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INTERIOR PHOTOS



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DEMOGRAPHICS

1410 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

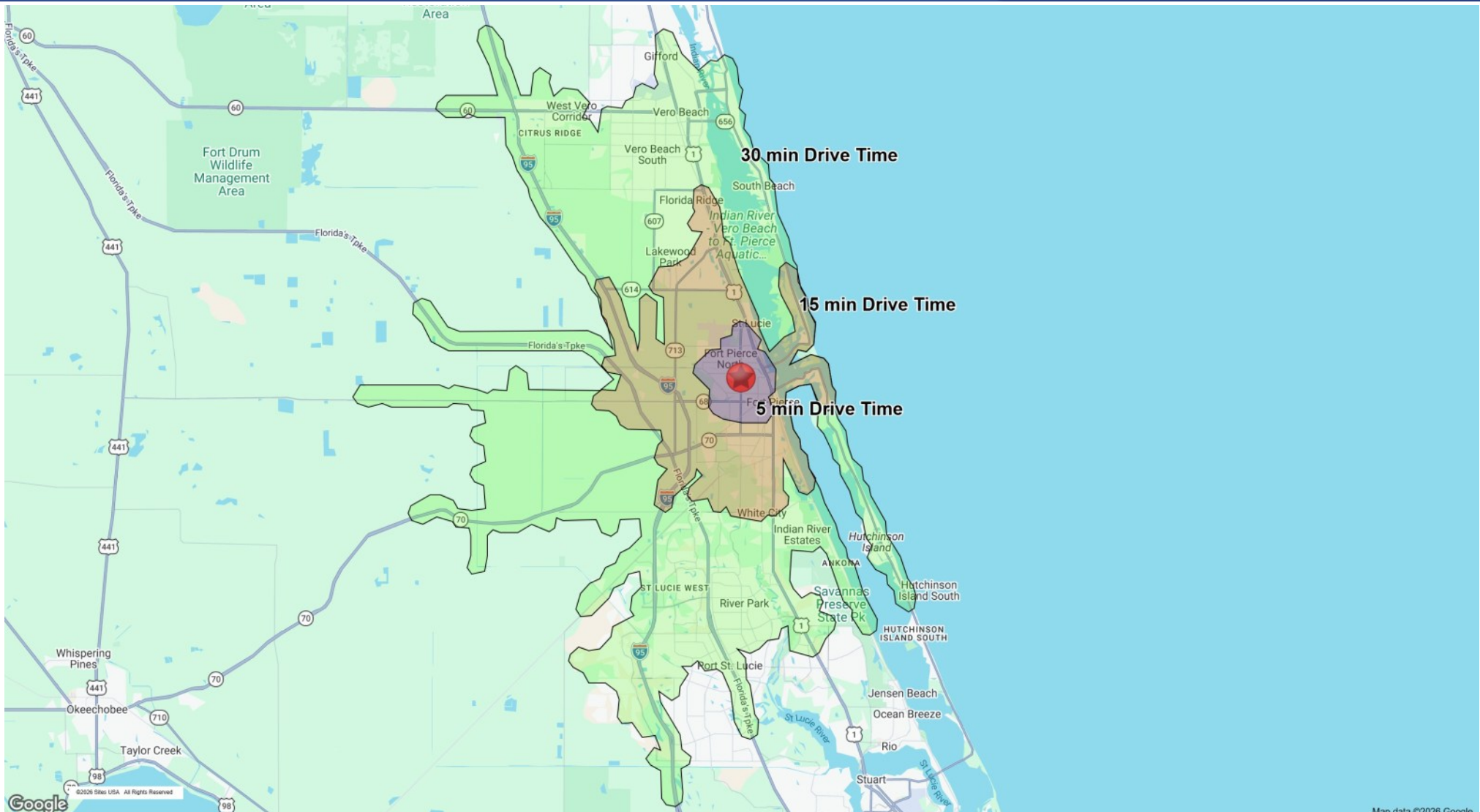
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service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