

2ND GENERATION RESTAURANT SPACE

901 Avenue D, Fort Pierce, FL 34950



FOR LEASE | \$22.00/SF MG

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
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PROPERTY OVERVIEW

Lease a piece of Fort Pierce history. This turn-key restaurant space sits in the heart of the historic Avenue D corridor with a restaurant legacy stretching back nearly 50 years and a built-in neighborhood following ready for your concept.

Features Include:

- Turn-key commercial kitchen with equipment
- Corner location on Avenue D and 9th Street with strong pedestrian and drive-by visibility
- Building renovated back in 2008 and also in 2022
- Only a few blocks away from US-1, with direct access to downtown Fort Pierce



LEASE RATE	\$22.00/SF Modified Gross
BUILDING SIZE	3,132 SF
BUILDING TYPE	Second-generation restaurant
RENOVATION HISTORY	2008 / 2022
FRONTAGE	100'
TRAFFIC COUNT	4,500 AADT
SEATING CAPACITY	Approx. 99 guests
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Street
ZONING	C-3 (Ft Pierce)
SIGNAGE	Building
IDEAL FOR	Neighborhood diners, family dining, live-entertainment concepts

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DEMOGRAPHICS

901 Avenue D, Fort Pierce, FL, USA	3 mi	5 mi	10 mi
Population	49,128	73,681	187,322
Median HH Income	\$50,722	\$60,055	\$75,073
Population Median Age	37	39.8	44.1
Households	18,507	29,120	76,269
Average HH Income	\$67,999	\$79,890	\$101,002
Per Capita Income	\$25,697	\$31,637	\$41,174
Median Home Value	330,936	358,507	366,402
Average Minutes Travel to Work	22.8	23.9	25.1

Live Insights

Recent municipal records and local business listings show site-specific activity: a public groundbreaking was recorded for an Avenue D road-improvement initiative in mid-2026 and port/shoreline planning actions remain active, while downtown has experienced recent tenant turnover including a notable restaurant closure; concurrently, a new entertainment-driven restaurant was publicized at 901 Avenue D, indicating localized redevelopment and incoming street-level activity adjacent to the subject site—these items reflect concurrent infrastructure investment and downtown tenant churn within the trade area.

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

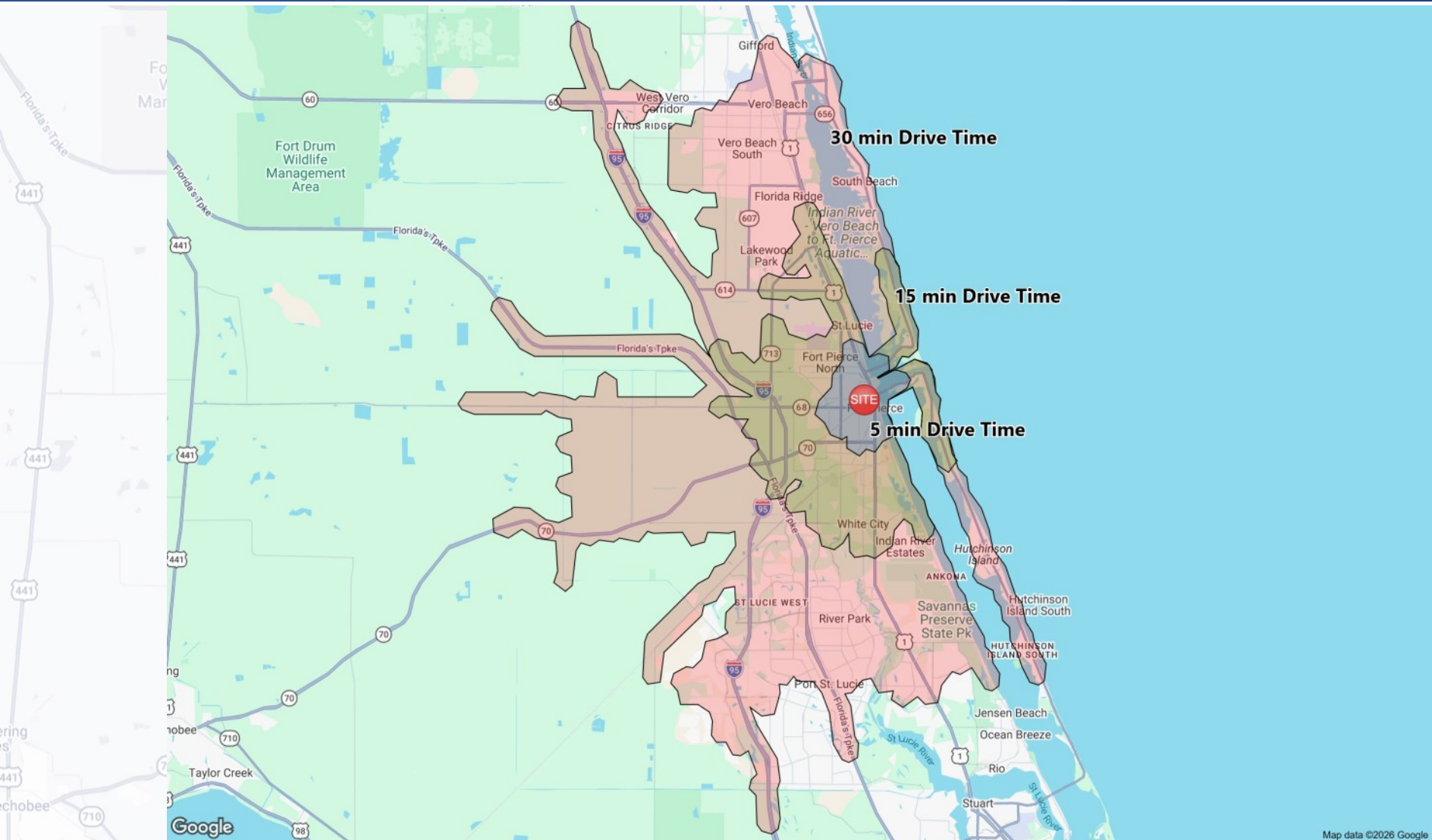
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service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

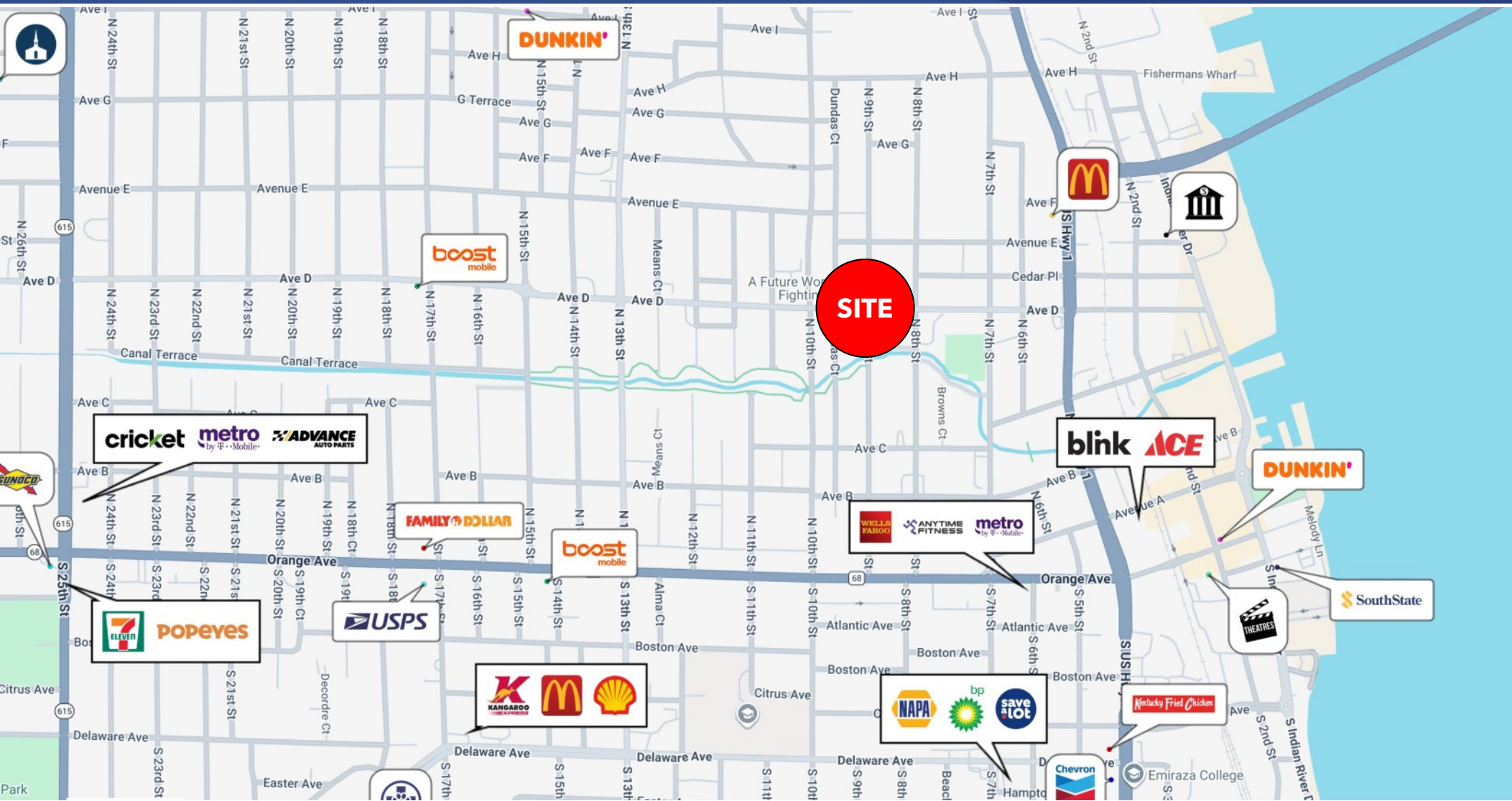


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TRADE AREA MAP



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