

0.44-ACRE COMMERCIAL ZONED LAND

2015 N Old Dixie Highway, Fort Pierce, FL 34946

FOR SALE
\$250,000



CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

Office

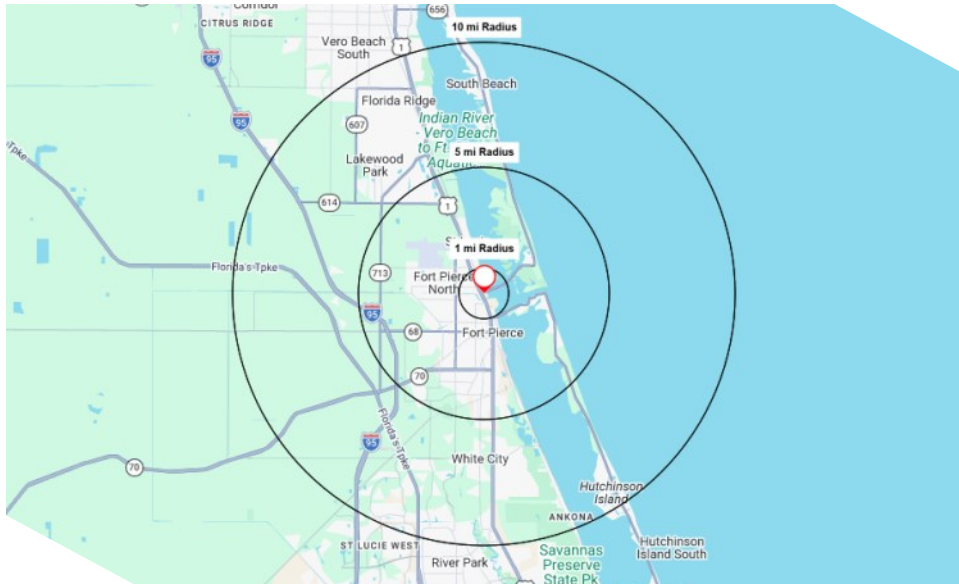
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PROPERTY OVERVIEW

- Prime 0.44-acre parcel zoned General Commercial – flexible for a wide range of commercial redevelopment uses.
- Positioned along the established N Old Dixie Highway commercial corridor with strong visibility and quick access to the North Fort Pierce Causeway as well as US-1.
- There is currently a 744 SF single-family home and detached garage that can provide interim income or usability during due diligence.
- The surrounding area supports a mix of commercial and light industrial uses, making this an attractive site for redevelopment or owner-occupancy.



ADDRESS	2015 N Old Dixie Highway
PRICE	\$250,000
LOT SIZE	0.44 AC (19,009 SF)
ZONING	C-3 (Ft Pierce)
LAND USE	General Commercial
FRONTAGE	59'
TRAFFIC COUNT	2,200 ADT
PARCEL ID	2403-602-0019-000-7
CURRENT IMPROVEMENTS	744 SF Single Family Home 576 SF Detached Garage
CONSTRUCTION TYPE	CB Stucco
NEAREST HIGHWAY ACCESS	US-1

The information herein is deemed reliable but not guaranteed and is subject to change, prior sale/lease, or withdrawal without notice. Independent verification is recommended.

DEMOGRAPHICS

2015 Old Dixie Hwy, Fort Pierce, FL 34946	1 mi radius	5 mi radius	10 mi radius
Population			
2026 Estimated Population	4,617	71,185	172,351
2031 Projected Population	4,874	77,781	189,969
2020 Census Population	4,433	63,966	153,351
2010 Census Population	4,066	57,560	133,510
Projected Annual Growth 2026 to 2031	1.1%	1.9%	2.0%
Historical Annual Growth 2010 to 2026	0.8%	1.5%	1.8%
2026 Median Age	35.7	40.5	43.4
Households			
2026 Estimated Households	1,857	28,407	69,713
2031 Projected Households	1,922	30,336	74,836
2020 Census Households	1,739	24,942	60,971
2010 Census Households	1,582	21,863	52,469
Income			
2026 Estimated Average Household Income	\$48,375	\$80,630	\$102,709
2026 Estimated Median Household Income	\$32,054	\$60,105	\$76,029
2026 Estimated Per Capita Income	\$19,528	\$32,240	\$41,589

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

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

TRADE AREA MAP



DRIVE TIME FROM LOCATION (5 MIN - 15 MIN - 30 MIN)

