

FOR SALE

\$1,699,000

Proposed RV Storage Center

5990 S US Highway 1, Fort Pierce FL 34982



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

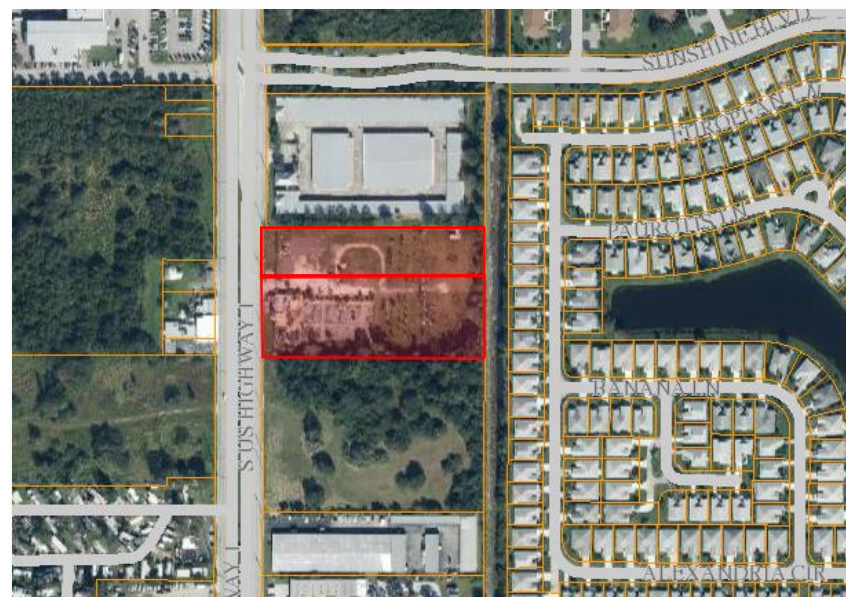
Property Details

Proposed RV Storage Center

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PRICE	\$1,699,000
BUILDING SIZE	1,182 sf +outdoor space
BUILDING TYPE	Office Building / Lot
ACREAGE	4.24 AC Total
FRONTAGE	331.8'
TRAFFIC COUNT	34,500 ADT
YEAR BUILT	1950
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	CG - Commercial General
LAND USE	Retail
UTILITIES	Undisclosed
PARCEL ID	3403-502-0346-000-4 3403-502-0345-000-7

- Excellent redevelopment site consisting of a total of 4.24 acres.
- Huge potential as an RV storage facility sectioned into outdoor and covered parking.
- There's a built 1,182 sf building ideal for office/retail use.
- Prime location as it has great frontage to US-1. Neighboring businesses include Public Storage and a variety of auto dealers.



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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	2,846	1 Mile	\$50,462	1 Mile	47.30
3 Mile	33,221	3 Mile	\$56,342	3 Mile	44.30
5 Mile	102,689	5 Mile	\$54,307	5 Mile	43.00

2023 Population Projection		Median Household Income		Median Age	
1 Mile	2,967	1 Mile	\$42,470	1 Mile	50.90
3 Mile	35,975	3 Mile	\$43,229	3 Mile	46.70
5 Mile	112,105	5 Mile	\$43,034	5 Mile	44.20

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CG - Commercial General

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheatres. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)

- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- zz. Mobile home dealers

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Site Photos

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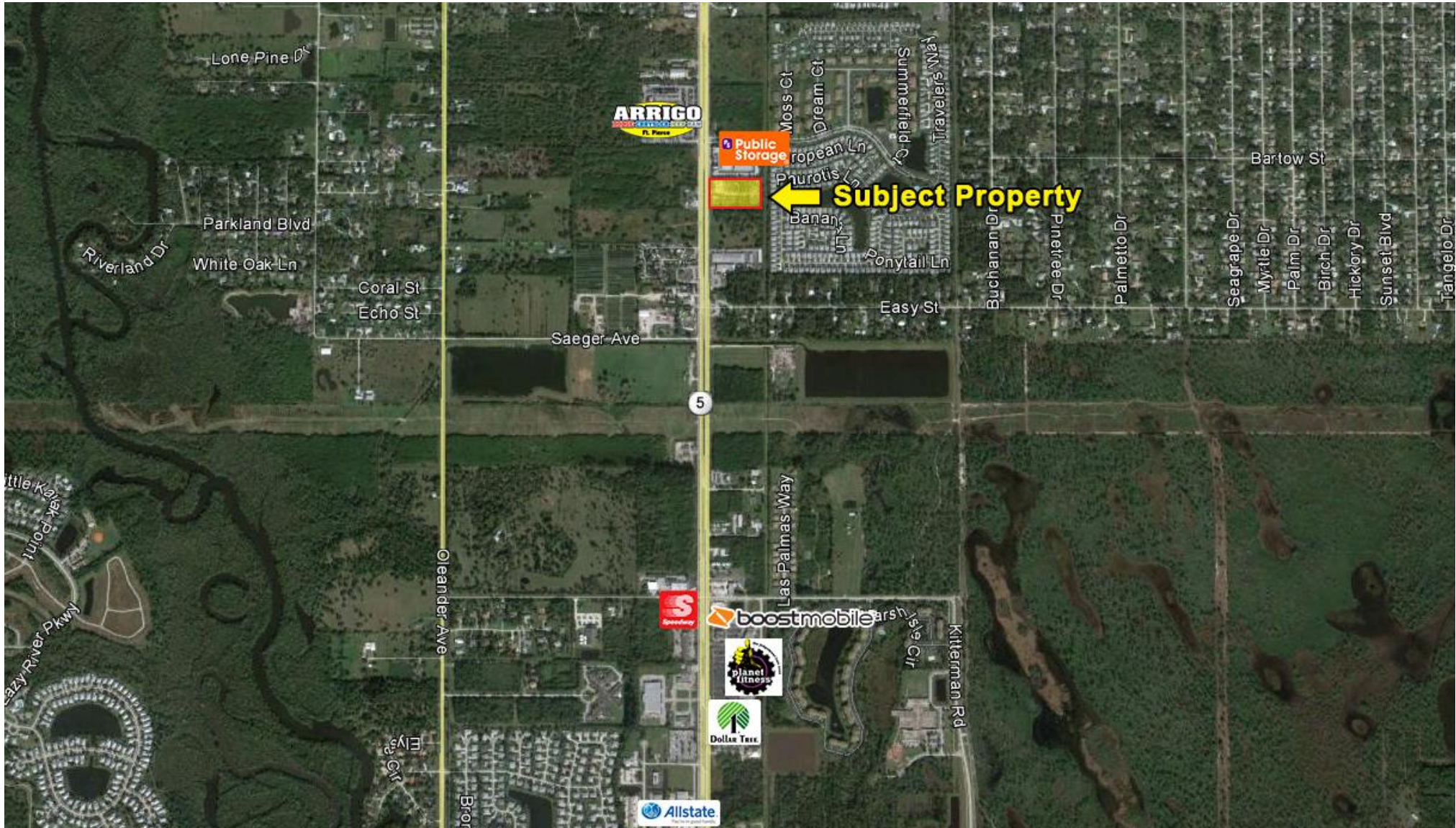
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Property Aerial

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