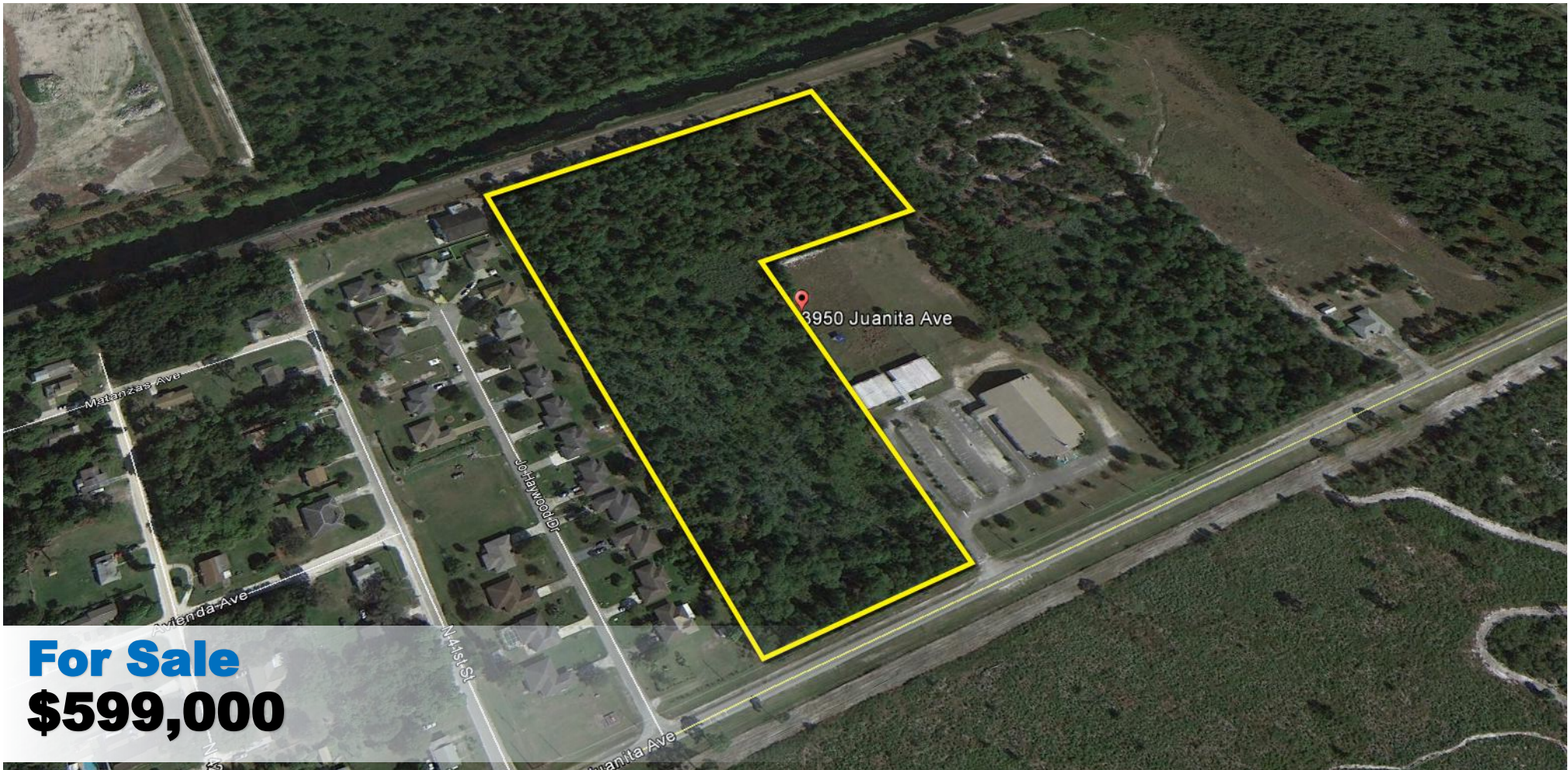


**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Institutional Vacant Land

3950 Juanita Ave. Fort Pierce FL, 34946



For Sale
\$599,000

Listing Agent:
Alex Rodriguez-Torres
772-353-0638
rteincorporated@aol.com

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

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	3950 Juanita Ave. Fort Pierce FL, 34946
Price:	\$599,000
Building Size:	26,534 SF (Church on property)
Building Type:	Church
Acreage:	14 AC vacant land (± 20 AC total)
Frontage:	733.63
Traffic Count:	2,300 average daily traffic
Year Built:	1989
Construction Type:	CBS / Stucco
Parking Spaces:	Plenty
Zoning:	I - Institutional
Land Use:	Church
Utilities:	St. Lucie County

14 acre site has potential for a family day care homes, recreational activities, religious organizations and other uses under St. Lucie County Institutional Zoning. Site is located next to an existing parish.



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2015 Demographics

Population (Daytime)

1 mile	3,946
3 mile	32,268
5 mile	77,688

Average Household Income

1 mile	\$41,012
3 mile	\$35,746
5 mile	\$45,504

Median Age

1 mile	39
3 mile	36
5 mile	40

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Zoning & Future Land Use Map

I - Institutional

1. **Purpose.** The purpose of this district is to provide and protect an environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public 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. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Institutional residential homes. (999)
- e. Parks. (999)
- f. Police and fire protection. (9221,9224)
- g. Recreational activities. (999)
- h. Religious organizations. (866)

3. **Lot Size Requirements.** Lot size requirements shall be in accordance with Section 7.04.00.

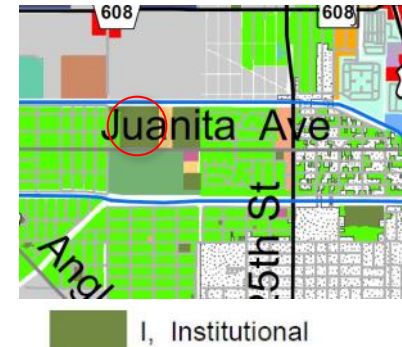
4. **Dimensional Regulations.** Dimensional requirements shall be in accordance with Section 7.04.00.

5. **Off-Street Parking and Loading Requirements.** Off-street parking and loading requirements are subject to Section 7.06.00.

6. **Landscaping Requirements.** Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses:

- a. Amphitheatres. (999)
- b. Cemeteries. (6553)
- c. Membership organizations. (86)
- d. Correctional institutions. (9223)
- e. Cultural activities and nature exhibitions. (999)
- f. Educational services and facilities. (82)
- g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
- h. Fairgrounds. (999)
- i. Funeral and crematory services. (726)
- j. Theaters. (999)
- k. Medical and other health services. (80)
- l. Postal service. (43)
- m. Residential care facilities for serious or habitual juvenile offenders. (999)
- n. Social services. (83)
- o. Sporting and recreational camps. (7032)
- p. Stadiums, arenas, race tracks. (794)
- q. Telecommunication towers - subject to the standards of Section 7.10.23. (999)



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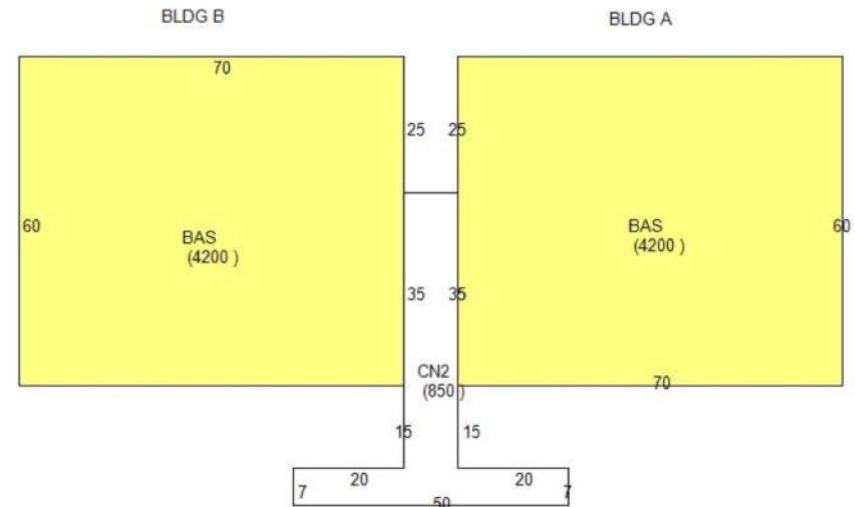
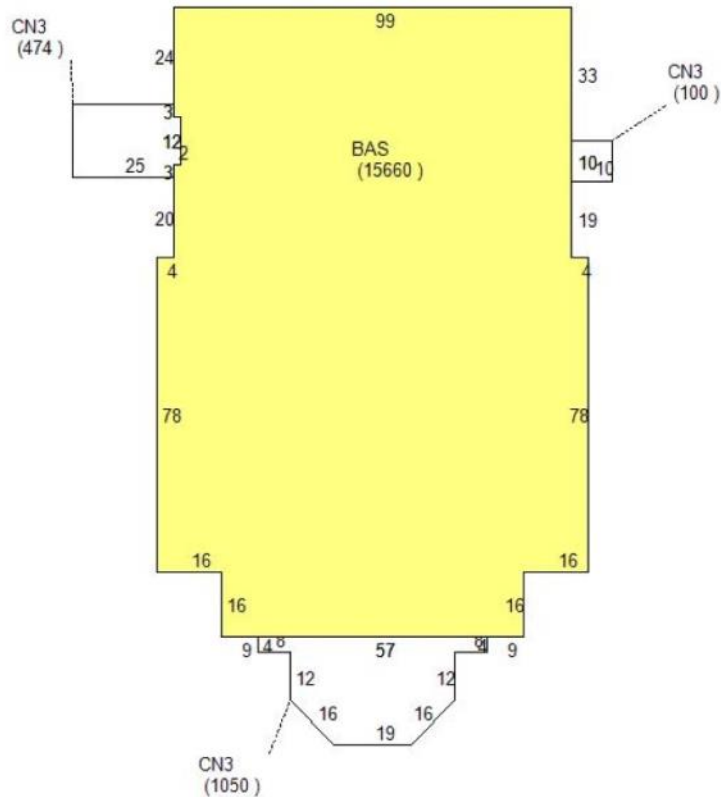
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EAST FLORIDA
PRIMITIVE
BAPTIST CHURCH



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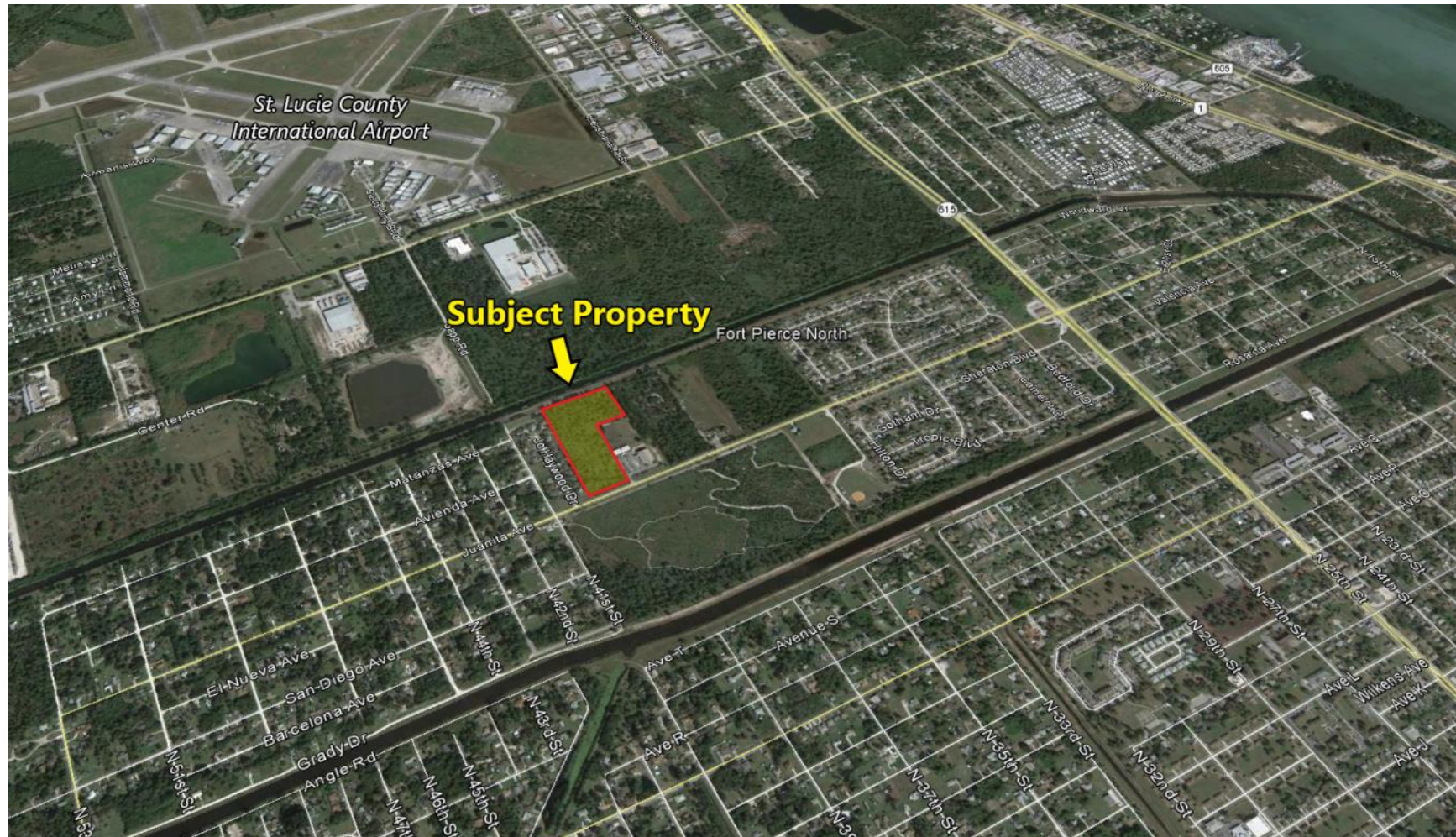
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Property Aerial



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