

# Jeremiah Baron & CO.

Commercial Real Estate, LLC

## Office + Warehouse

4527 S US Highway 1, Fort Pierce FL 34982



**For Lease**  
**\$7,000/mo.**



Listing Agent:  
**Matt Crady**  
772-260-1655  
mcrady@commercialrealestatellc.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

<b>Location:</b>	4527 S US Highway 1, Fort Pierce FL 34982
<b>Lease Rate:</b>	\$7,000/mo.
<b>Building Size:</b>	1,440 SF + 5,000 SF warehouse
<b>Building Type:</b>	Retail/Warehouse
<b>Acreage:</b>	0.7 AC
<b>Frontage:</b>	90'
<b>Traffic Count:</b>	29,000 average daily traffic
<b>Year Built:</b>	1950/1985
<b>Construction Type:</b>	CBS and Corr Metal
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	CG - General Commercial
<b>Land Use:</b>	Warehouse Distribution
<b>Utilities:</b>	Undisclosed

Great site featuring an office and warehouse space perfect for many uses, including: general retail, office, vehicle storage, auto retail. Prime location on US Highway 1.

Located South of Weatherbee Road and US Highway 1.



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2015 Demographics

**Population (Daytime)**

1 mile	5,221
3 mile	36,797
5 mile	91,986

**Average Household Income**

1 mile	\$57,693
3 mile	\$53,315
5 mile	\$51,808

**Median Age**

1 mile	44
3 mile	42
5 mile	42

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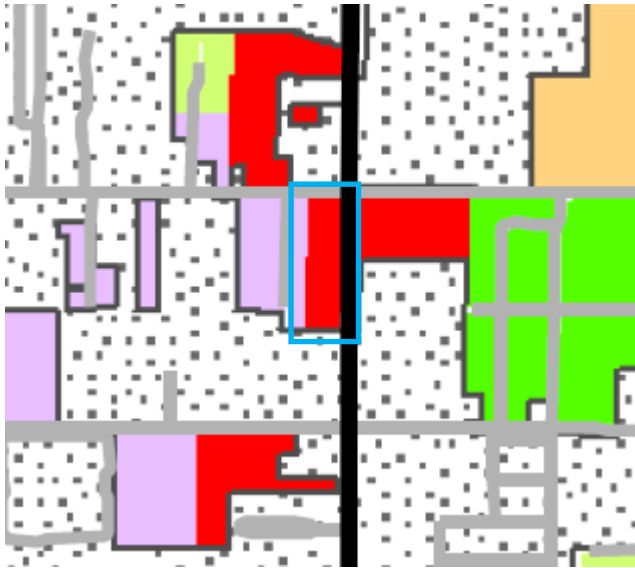
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**Zoning & Future Land Use Map**



**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.

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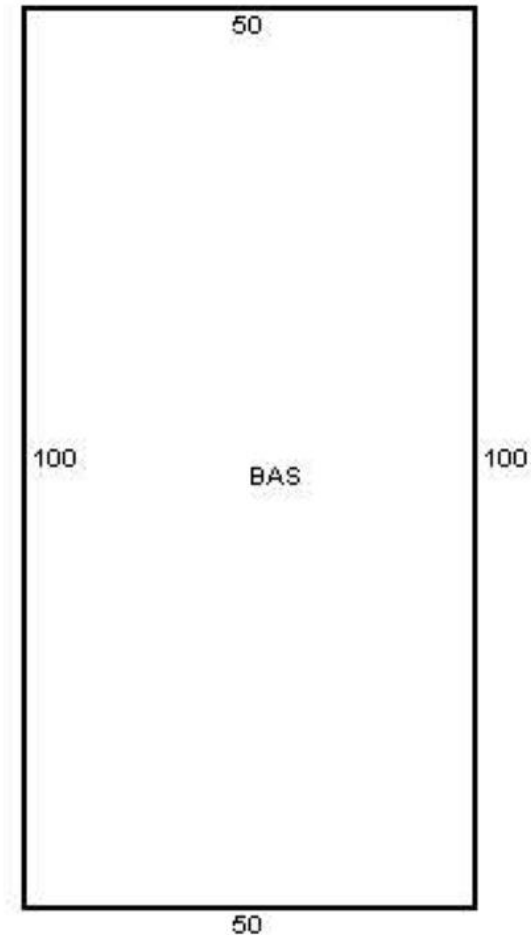
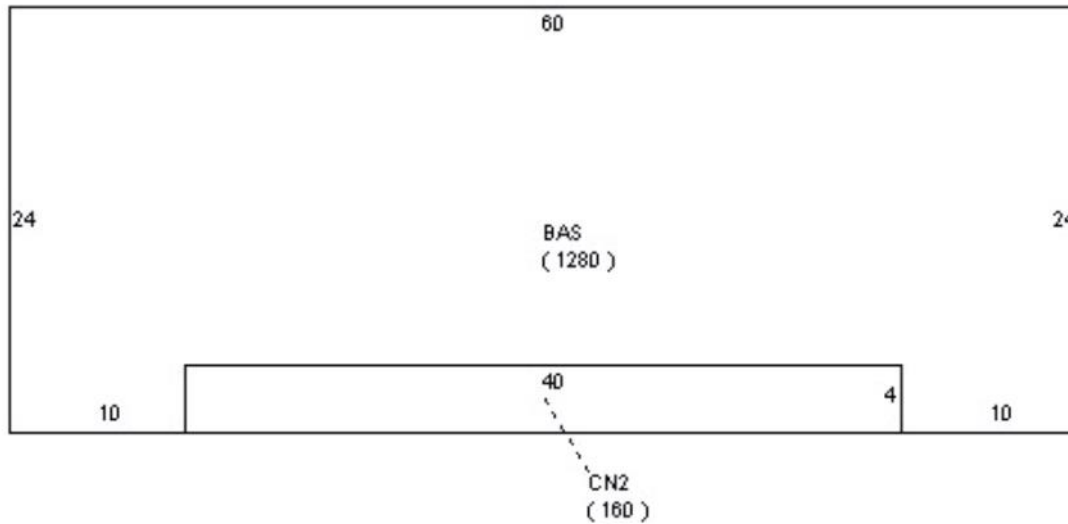
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Property Aerial



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