

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Retail / Restaurant Building

2304 N US Highway 1, Fort Pierce FL 34946



**For Sale**  
**\$849,000**

Listing Agent:  
**Chris Belland**  
**772-418-4506**  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

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

## 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>	2304 N US Highway 1, Fort Pierce FL 34946
<b>Price:</b>	\$849,000
<b>Building Size:</b>	6,500 SF
<b>Building Type:</b>	Restaurant
<b>Acreage:</b>	1.43 AC
<b>Frontage:</b>	250'
<b>Traffic Count:</b>	27,547 average daily traffic
<b>Year Built:</b>	1972
<b>Construction Type:</b>	CBK
<b>Parking Spaces:</b>	50
<b>Zoning:</b>	C - VG
<b>Land Use:</b>	Restaurant Bldg.
<b>Utilities:</b>	Undisclosed

Former restaurant property with potential for a retail redevelopment. Site features CBK construction with large parking area ideal for a restaurant, retail business, medical office, service station, storage, and more. High exposure to US Highway 1.



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## Property Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	3,950	37,057	65,919
2016 Estimate	3,757	34,645	61,983
2010 Census	3,576	29,774	55,192
Growth 2016 - 2021	5.14%	6.96%	6.35%
Growth 2010 - 2016	5.06%	16.36%	12.30%
<b>2016 Population by Hispanic Origin</b>	476	5,022	11,398
<b>2016 Population</b>	3,757	34,645	61,983
White	1,675 44.58%	16,348 47.19%	36,462 58.83%
Black	1,994 53.07%	17,292 49.91%	23,323 37.63%
Am. Indian & Alaskan	14 0.37%	220 0.64%	459 0.74%
Asian	8 0.21%	203 0.59%	596 0.96%
Hawaiian & Pacific Island	2 0.05%	31 0.09%	50 0.08%
Other	66 1.76%	550 1.59%	1,093 1.76%
U.S. Armed Forces	4	9	14
<b>Households</b>			
2021 Projection	1,545	14,530	25,864
2016 Estimate	1,473	13,504	24,216
2010 Census	1,419	11,144	20,966
Growth 2016 - 2021	4.89%	7.60%	6.81%
Growth 2010 - 2016	3.81%	21.18%	15.50%
Owner Occupied	983 66.73%	7,520 55.69%	14,346 59.24%
Renter Occupied	490 33.27%	5,983 44.31%	9,871 40.76%
<b>2016 Households by HH Income</b>	1,473	13,503	24,216
Income: <\$25,000	862 58.52%	6,055 44.84%	9,671 39.94%
Income: \$25,000 - \$50,000	343 23.29%	3,373 24.98%	6,982 28.83%
Income: \$50,000 - \$75,000	142 9.64%	2,125 15.74%	3,922 16.20%
Income: \$75,000 - \$100,000	54 3.67%	637 4.72%	1,219 5.03%
Income: \$100,000 - \$125,000	24 1.63%	409 3.03%	840 3.47%
Income: \$125,000 - \$150,000	25 1.70%	341 2.53%	657 2.71%
Income: \$150,000 - \$200,000	19 1.29%	143 1.06%	307 1.27%
Income: \$200,000+	4 0.27%	420 3.11%	618 2.55%
<b>2016 Avg Household Income</b>	\$31,600	\$46,479	\$47,777
<b>2016 Med Household Income</b>	\$19,987	\$28,531	\$31,746

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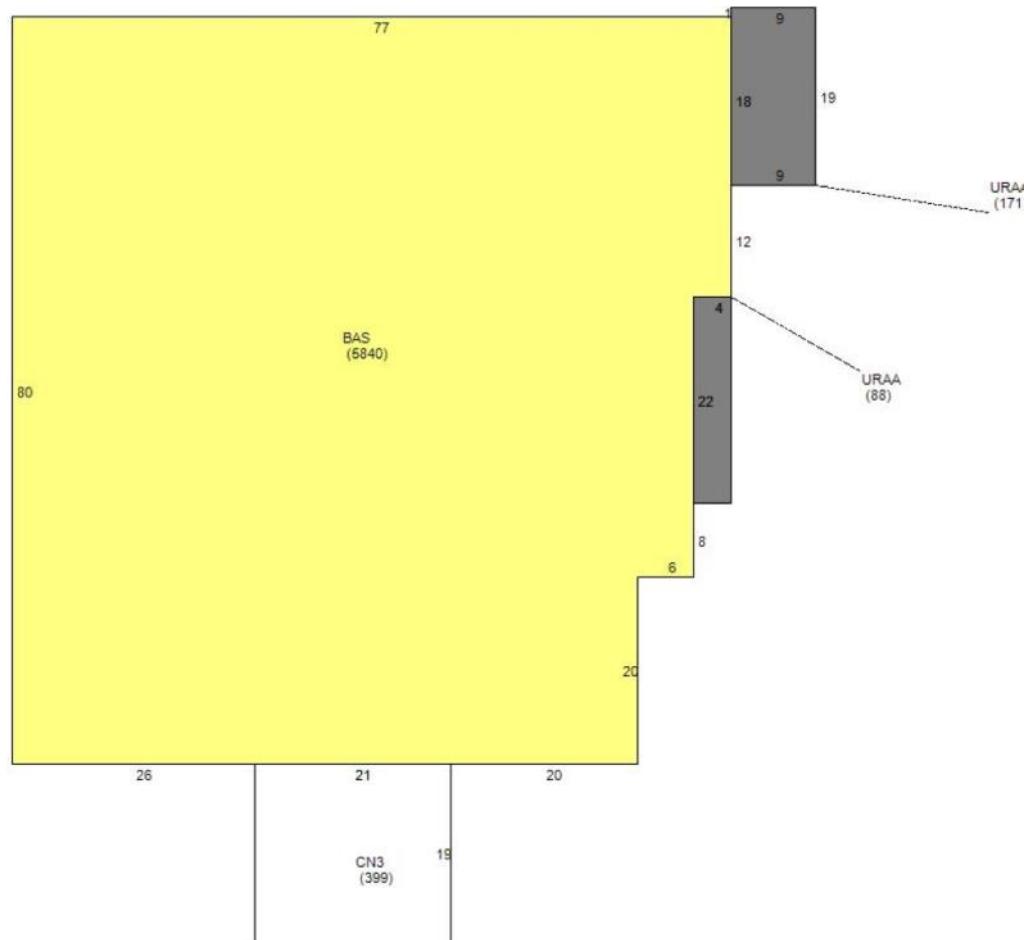
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## Floor Plan



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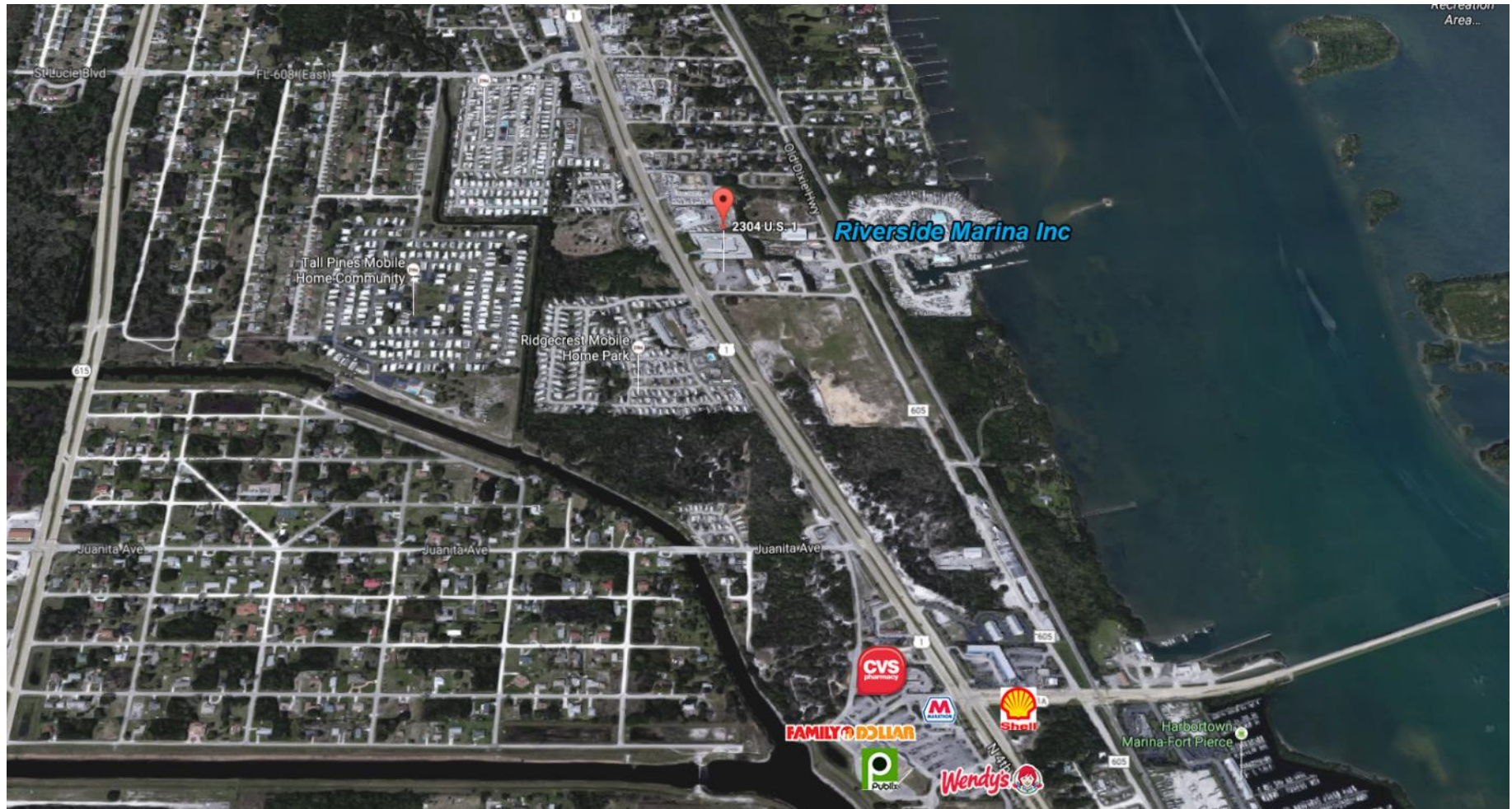
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Property Aerial



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