

**FOR LEASE**

\$699.00/mo.

**Retail Space(s) at Dunkin' Plaza**

4822 S US Highway 1, Fort Pierce FL 34982



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Lauren Vinaya | 772-486-8336 | [Lauren@jbaronhomes.com](mailto:Lauren@jbaronhomes.com)

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

# Property Details

## Retail Space(s) at Dunkin' Plaza 4822 S US Highway 1, Fort Pierce FL 34982

<b>LEASE RATE</b>	\$699.00/mo.
<b>SPACES AVAILABLE</b>	(3) units @ 800 sf
<b>BUILDING SIZE</b>	15,190 sf
<b>BUILDING TYPE</b>	Neighborhood Shopping Center
<b>FRONTAGE</b>	114.93'
<b>TRAFFIC COUNT</b>	31,000 ADT
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	C3 - General Commercial
<b>LAND USE</b>	Commercial Shopping Center
<b>UTILITIES</b>	St. Lucie County

Shopping Center located on busy US Highway 1 in Fort Pierce has three (3) 800 square-foot spaces available for lease. Some of the neighboring tenants include: Dunkin' Donuts, Vital Chiropractic and a Hair Salon.

High visibility from US Highway 1, just North of E Midway Road.



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# Property Demographics

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### Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	4,196	1 Mile	\$56,812	1 Mile	42.80
3 Mile	26,808	3 Mile	\$51,315	3 Mile	41.50
5 Mile	87,996	5 Mile	\$51,546	5 Mile	41.80

2023 Population Projection		Median Household Income		Median Age	
1 Mile	4,506	1 Mile	\$42,120	1 Mile	44.50
3 Mile	28,890	3 Mile	\$40,372	3 Mile	41.90
5 Mile	95,883	5 Mile	\$40,276	5 Mile	42.20

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### C3 - General Commercial

**(a) Purpose.** The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

**(b) Basic use standards.** Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be

fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

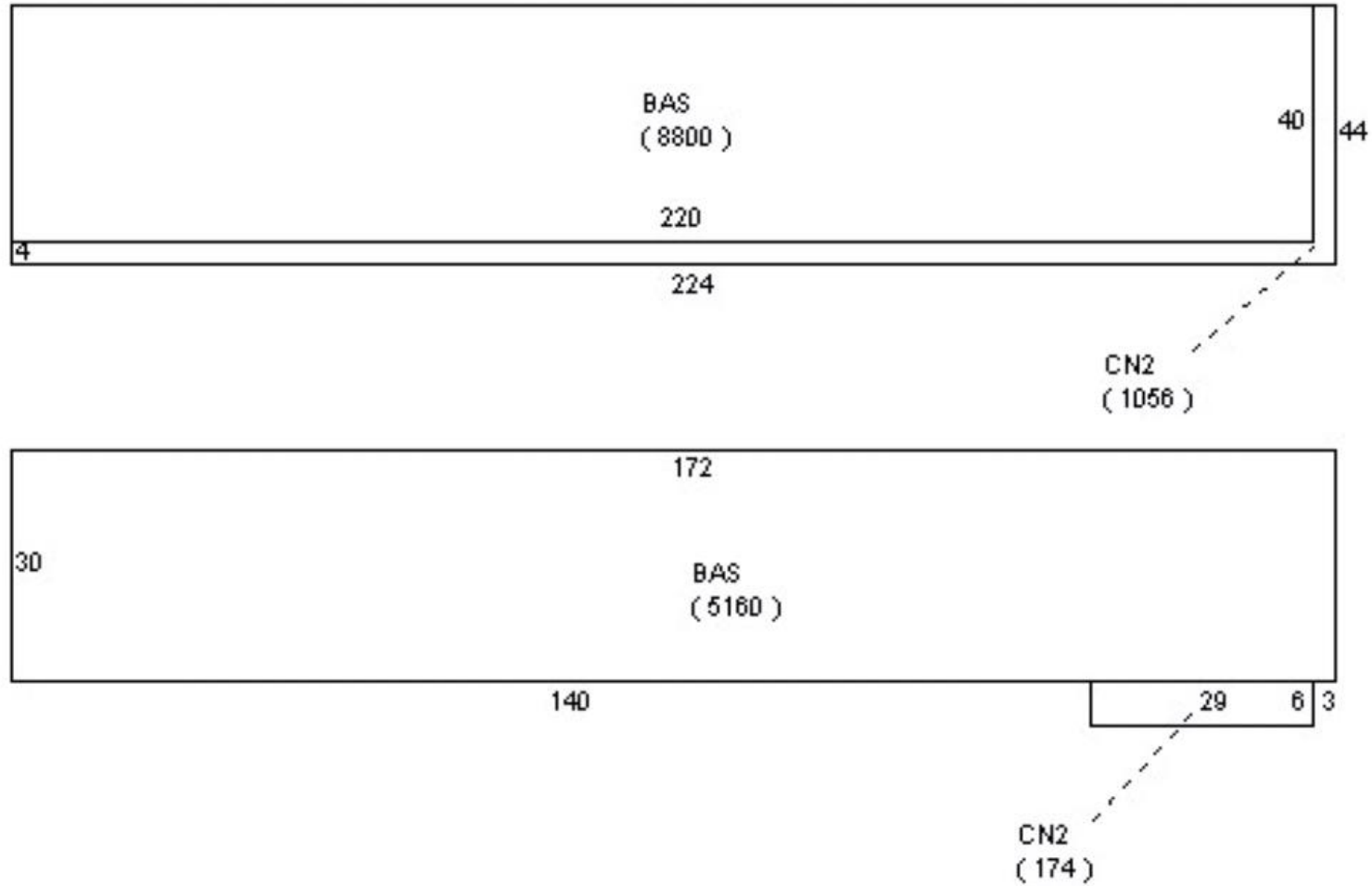
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# Property Aerial

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