

EXCLUSIVELY MARKETED BY

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

REDEVELOPMENT OPPORTUNITY

2402 - 2406 S US HIGHWAY 1, FORT PIERCE FL 34982

RETAIL/LOT | 5,000 SF | .81 AC





REDEVELOPMENT OPPORTUNITY

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PROPERTY SUMMARY

Exceptional purchase opportunity of three combined parcels consisting of a 2,000 sf retail building with .35 AC of additional parking, 1,250 sf covered service garage, and a 1,800 sf rental home.

Site has great exposure as it sits on the corner of US-1 and Indian Hills Drive. Property is ideal as an equipment/auto sales lot and service center, but offers great potential for redevelopment.

Established in the 1900s as a fishing village, Fort Pierce has managed to retain its captivating antiquity. Sometimes regarded as the “Sunrise City,” this tiny town is home to spectacular natural and artificial reefs making it a great spot for diving adventures. Fort Pierce also flaunts an excellent waterfront which is sprinkled with diners offering the freshest fish.



PROPERTY DETAILS

OFFERING

PRICE \$1,200,000

PROPERTY SPECIFICATIONS

BUILDING SIZE 2,000 sf (Retail)
1,200 sf (Garage)
1,800 sf (Rental Home)

BUILDING TYPE Retail/Service/Office

ACREAGE .81 AC total

FRONTAGE 122' on US-1 / 250' on Indian Hills Dr.

TRAFFIC COUNT 39,000 ADT

YEAR BUILT 1976

CONSTRUCTION TYPE CBS

PARKING SPACE 40

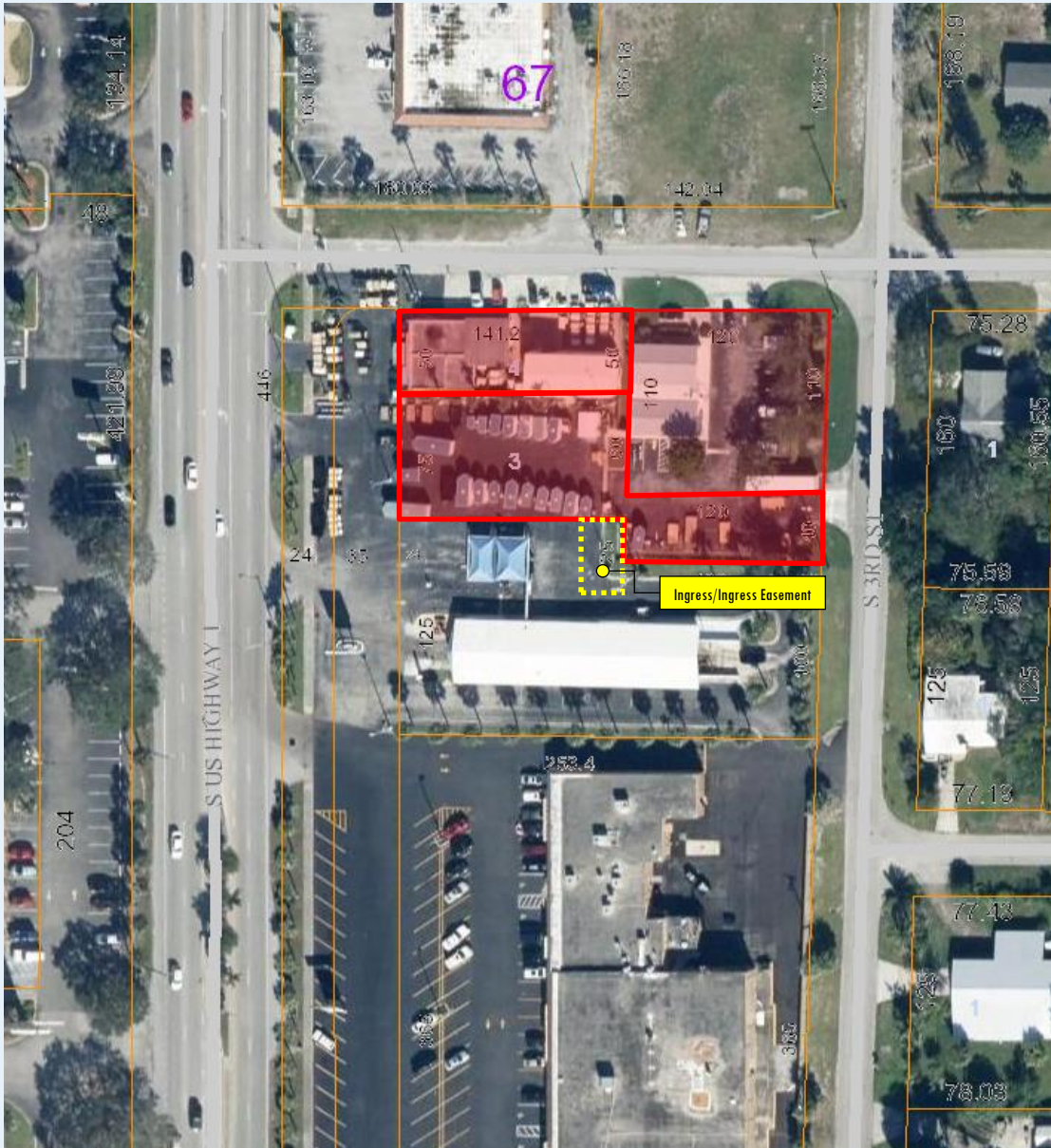
ZONING C3





LAND USE Auto Sales / Parking / Res

PARCEL ID 2422-601-0004-000-5
2422-601-0005-000-2
2422-601-0003-000-8



PROPERTY OVERVIEW



 <p>ACCESS</p>	<p>S US Highway 1 Indian Hills Dr. S 3rd St.</p>
 <p>TRAFFIC COUNTS</p>	<p>39,000 ADT</p>
 <p>IMPROVEMENTS</p>	<p>5,000 sf total</p>
 <p>PARKING</p>	<p>40</p>
 <p>YEAR BUILT</p>	<p>1976</p>
 <p>PARCEL</p>	<p>2422-601-0004-000-5 2422-601-0005-000-2 2422-601-0003-000-8</p>
 <p>ZONING</p>	<p>C3 - Commercial General</p>



SITE AERIAL



SITE PHOTOS

ZONING INFORMATION

Sec. 22-31. - General Commercial Zone (C-3).

(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.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:

- a. One thousand (1,000) feet from any other adult establishment;
- b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
- c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.

(10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:

- a. Front door of the main building occupied by any other adult establishment or any established church; or
- b. To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § 1, 7-6-82; Ord. No. I-10, §§ 14—16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; Ord. No. L-295, § 13, 11-4-13)

AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Estimated Population	8,520	44,318	72,669
2023 Projected Population	9,300	48,556	79,630
2010 Census Population	8,106	41,139	67,389
2018 Estimated Households	2,855	16,384	27,710
2023 Projected Households	3,106	17,915	30,302
2010 Census Households	2,745	15,216	25,725
2018 Estimated White	5,539	25,537	44,443
2018 Estimated Black or African American	2,577	16,957	25,521
2018 Estimated Hawaiian & Pacific Islander	12	49	70
2018 Estimated American Indian or Native Alaskan	104	413	513
2018 Estimated Other Races	201	93	1,399
2018 Estimated Average Household Income	\$36,906	\$43,741	\$49,926
2018 Estimated Median Household Income	\$28,449	\$27,449	\$31,898
Median Age	33.30	38.20	41.20
Average Age	35.30	39.30	41.20