

FOR SALE

\$499,000

Retail/Freestanding Building

5130 N US Hwy 1, Fort Pierce FL 34946



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

Retail/Freestanding Building

5130 N US Hwy 1, Fort Pierce FL 34946

PRICE	\$499,000
BUILDING SIZE	3,200 SF
BUILDING TYPE	Retail
ACREAGE	1.5 AC
FRONTAGE	250'
TRAFFIC COUNT	23,500 (From US-1 Hwy)
YEAR BUILT	1987
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	10+
ZONING	CG
LAND USE	Commercial
UTILITIES	City Of Fort Pierce

This 3,200 SF building is situated on 1.5 acres with large parking lot and excellent ingress/egress. The property is ideal for retail, auto service, service station, and others under the CG Zoning. Excellent redevelopment opportunity. Located on US Hwy 1 close to the Treasure Coast International Airport and Business Park and the Florida Atlantic University.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	224	1 Mile	\$65,848	1 Mile	43.50
3 Mile	14,935	3 Mile	\$57,999	3 Mile	50.60
5 Mile	50,290	5 Mile	\$60,922	5 Mile	46.40

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Zoning Information

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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.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)

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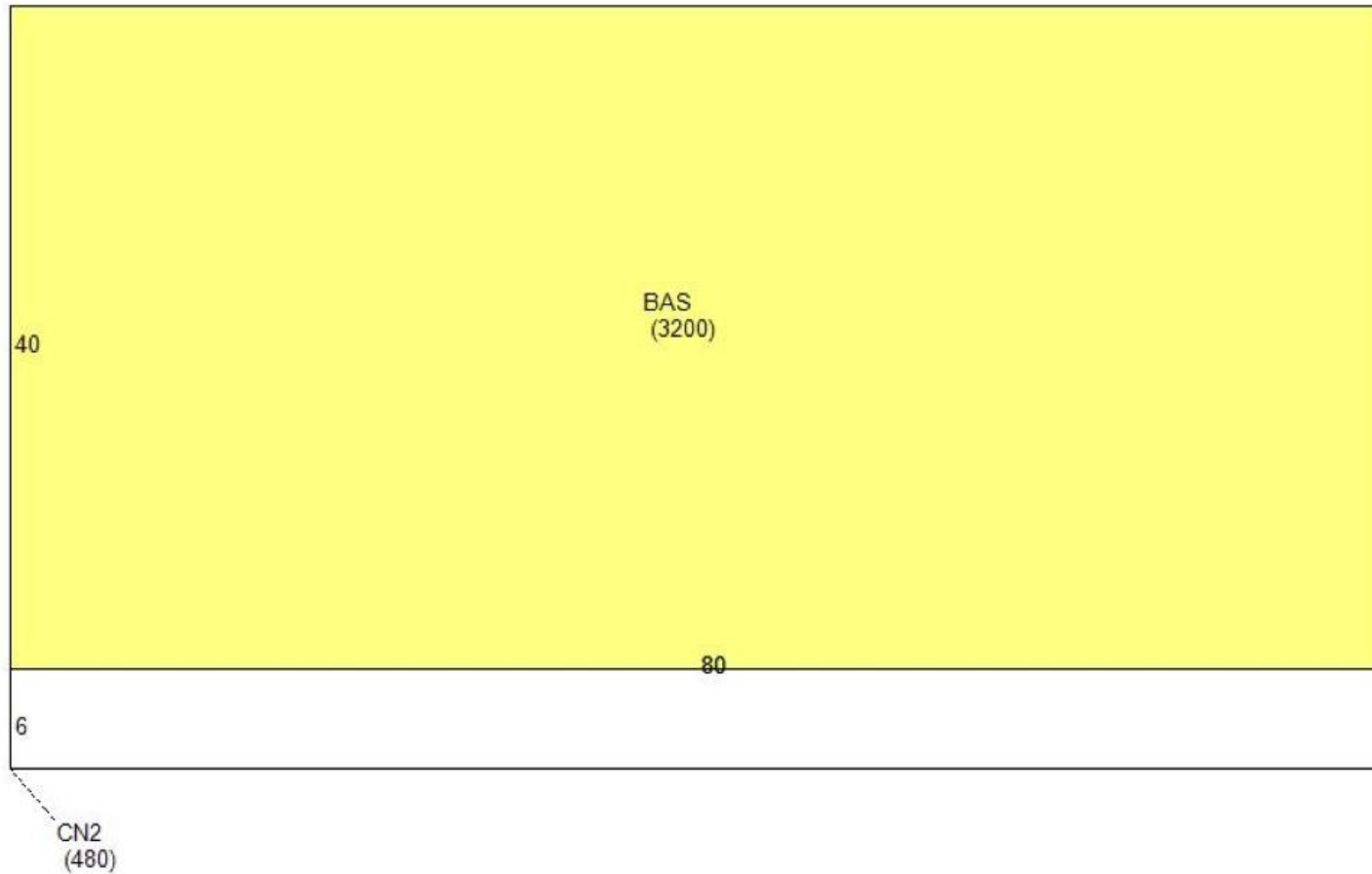
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Floor Plan

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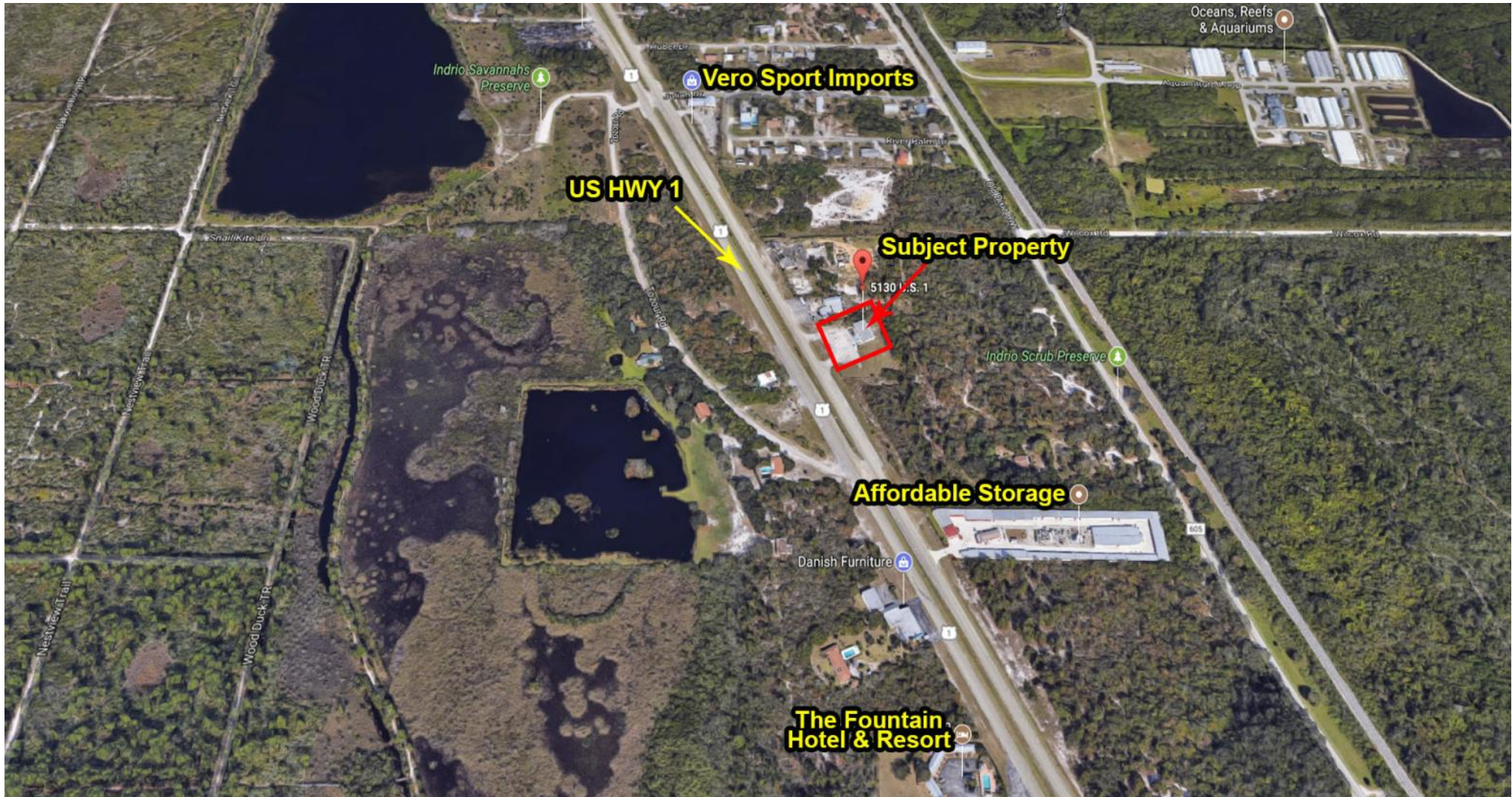
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Property Aerial

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