

**FOR LEASE**

\$12.00/psf

**Seaway Plaza**

600-610 N US Highway 1, Fort Pierce FL 34950



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | [Rteincorporated@aol.com](mailto:Rteincorporated@aol.com)

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

# Property Details

# Seaway Plaza

600-610 N US Highway 1, Fort Pierce FL 34950

<b>LEASE RATE</b>	\$12.00/psf Gross Modified
<b>AVAILABLE SPACE(S)</b>	(2) 5,000 sf or 10,000 sf contiguous
<b>BUILDING SIZE</b>	19,183 sf
<b>BUILDING TYPE</b>	Commercial Shopping Center
<b>ACREAGE</b>	.92 AC
<b>FRONTAGE</b>	249'
<b>TRAFFIC COUNT</b>	31,262 AADT
<b>YEAR BUILT</b>	1920
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	60
<b>ZONING</b>	PUR - Planned Unit Development
<b>LAND USE</b>	Commercial Shopping Center
<b>UTILITIES</b>	Fort Pierce

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- Contemporary concrete block plaza has great exposure to US Highway 1 in Fort Pierce.
- There are currently two spaces available ideal for professional offices, healthcare professionals, and retailers.
- Option to lease both spaces at a total of 10,000 sf.
- Site features monument sign and ample parking spaces!



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,230	1 Mile	\$23,945	1 Mile	38.50
3 Mile	46,813	3 Mile	\$46,640	3 Mile	40.20
5 Mile	64,722	5 Mile	\$48,995	5 Mile	41.60

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## PUR - Planned Unit Redevelopment

(a) **Purpose.** The Planned Unit Redevelopment (PUR) zone is intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas.

(b) **General standards for approval.** Prior to including a tract of land in the PUR zone or approving a final redevelopment plan, the city commission shall determine that:

(1) The planned unit redevelopment is an effective and unified treatment of the development possibilities of the project site while remaining consistent with the comprehensive plan, avoiding environmental hazards and making appropriate provisions for the preservation of natural features such as shorelands and wooded cover.

(2) The planned unit redevelopment will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electrical services, fire protection, police protection and schools.

(3) A need exists for the planned unit redevelopment at the proposed location and the applicant has the capacity to assure completion of the project.

(4) The planned unit redevelopment complies with standards referred to in this section, additional zoning ordinance provisions and other city laws.

(c) **Potential uses.** The following uses are allowed in a planned unit redevelopment if the city commission considers them appropriate for the particular redevelopment being proposed, compatible with nearby uses, and consistent with the comprehensive plan and if other applicable standards are satisfied:

(1) Duplexes, triplexes and quadraplexes.

(2) Multifamily housing developments.

(3) Retail sales establishments, except stores selling automobiles, other large motorized vehicles or mobile homes.

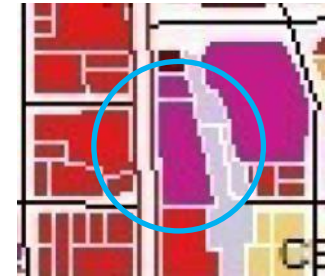
(4) Motels/hotels.

(5) Personal service establishments.

(6) Finance, insurance and real estate service establishments.

(7) Business service establishments.

(8) Communication service establishments.



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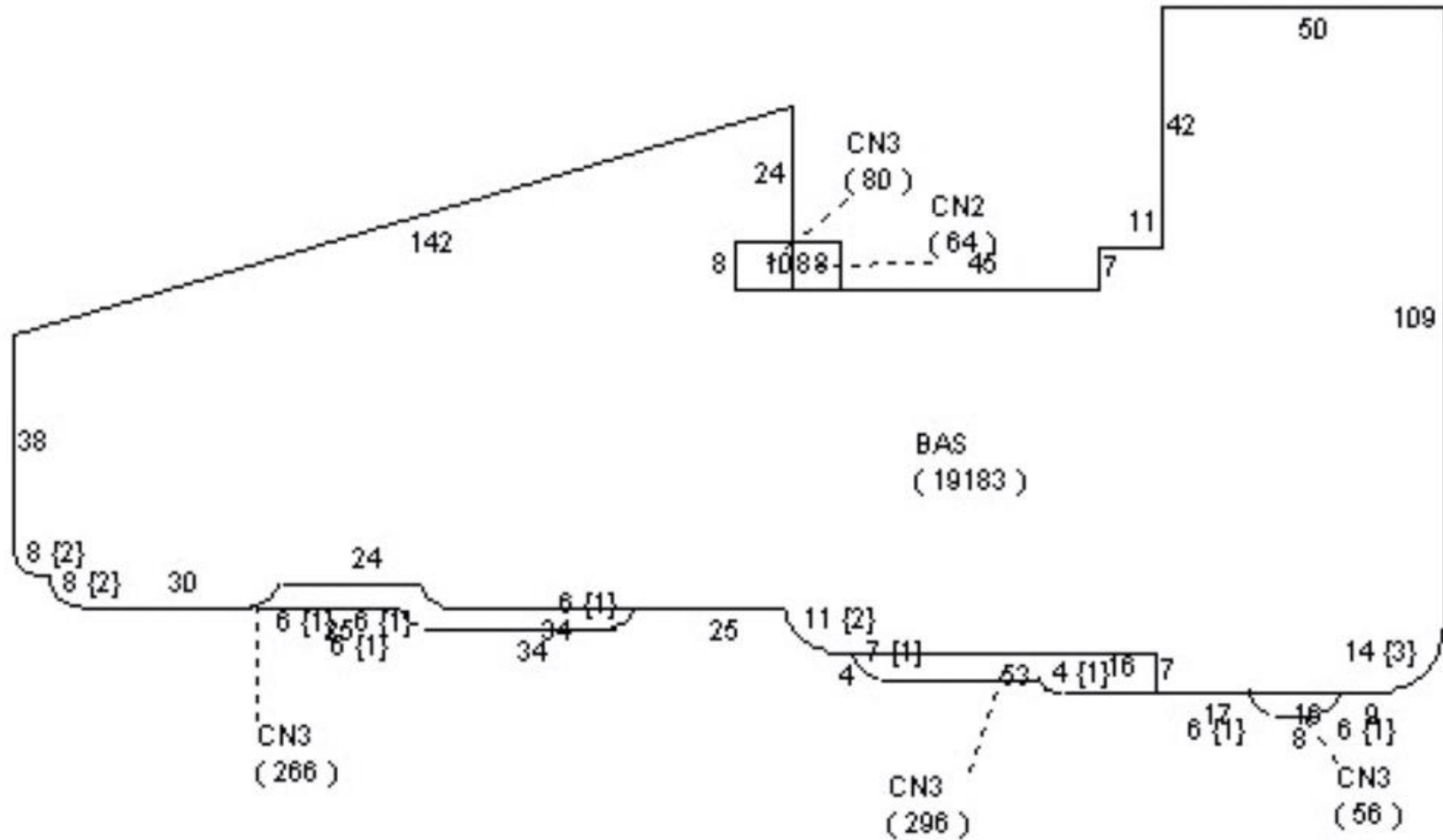
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# Floor Plan

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# Property Aerial

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