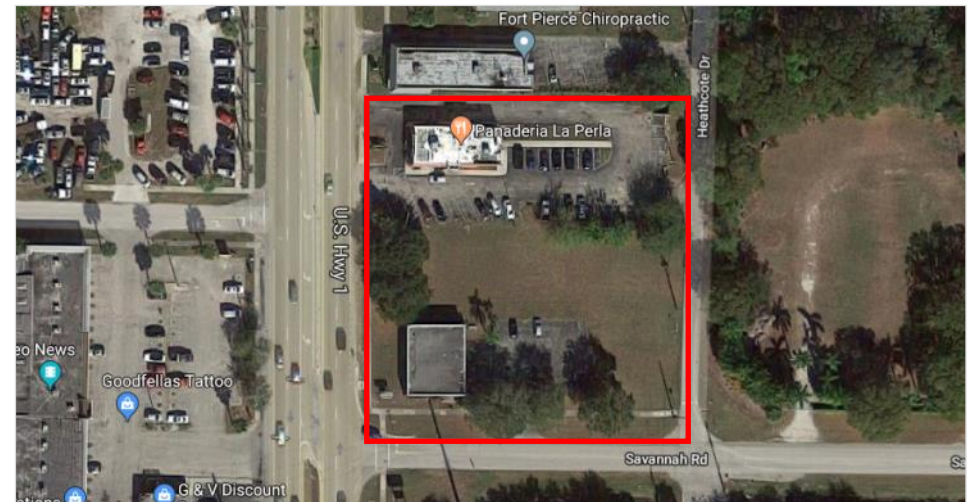


FOR SALE

\$1,198,000

Office & Restaurant Building Redevelopment

2712 + 2716 S US Hwy 1 Fort Pierce FL 34982



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

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

Property Details

Office & Restaurant Building Redevelopment

2712 + 2716 S US Hwy 1 Fort Pierce FL 34982

| | |
|--------------------------|---|
| PRICE | \$1,198,000 |
| BUILDING SIZE | (2712) 2,166 sf (with drive-thru) (2716) 2,602 sf Office |
| BUILDING TYPE | Office/ Retail / Restaurant |
| ACREAGE | 0.64 AC + .8 AC = 1.44 AC |
| FRONTAGE | 250' total |
| TRAFFIC COUNT | 39,000 |
| YEAR BUILT | 2712 1978 / 2716 1982 |
| CONSTRUCTION TYPE | CB-Stucco / Brick |
| PARKING SPACE | +/- 57 total |
| ZONING | C3 - General Commercial |
| LAND USE | Office/ Store Building |
| UTILITIES | City of Fort Pierce |

Exceptional redevelopment opportunity!! Two-property deal includes a 2,602 sf office building on a HUGE corner lot and a 2,166 sf restaurant building (with drive-thru capability) which features great access from US-1 and shared access with Heathcote Drive. Great potential for redevelopment of retail and/or quick service restaurant. Only a short distance away from historic downtown Fort Pierce, shopping mall, Virginia College, and residential communities. Median cut left in and right in. High traffic area makes it ideal for a fast food restaurant.



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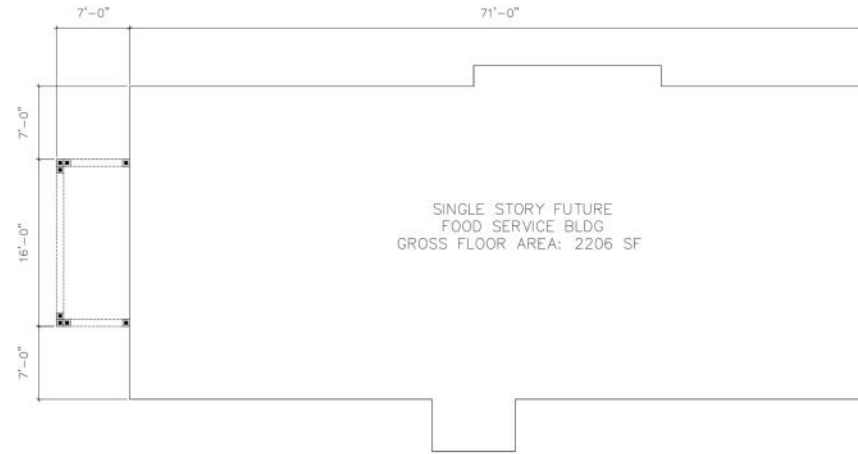
Proposed Plan (2712)

Office & Restaurant Building Redevelopment

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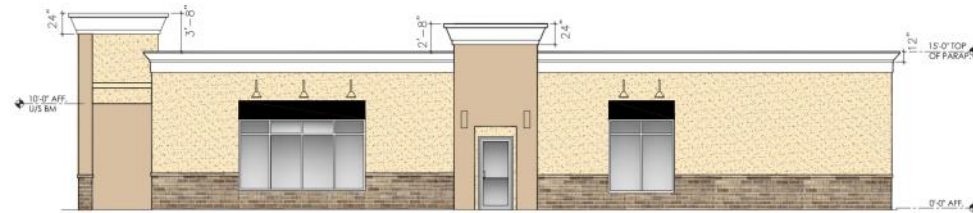


Current Building



FRONT ELEVATION

SCALE: 1/4"=1'-0"



SIDE (SOUTH) ELEVATION

SCALE: 1/4"=1'-0"



SIDE (NORTH) ELEVATION

SCALE: 1/4"=1'-0"

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Building Photo (2716)

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2017 Demographics

| Total Population | | Average Household Income | | Average Age | |
|------------------|--------|--------------------------|----------|-------------|-------|
| 1 Mile | 9,005 | 1 Mile | \$25,774 | 1 Mile | 35.50 |
| 3 Mile | 40,308 | 3 Mile | \$27,839 | 3 Mile | 39.30 |
| 5 Mile | 70,978 | 5 Mile | \$32,922 | 5 Mile | 40.50 |

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Zoning Information

Office & Restaurant Building Redevelopment

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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 Redevelopments 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)

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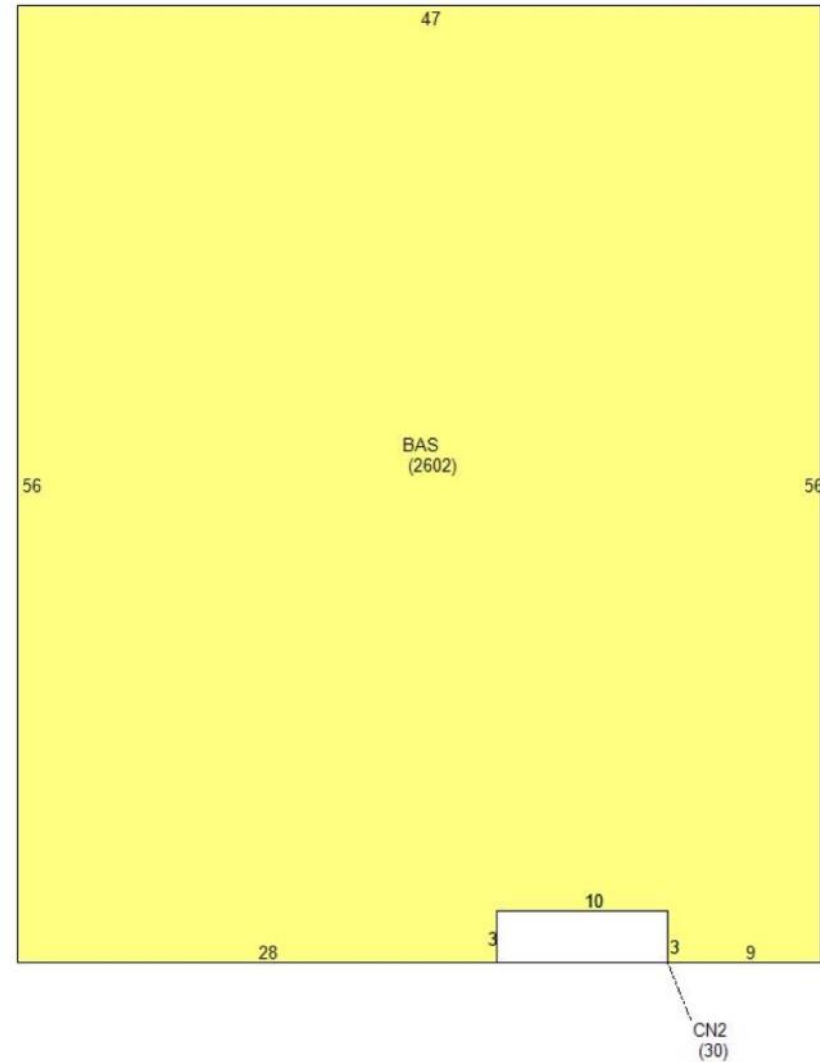
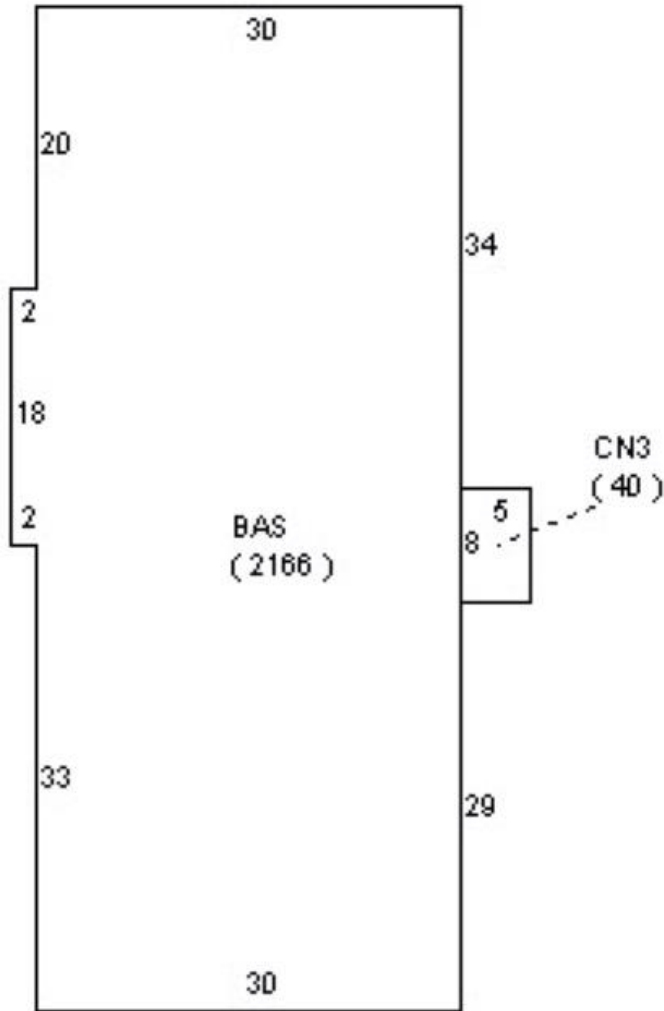
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Floor Plan

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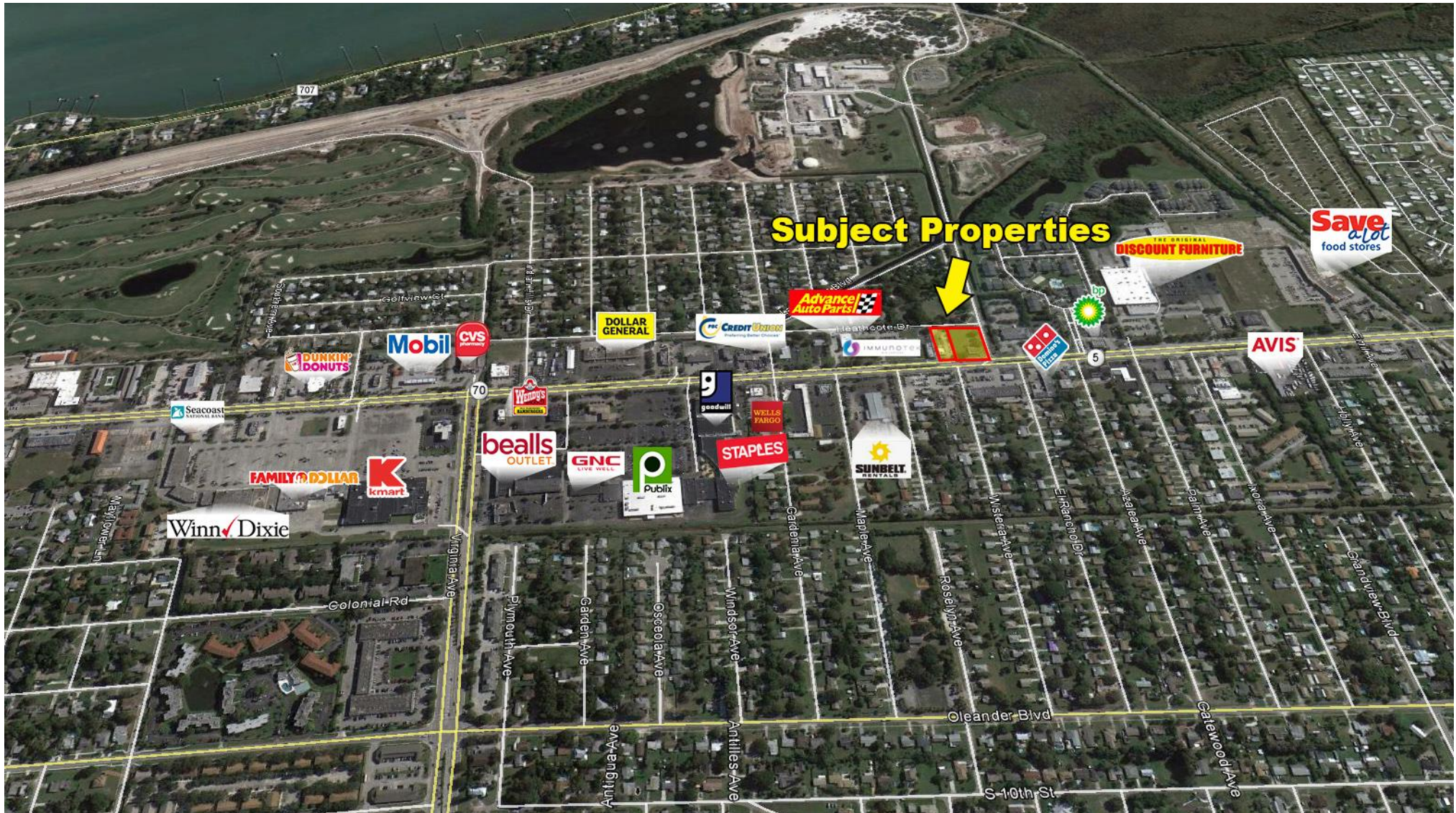
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Property Aerial

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