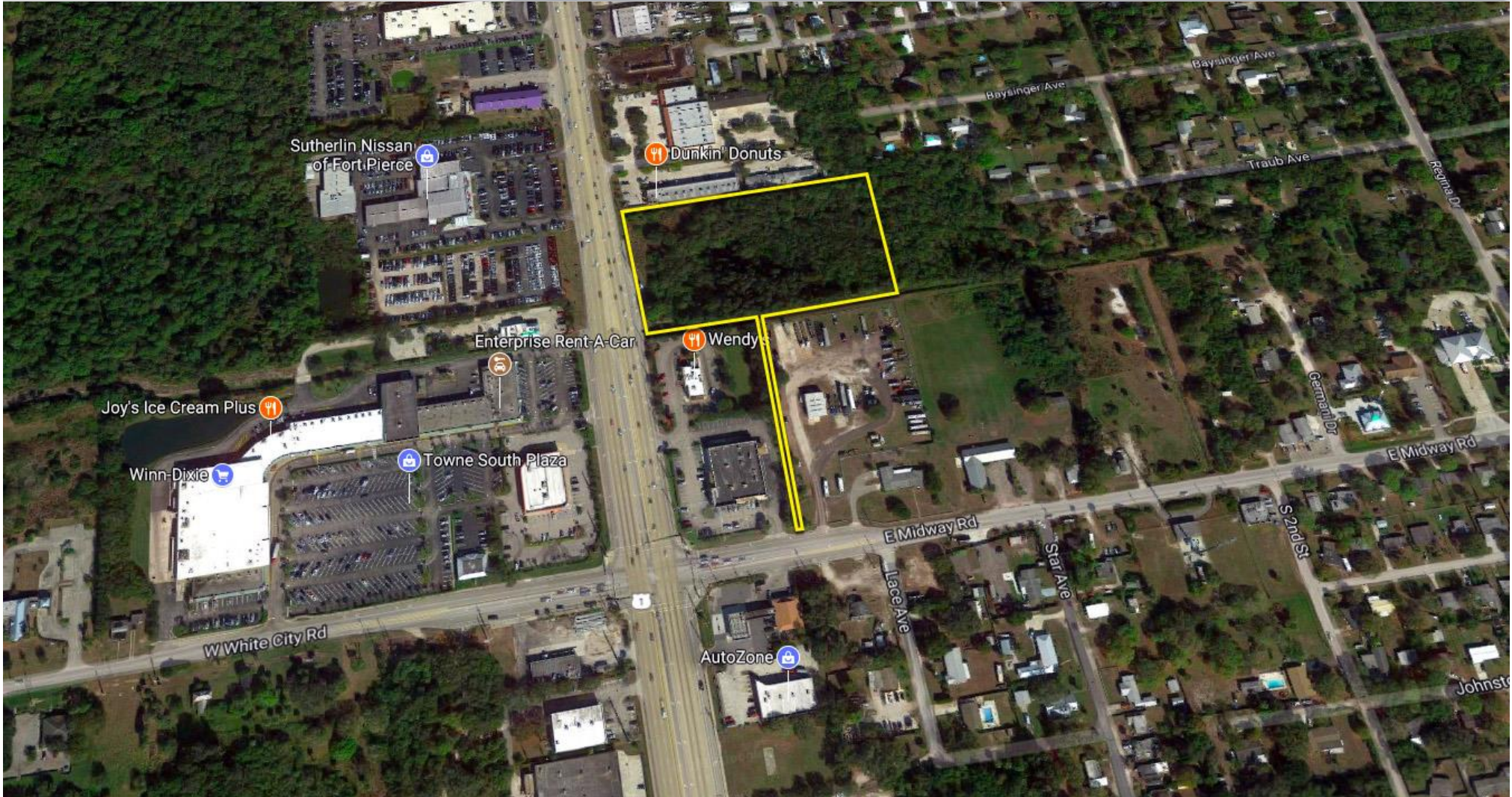


FOR SALE

\$1,399,000

4.75 AC Commercial Land

S US-1 & Midway Road, Fort Pierce FL 34982



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Property Details

4.75 AC Commercial Land S US-1 & Midway Road, Fort Pierce FL 34982

PRICE	\$1,399,000
PARCEL ID	3403-502-0031-000-3
LAND SIZE	206,910 sf
ACREAGE	4.75 AC
FRONTAGE	332.1'
TRAFFIC COUNT	39,774 AADT
YEAR BUILT	--
ZONING	GC - General Commercial (St. Lucie County)
LAND USE	Commercial Land
UTILITIES	--

Excellent development opportunity!! 4.75 AC of land situated in a high traffic zone of Fort Pierce. Neighboring tenants include Dunkin' Donuts, Wendy's Walgreens, 7-Eleven, Burger King, and many more! Excellent potential for office spaces, retail, auto-related and other uses under CG - Commercial General (St. Lucie County)



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	4,213	1 Mile	\$59,603	1 Mile	42.90
3 Mile	26,853	3 Mile	\$52,213	3 Mile	41.60
5 Mile	87,206	5 Mile	\$52,359	5 Mile	41.50

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Zoning Information

4.75 AC Commercial Land S US-1 & Midway Road, Fort Pierce FL 34982

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. Amphitheatres. (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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Property Aerial

4.75 AC Commercial Land

S US-1 & Midway Road, Fort Pierce FL 34982



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