

OFFICE WITH +/- 1 AC OF YARD SPACE

2108 Orange Ave. Fort Pierce, FL 34950



FOR SALE | \$1,400,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
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PROPERTY OVERVIEW

- This unique offering consists of three contiguous parcels totaling approximately 1.19 acres, currently operating as a construction equipment sales and rental business.
- The main parcel features a 1,462-square-foot office building, including 862 square feet of finished office space and a 600-square-foot attached garage equipped with a roll-up door, ideal for secure storage or workshop use.
- The property extends to the rear with an additional 0.21-acre fully fenced laydown yard, perfect for outdoor storage or staging. Additionally, a 0.47-acre parcel to the west provides further fenced yard space, offering ample room for equipment, materials, or fleet parking.
- With direct frontage on Orange Avenue and excellent connectivity to both I-95 and US-1, this site presents a prime opportunity for contractors, service companies, or owner-users seeking a functional and accessible operational base in a rapidly growing market.



PRICE	\$1,400,000
BUILDING SIZE	862 SF Office + 600 SF Garage
BUILDING TYPE	Office/Warehouse
ACREAGE	1.19 AC (Total)
FRONTAGE	270'
TRAFFIC COUNT	15,800 ADT
YEAR BUILT	1961
CONSTRUCTION TYPE	Frame Stucco
PARKING SPACE	7
ZONING	C-3 / R-3
LAND USE	GC / RL
PARCEL ID	2409-605-0010-000-1 2409-602-0001-000-6 2409-605-0043-000-1

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	14,643	1 Mile	\$38,481	1 Mile	33.7
3 Mile	52,362	3 Mile	\$51,048	3 Mile	35.7
5 Mile	77,738	5 Mile	\$61,518	5 Mile	41.1

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	17,527	1 Mile	\$29,018	1 Mile	35.4
3 Mile	63,126	3 Mile	\$38,978	3 Mile	37.1
5 Mile	94,490	5 Mile	\$45,466	5 Mile	41.4

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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ZONING INFORMATION

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C

Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P
Wholesale Trade	P

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ZONING INFORMATION

ZONING DISTRICT	R-3
-Detached House	P
-Duplex	C
-Townhouse	C
-Multi-Dwelling Building	C
-Mobile or Manufactured Home	C
-Manufactured Home Park or Subdivision	C
-Mobile Home Park	C
-Mixed-Use Building or Development	-
<i>Home Occupations</i> (per requirements of Section 125-318)	P
-Neighborhood Commercial Services	C

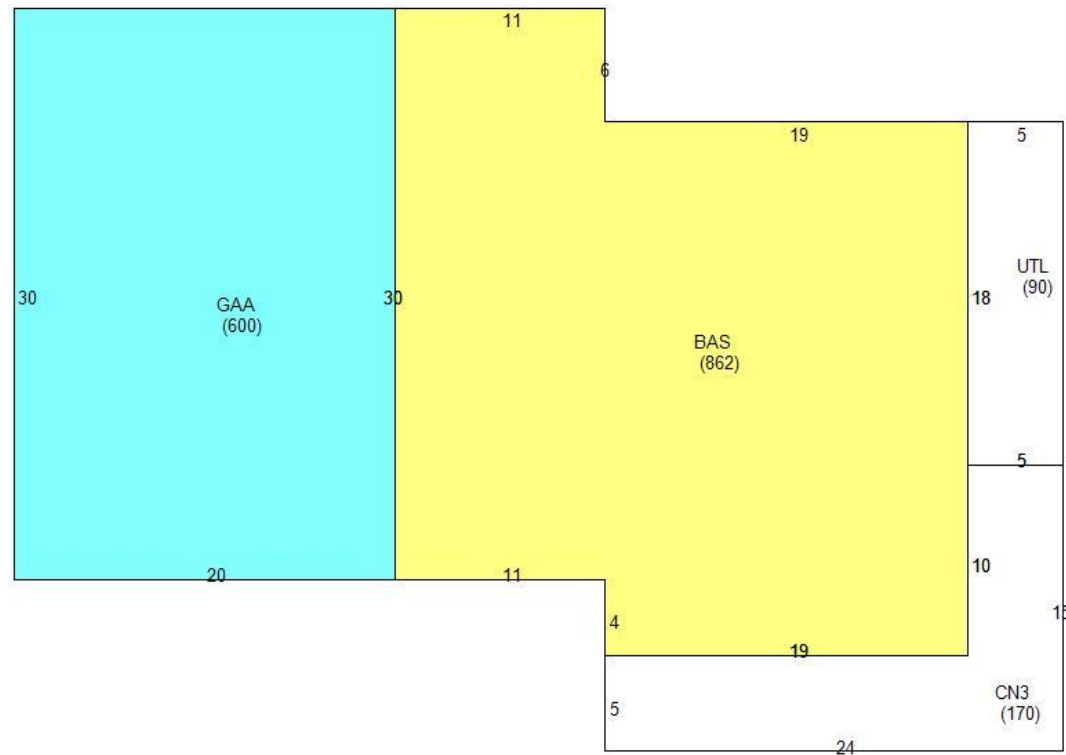


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SITE PLAN



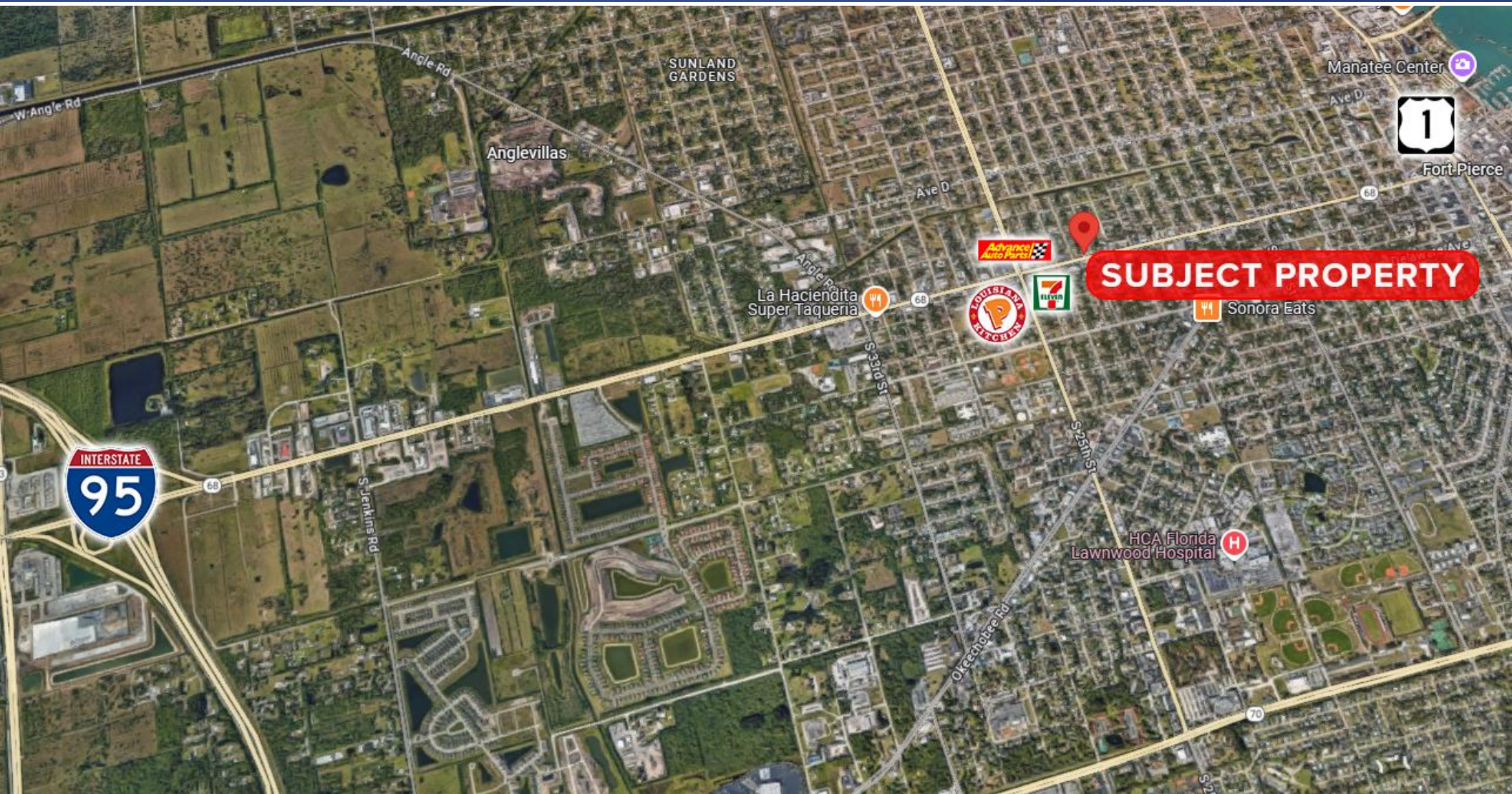
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TRADE AREA MAP



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