

OFFICE BUILDING / Investment / Redevelopment Project



Alex Rodriguez- Torres

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1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

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Employment by Occupations

17.3k
2018 VALUE
± 1,195

7.12%
1 YEAR GROWTH
± 9.21%

From 2017 to 2018, employment in Fort Pierce, FL grew at a rate of 7.12%, from 16.1k employees to 17.3k employees.

The most common job groups, by number of people living in Fort Pierce, FL, are Office & Administrative Support Occupations (2,373 people), Sales & Related Occupations (2,247 people), and Construction & Extraction Occupations (1,327 people). This chart illustrates the share breakdown of the primary jobs held by residents of Fort Pierce, FL.

Property Value

\$100,100
2018 MEDIAN
± \$9,296

\$91,400
2017 MEDIAN
± \$7,034

In 2018, the median property value in Fort Pierce, FL grew to to \$100,100 from the previous year's value of \$91,400.

The following charts display, first, the property values in Fort Pierce, FL compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Fort Pierce, FL the largest share of households have a property value in the N/A range.

Median Household Income

\$30,445
2018 VALUE
± \$3,398

8.64%
1 YEAR GROWTH
± 12.1%

Households in Fort Pierce, FL have a median annual income of \$30,445, which is less than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$28,025 in 2017, which represents a 8.64% annual growth.

The following chart shows how the median household income in Fort Pierce, FL compares to that of its neighboring and parent geographies.

Domestic Trade Growth

Showing data for Florida.

Domestic Production in Dollars

\$457B
2015 VALUE IN FLORIDA

\$714B
PROJECTED 2045 VALUE IN FLORIDA
56.2% growth

In 2015, total outbound Florida trade was \$457B. This is expected to increase 56.2% to \$714B by 2045.

The following chart shows how the domestic outbound Florida trade is projected to change in comparison to its neighboring states.

Data from the [Department of Transportation Federal Highway Administration Freight Analysis Framework Domestic Flows](#).

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PRICE: 1.6 M

YEAR BUILT: 1973

BUILDING SIZE: 6,602 SF

BUILDING SPECIFICATION: COMMERCIAL

BUILDING TYPE: Professional/Office

PARKING: 24 Spots per 1,000 SF Leased

LAND ACRES: 0.80



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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6602	6602	376
CN2	CANOPY	120	0	60
CN3	CANOPY	48	0	32
UTL	UTILITY ROOM	20	0	18

Type

ASPT LOW
CHAINLINK 6'
CONCRETE LOW
DOUBLE LIGHT
CEMENT CURB

Qty

1
1
1
1
1

Units

20000
400
2226
1
372

Year Blt

1930
1973
1973
1973
1973

Special Features and Yard Items

Building Information

Finished Area: 6,602 SF
Gross Sketched Area: 6,790 SF

Exterior Data

Building Type:	LROF	Year Built:	1973
Grade:	Y_C	Effective Year:	1973
No. Units:	2	Story Height:	1 Story
Roof Cover:	Tar & Gravel	Roof Structure:	Steel Conc

Frame:	Conc Blk
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior Data

Bedrooms:	0	Electric:	MAXIMUM
Full Baths:	0	Heat Type:	FrcdHotAir
Half Baths:	0	Heat Fuel:	ELEC
A/C %:	100%	Heated %:	100%

Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Interior Sprinkler %:	0%



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Zoning Information

S. CG COMMERCIAL, GENERAL.

1. 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)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of [Section 7.10.31](#). (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores. (591)
 - (2) Used merchandise stores. (593)
 - (3) Sporting goods. (5941)
 - (4) Book and stationary. (5942/5943)
 - (5) Jewelry. (5944)
 - (6) Hobby, toy and games. (5945)
 - (7) Camera and photographic supplies. (5946)
 - (8) Gifts, novelty and souvenir. (5947)
 - (9) Luggage and leather goods. (5948)
 - (10) Fabric and mill products. (5949)
 - (11) Catalog, mail order and direct selling. (5961/5963)
 - (12) Liquefied petroleum gas (propane). (5984)
 - (13) Florists. (5992)
 - (14) Tobacco. (5993)
 - (15) News dealers/newsstands. (5994)
 - (16) Optical goods. (5995)
 - (17) Misc. retail (See SIC Code for specific uses). (5999)

- hh. Miscellaneous personal services (see SIC Code Major Group 72):
 - (1) Tax return services. (7291)
 - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)

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Investment Highlights

R.T Commercial Real Estate is excited to offer this turnkey office building for sale.

This professional office building is ideal for corporate headquarters, institutional or non-profit groups.

9 consultant rooms, nice size work station area, 4 private offices, handicap mens and ladies rooms and communication room.

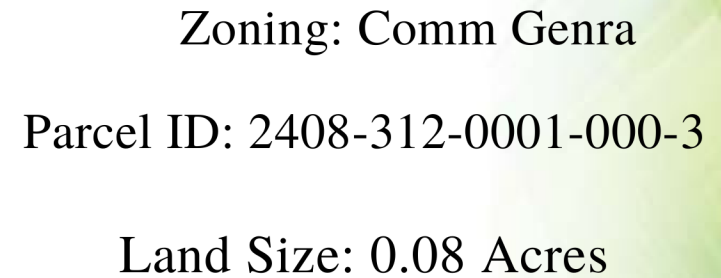
Large reception area, glass walled conference rooms, oversized kitchen with pantry. Free standing concrete block and stucco construction. Common kitchen and two private restrooms. Plenty of parking and your own monument sign for excellent visibility for drive by traffic.

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH

ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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3501 Orange Ave
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For Sale: \$1.6MM

PRESENTED BY:

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