

755 W MIDWAY RD

FORT PIERCE, FL 34982

COMMERCIAL LAND FOR SALE



PROPERTY DESCRIPTION

.82 acre lot Located on South side of Midway Road adjacent to Nelson Family Farms. Less than a mile from Federal Highway (US 1). Located in Commercial Neighborhood Zoning.

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.82 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	327	2,121
Total Population	199	813	4,921
Average HH Income	\$83,151	\$79,367	\$73,759

JOHN W. CHAPMAN, BROKER

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Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 310, Stuart, FL 34994 | 772.631.9168



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PERMITTED USES:

The complete Commercial Neighborhood Zoning Code with permitted, conditional and accessory uses is attached. Commercial Neighborhood Zoning permits the following uses:

- a. Beauty and barber services.
- b. Membership organizations.
- c. Depository institutions.
- d. Laundering and dry cleaning (self service).
- e. Real estate.
- f. Repair services:
 - (1) Electrical repair.
 - (2) Shoe repairs.
 - (3) Watch, clock, jewelry, and musical instrument repair.
- g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
 - (1) Antiques.
 - (2) Apparel and accessories.
 - (3) Books and stationery.
 - (4) Cameras and photographic supplies.
 - (5) Drugs and proprietary.
 - (6) Eating places.
 - (7) Florists.
 - (8) Food stores.
 - (9) Gifts, novelties, and souvenirs.
 - (10) Hobby, toy and game shops.
 - (11) Household appliances.
 - (12) Jewelry.
 - (13) Newspapers and magazines.
 - (14) Optical goods.
 - (15) Nurseries, lawn and garden supplies.
 - (16) Radios, TV's, consumer electronics and music supplies.
 - (17) Sporting goods and bicycles.
 - (18) Tobacco products.
- h. Video tape rental.
- i. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

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Road View



View Across the Street



View Heading East



View Heading West

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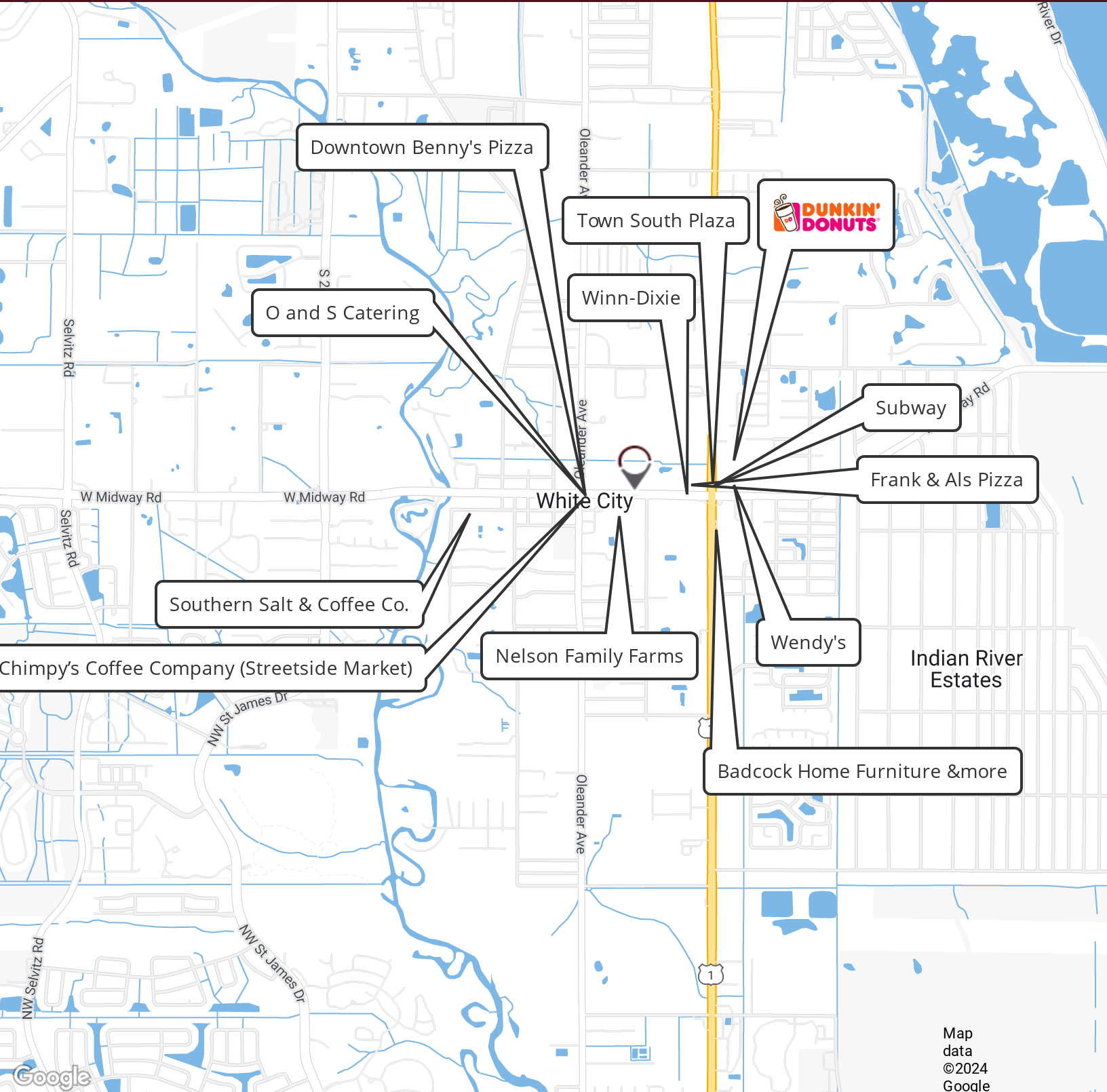
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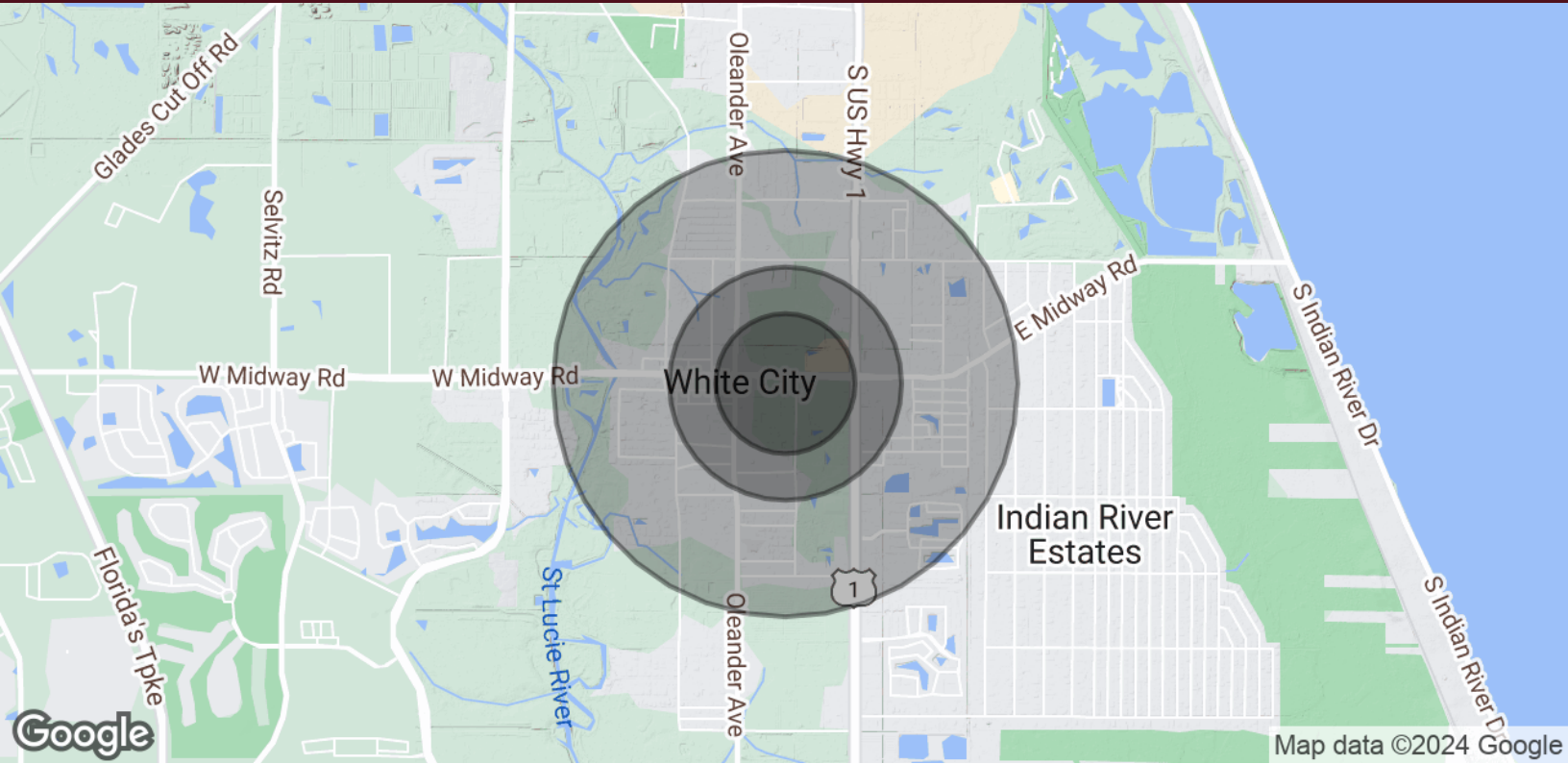
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	199	813	4,921
Average Age	44	45	48
Average Age (Male)	43	44	47
Average Age (Female)	44	46	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	327	2,121
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$83,151	\$79,367	\$73,759
Average House Value	\$390,618	\$375,430	\$354,198

Demographics data derived from AlphaMap

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