

2.79 AC COMMERCIAL PROPERTY

3805 Okeechobee Rd & 2202 S 39th St Fort Pierce FL , 34947



FOR SALE | \$799,000

**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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Matthew Mondo

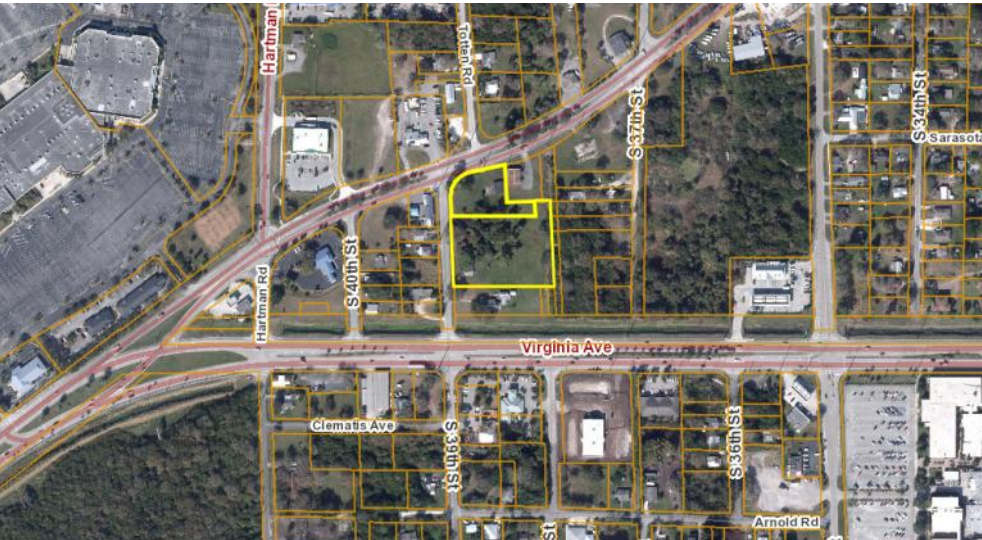
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PROPERTY OVERVIEW

- Rare opportunity to purchase 2.79 ac of commercial land located between Virginia Ave and Okeechobee Blvd.
- The property hosts excellent frontage from Okeechobee Blvd and 39th Street.
- The parcels are located 1.8 miles from I95 and Florida's Turnpike 0.8 miles from Indian River State College.
- Currently zoned for Commercial Office and Commercial General usage.
- Surrounding real estate residential properties and national & local retailers.



PRICE	\$799,000
BUILDING(S)	Existing structures to be demolished
ACREAGE	2.79 AC (Combined)
FRONTAGE	132' Okeechobee Rd 313' 39th St
TRAFFIC COUNT	13,700 ADT Okee Blvd 24,500 ADT Virginia Ave
ZONING	CO CG (SLC)
LAND USE	COM
PARCEL ID	2417-704-0035-000-1 2417-704-0032-000-0

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,079	1 Mile	\$56,258	1 Mile	34.20
3 Mile	49,067	3 Mile	\$51,491	3 Mile	36.10
5 Mile	83,820	5 Mile	\$59,139	5 Mile	39.80
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,421	1 Mile	\$50,940	1 Mile	32.40
3 Mile	59,044	3 Mile	\$39,417	3 Mile	34.60
5 Mile	101,428	5 Mile	\$45,664	5 Mile	39.00

ZONING INFORMATION

R. **CO COMMERCIAL, OFFICE.**

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office 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. Communications - except towers. (48)
 - d. Computer programming, data processing and other computer related services. (737)
 - e. Contract construction services - office only. (15, 16, 17)
 - f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
 - g. Engineering, accounting, research, management and related services. (87)

- h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
- i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
- j. Health services - except nursing homes and hospitals. (80)
- k. Membership organizations subject to the provisions of Section 7.10.31. (86)
- l. Miscellaneous business services:
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7364)
 - (5) Business Services - misc. (7389)
- m. Personnel supply services. (736)
- n. Social services:
 - (1) Individual and family social services. (832/839)
- o. Travel agencies. (4724)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.

4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. Child care services. (835)
 - b. Television and radio transmitting towers. (999)
 - c. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
 - a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).
 - b. Postal services. (43)
 - c. Solar energy systems, subject to the requirements of Section 7.10.28.

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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)

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ZONING INFORMATION

- (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)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social Services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)
- yy. 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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ZONING CONTINUED

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4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. Adult establishments subject to requirements of Section 7.10.10. (999)
 - b. Drinking places (alcoholic beverages) - free-standing. (5813)
 - c. Disinfecting and pest control services. (7342)
 - d. Amusement parks. (7996)
 - e. Go-cart tracks. (7999)
 - f. Hotels and motels. (701)
 - g. Household goods warehousing and storage-mini-warehouses. (999)
 - h. Marina - recreational boats only. (4493)
 - i. Motor vehicle repair services - body repair. (753)
 - j. Sporting and recreational camps. (7032)
 - k. Retail trade:
 - (1) Liquor stores. (592)
 - l. Stadiums, arenas, and race tracks. (794)
 - m. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
 - a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
 - b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
 - c. Retail trade:
 - (1) Undistilled alcoholic beverages (accessory to retail sale of food).
 - d. Solar energy systems, subject to the requirements of Section 7.10.28.

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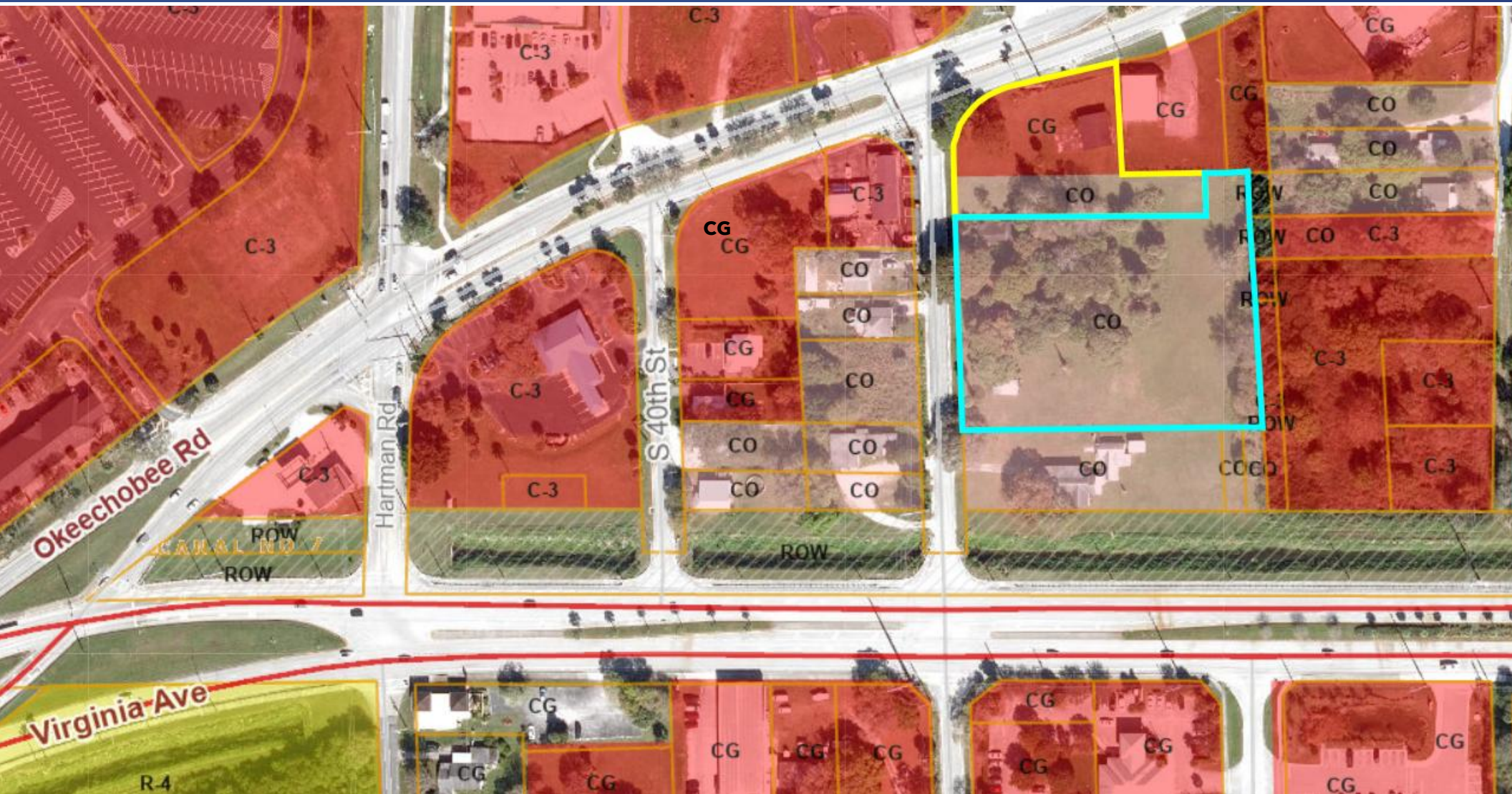
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ZONING MAP



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TRADE AREA MAP



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