

# FREESTANDING RESTAURANT SPACE

2455 Midway Rd. Fort Pierce, FL 34981



**DRIVE-THRU**

**FOR SALE | \$649,000**

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

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# PROPERTY OVERVIEW

- **Opportunity To Be Delivered Vacant At Closing**
- INVESTMENT OPPORTUNITY! Fantastic chance to acquire a standalone restaurant building situated on half an acre with existing 3-year lease in place.
- The property boasts impressive frontage with a prominent pole sign. Spanning 1,200 square feet, the space features both indoor and outdoor seating, along with a convenient drive-through.
- Added advantages include a commercial kitchen equipped with a grease trap and hood.
- *Option to connect city sewer and redevelop property with a 2-story building.*

*\*CONTACT LISTING AGENT - PLEASE DO NOT DISTURB TENANT\**



<b>PRICE</b>	\$649,000
<b>BUILDING SIZE</b>	1,200 sf
<b>BUILDING TYPE</b>	Restaurant
<b>ACREAGE</b>	0.48
<b>FRONTAGE</b>	140'
<b>TRAFFIC COUNT</b>	17,000 ADT
<b>YEAR BUILT</b>	1990
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>ZONING</b>	Comm Neigh (SLC)
<b>LAND USE</b>	RU
<b>PARCEL ID</b>	3403-502-0096-020-2

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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,445	1 Mile	\$68,653	1 Mile	41
3 Mile	103,818	3 Mile	\$64,299	3 Mile	43
5 Mile	299,821	5 Mile	\$74,061	5 Mile	43

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,538	1 Mile	\$48,852	1 Mile	38.90
3 Mile	109,000	3 Mile	\$51,733	3 Mile	41.90
5 Mile	318,735	5 Mile	\$59,987	5 Mile	42.40

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# ZONING INFORMATION

## **Q. CN COMMERCIAL, NEIGHBORHOOD.**

1. Purpose. The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. 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. Beauty and barber services. (723/724)
- b. Membership organizations subject to the provisions of Section 7.10.31. (86)
- c. Depository institutions. (60)
- d. Laundering and dry cleaning (self service). (7215)
- e. Real estate. (65)
- f. Repair services:
  - (1) Electrical repair. (762)
  - (2) Shoe repairs. (725)
  - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
- g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
  - (1) Antiques. (5932)
  - (2) Apparel and accessories. (56)
  - (3) Books and stationery. (5942/5943)
  - (4) Cameras and photographic supplies. (5946)

- (5) Drugs and proprietary. (5912)
- (6) Eating places. (5812)
- (7) Florists. (5992)
- (8) Food stores. (54)
- (9) Gifts, novelties, and souvenirs. (5947)
- (10) Hobby, toy and game shops. (5945)
- (11) Household appliances. (572)
- (12) Jewelry. (5944)
- (13) Newspapers and magazines. (5994)
- (14) Optical goods. (5995)
- (15) Nurseries, lawn and garden supplies. (526)
- (16) Radios, TV's, consumer electronics and music supplies. (573)
- (17) Sporting goods and bicycles. (5941)
- (18) Tobacco products. (5993)
- h. Video tape rental. (784)
- 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.

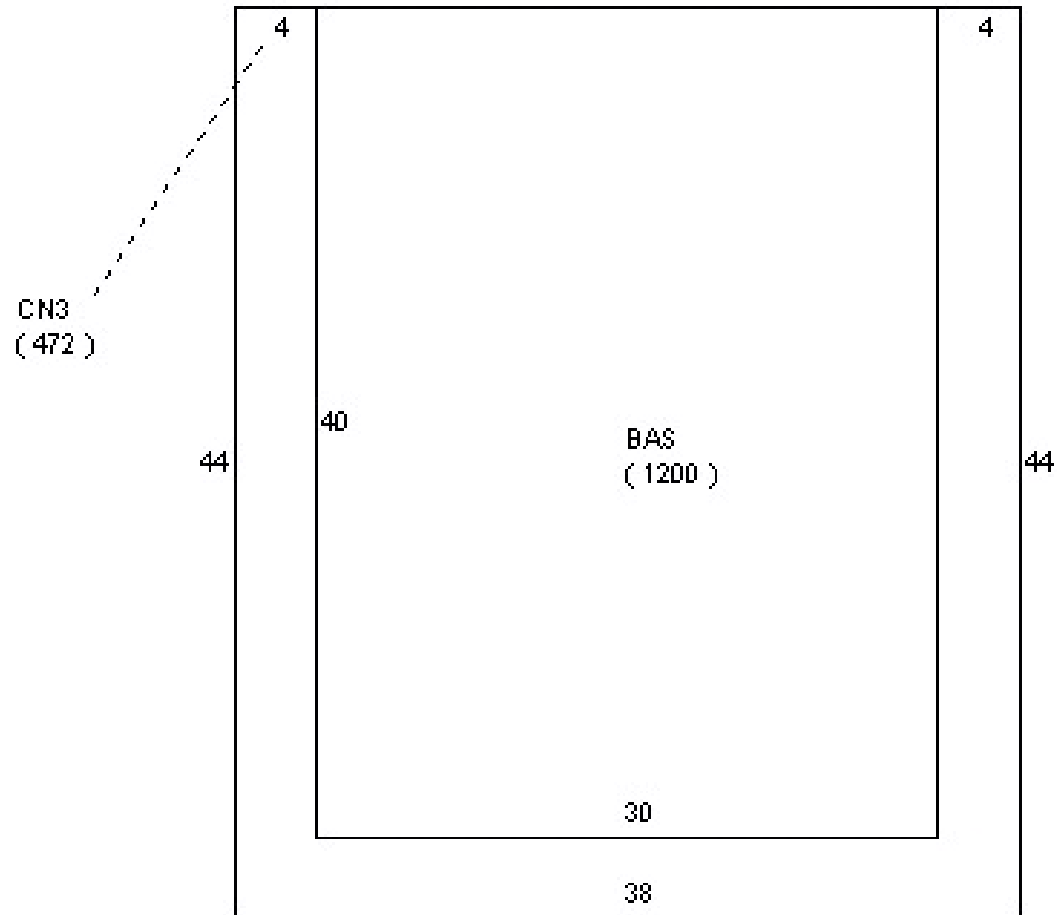
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# SITE PLAN



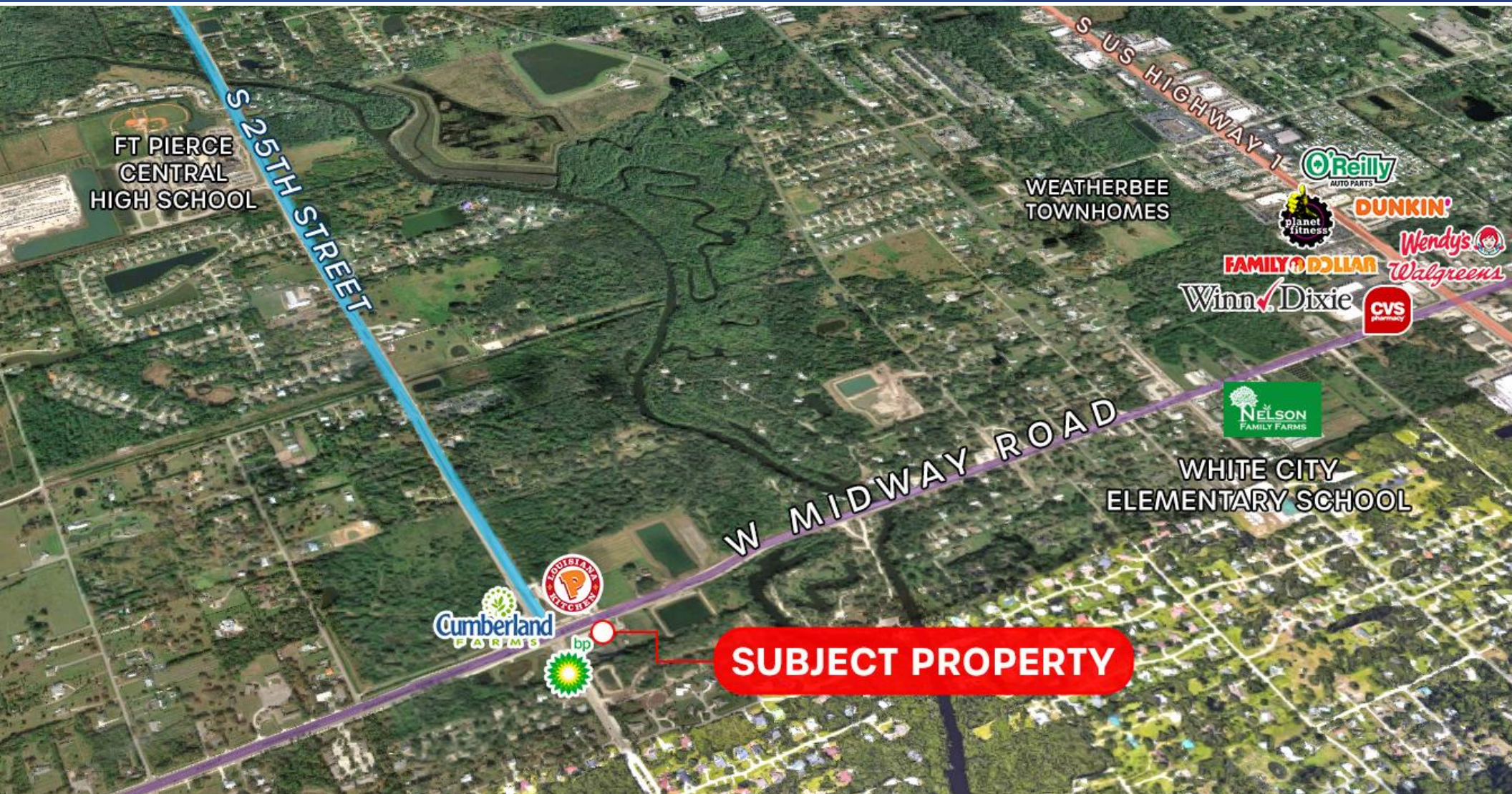
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# TRADE AREA MAP



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