

OUTDOOR YARD SPACE WITH OFFICE

3625 Pleasant Acres Rd. Fort Pierce, FL 34982



**0.55 AC INDUSTRIAL
OUTDOOR SPACE WITH OFFICE**

FOR SALE | \$499,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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500 SE Osceola Street
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PROPERTY OVERVIEW

- Centrally located in an industrial pocket between Fort Pierce and Port St. Lucie, this versatile 0.55-acre property offers a rare combination of secure outdoor storage plus a standalone office building.
- The site features a fully fenced yard, along with a 1,200 SF office building and detached garage with additional storage lockers, supporting a wide range of industrial uses.
- Situated on a dead-end street, the property benefits from reduced traffic flow, added privacy, and ease of vehicle maneuverability, a valuable advantage for businesses requiring equipment storage, fleet parking, or operational staging.
- Surrounded by established light industrial users, this location is particularly well-suited for towing and recovery companies, contractors, service-based businesses, or fleet operators seeking a functional and accessible base of operations.



PRICE	\$499,000
BUILDING SIZE	1,200 SF (480 SF Detached Garage)
BUILDING TYPE	Office
ACREAGE	0.55 AC
FRONTAGE	100'
TRAFFIC COUNT	1,800 AADT (S Market Ave)
YEAR BUILT	1948
CONSTRUCTION TYPE	Vinyl Siding
PARKING SPACE	Ample
ZONING	IL (SLC)
LAND USE	Industrial
PARCEL ID	2434-601-0016-030-8

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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	5,839	35,100	89,324
2025 Population	6,575	39,347	103,820
2030 Population Projection	7,522	44,982	119,309
Annual Growth 2020-2025	2.5%	2.4%	3.2%
Annual Growth 2025-2030	2.9%	2.9%	3.0%
Households			
2020 Households	2,539	13,818	34,470
2025 Households	2,869	15,380	40,023
2030 Household Projection	3,288	17,584	46,039
Households By Income			
Avg Household Income	\$62,454	\$71,334	\$74,208
Median Household Income	\$45,907	\$54,665	\$56,032
Worker Travel Time To Job			
<30 Minutes	1,739	10,417	24,568
30-60 Minutes	731	4,385	13,612
60+ Minutes	204	983	3,321

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ZONING INFORMATION

T. IL INDUSTRIAL, LIGHT.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial 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. Business services. (73)

b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)

c. Construction services:

(1) Building construction - general contractors. (15)

(2) Other construction - general contractors. (16)

(3) Construction - special trade contractors. (17)

d. Engineering, architectural and surveying services. (871)

e. Commercial fishing. (091)

f. Laundry, cleaning and garment services. (721)

g. Local and suburban transit. (41)

h. Manufacturing:

(1) Food and kindred products. (20)

(2) Tobacco products. (21)

(3) Textile mill products. (22)

(4) Apparel and other finished products. (23)

(5) Furniture and fixtures. (25)

(6) Printing, publishing and allied industries. (27)

(7) Drugs. (283)

(8) Leather and leather products. (31)

m. Repair services:

(1) Automotive and automotive parking. (75)

(2) Electrical. (762)

(3) Watch, clock and jewelry repair. (763)

(4) Reupholstery and furniture repair. (764)

(5) Misc. repairs and services. (769)

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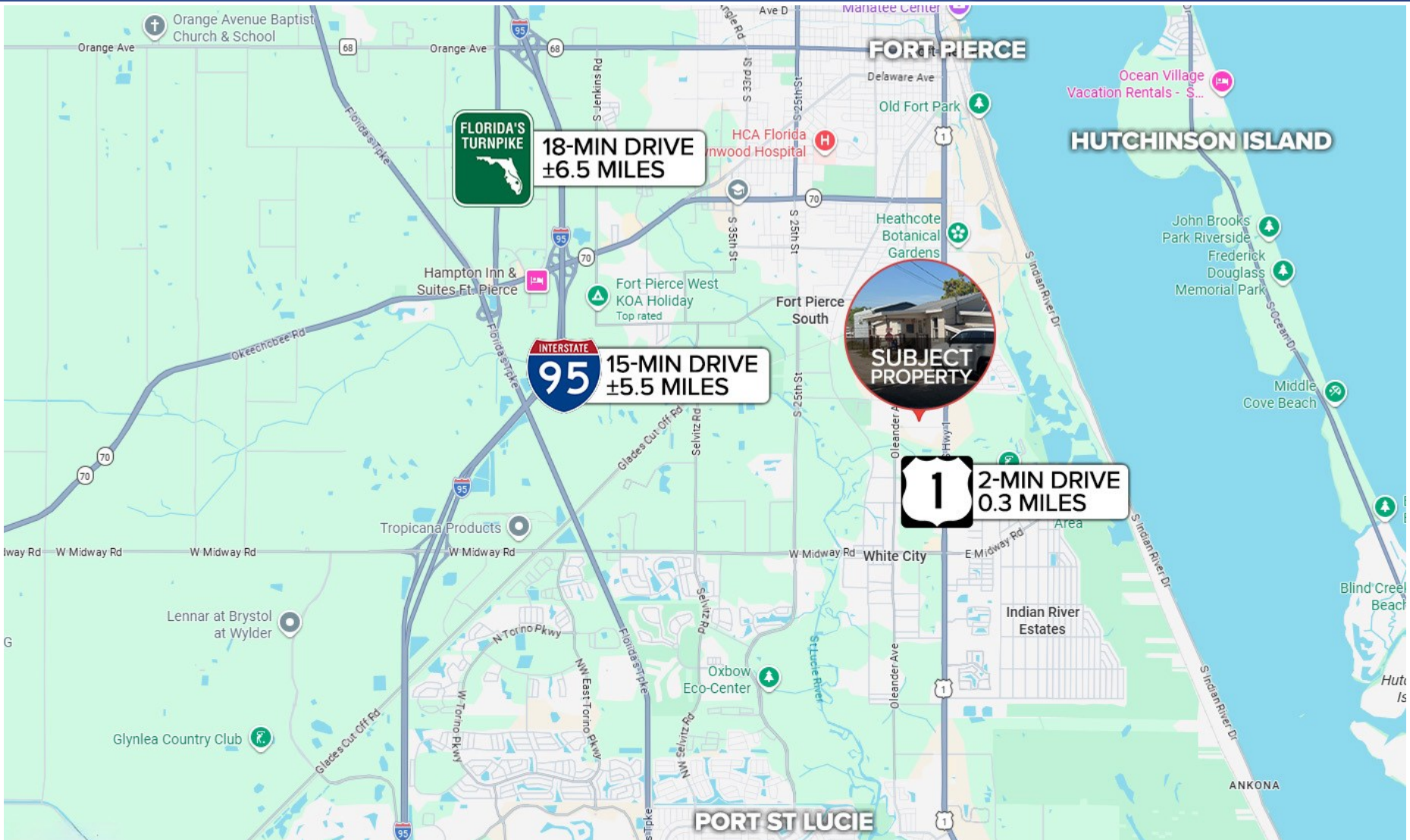
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PROXIMITY MAP



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TRADE AREA MAP



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