

1903 Binney Drive, Fort Pierce, FL 34949

VACANT COMMERCIAL  
OR RESIDENTIAL LOT

FOR SALE OR LEASE



JAIME' OLDENBORG

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.17 AC

Ft. Pierce, FL

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# EXECUTIVE SUMMARY

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## SPECS

**Lot Size:** .17 AC  
**Sale Price:** \$799,000  
**Lease Price:** Contact for More Details  
**Frontage:** 185' on Binney Dr & Hernando St  
**Traffic Counts:** 9,600 AADT  
**Parcel ID:** 2401-501-0093-000-3  
**Land Use:** Commercial  
**Zoning:** Tourist Commercial C-5 (Fort Pierce)

**ADDITIONAL  
PARKING  
EASEMENT  
AVAILABLE**

## PROPERTY OVERVIEW

A rare chance to purchase or lease a vacant 0.17-acre parcel just steps from the Fort Pierce Jetty and nearby public beach access. Located on a prominent corner at the edge of the island, this highly visible site offers outstanding exposure in a lively coastal corridor surrounded by established neighborhoods, boutique lodging, popular eateries, and destination-driven businesses. Zoned Tourist Commercial, the property supports both residential and commercial development, with building heights permitted up to 45 feet (approximately four stories plus roof). The flexible zoning allows for a wide range of uses including retail, food and beverage, hospitality, recreation, or mixed-use concepts. Its walkable proximity to the shoreline and waterfront attractions creates an ideal setting for projects designed to serve both locals and the area's growing tourism market.



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# TRADE AREA MAP

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# DEMOGRAPHICS & MAP

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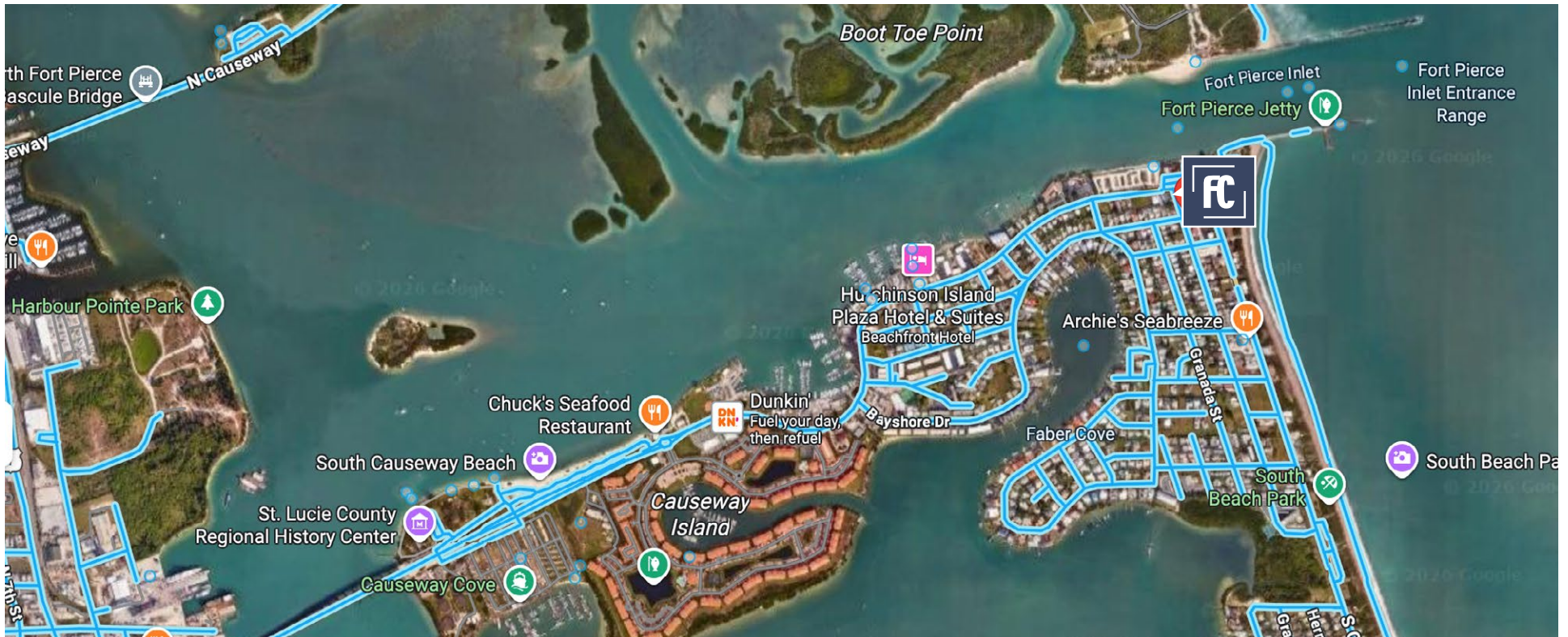
## POPULATION

	1 MILE	3 MILES	5 MILES
Population	3,622	17.8K	62.1K
Median Age	55.8	53	43.7



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$76.4K	\$78.4K	\$62.6K



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# AERIAL VIEW

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