

# RESTAURANT SPACE

3120 S US Highway 1, Fort Pierce FL 34982



FOR LEASE | \$30.00/SF NNN

**JEREMIAH BARON  
& CO**

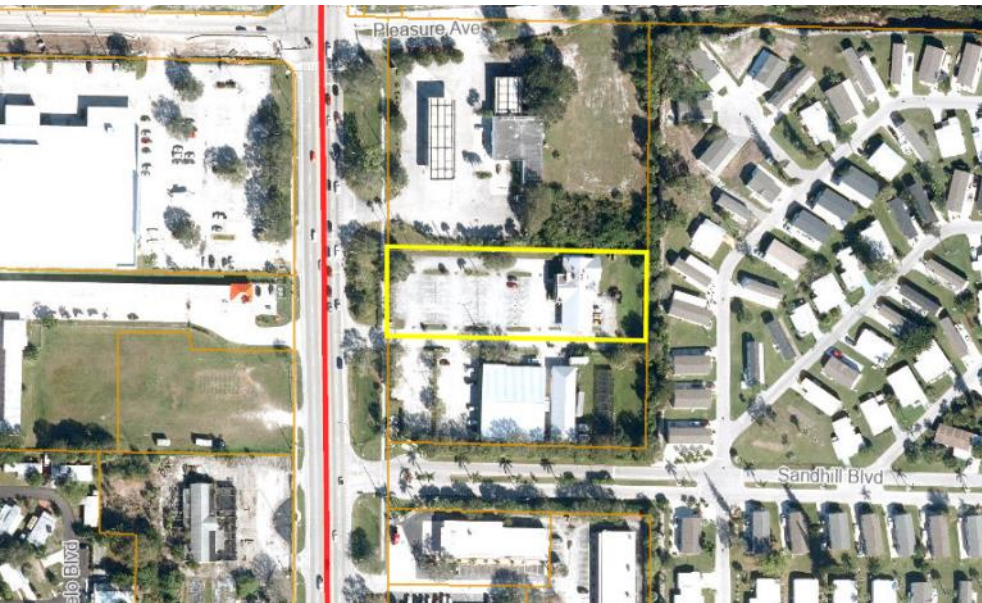
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# PROPERTY OVERVIEW

- This is an exceptional chance to lease a freestanding restaurant building situated along US-1 in Fort Pierce, FL.
- The establishment was previously a full-service BBQ restaurant and can accommodate over 120 patrons.
- The exterior features abundant parking, impressive frontage, a compact monument sign, and a modernized building facade adorned with accent lighting.
- The surrounding area is comprised of both national and local retailers, enhancing the appeal of this real estate opportunity.



<b>PRICE</b>	\$30.00/SF NNN
<b>BUILDING SIZE</b>	4,848 SF
<b>BUILDING TYPE</b>	Restaurant
<b>ACREAGE</b>	0.60 AC
<b>FRONTAGE</b>	130'
<b>TRAFFIC COUNT</b>	34,000 ADT
<b>YEAR BUILT</b>	1988
<b>CONSTRUCTION TYPE</b>	Concrete Block
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	C-3 (Fort Pierce)
<b>LAND USE</b>	GC
<b>PARCEL ID</b>	2427-122-0004-000-0

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	52,681	1 Mile	\$52,681	1 Mile	36.90
3 Mile	51,043	3 Mile	\$51,043	3 Mile	40.60
5 Mile	58,335	5 Mile	\$58,335	5 Mile	41.30

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	9,220	1 Mile	\$40,434	1 Mile	35
3 Mile	37,526	3 Mile	\$38,163	3 Mile	39
5 Mile	81,849	5 Mile	\$42,316	5 Mile	40

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# ZONING INFORMATION

ZONING DISTRICT	C3
Eating and Drinking Establishments	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
<i>Office</i>	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

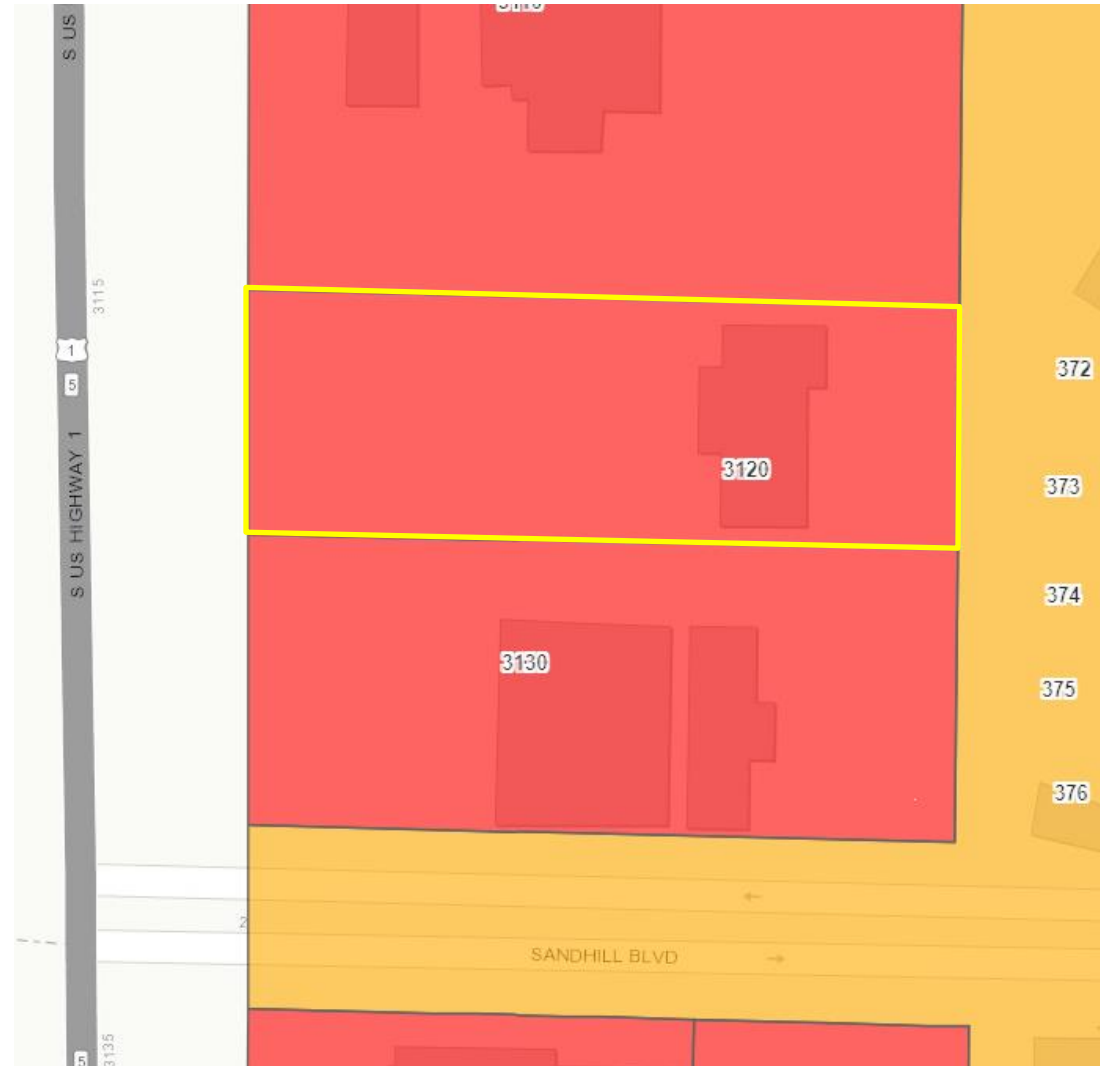
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# ZONING INFORMATION

ZONING DISTRICT	C3
Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C
Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C

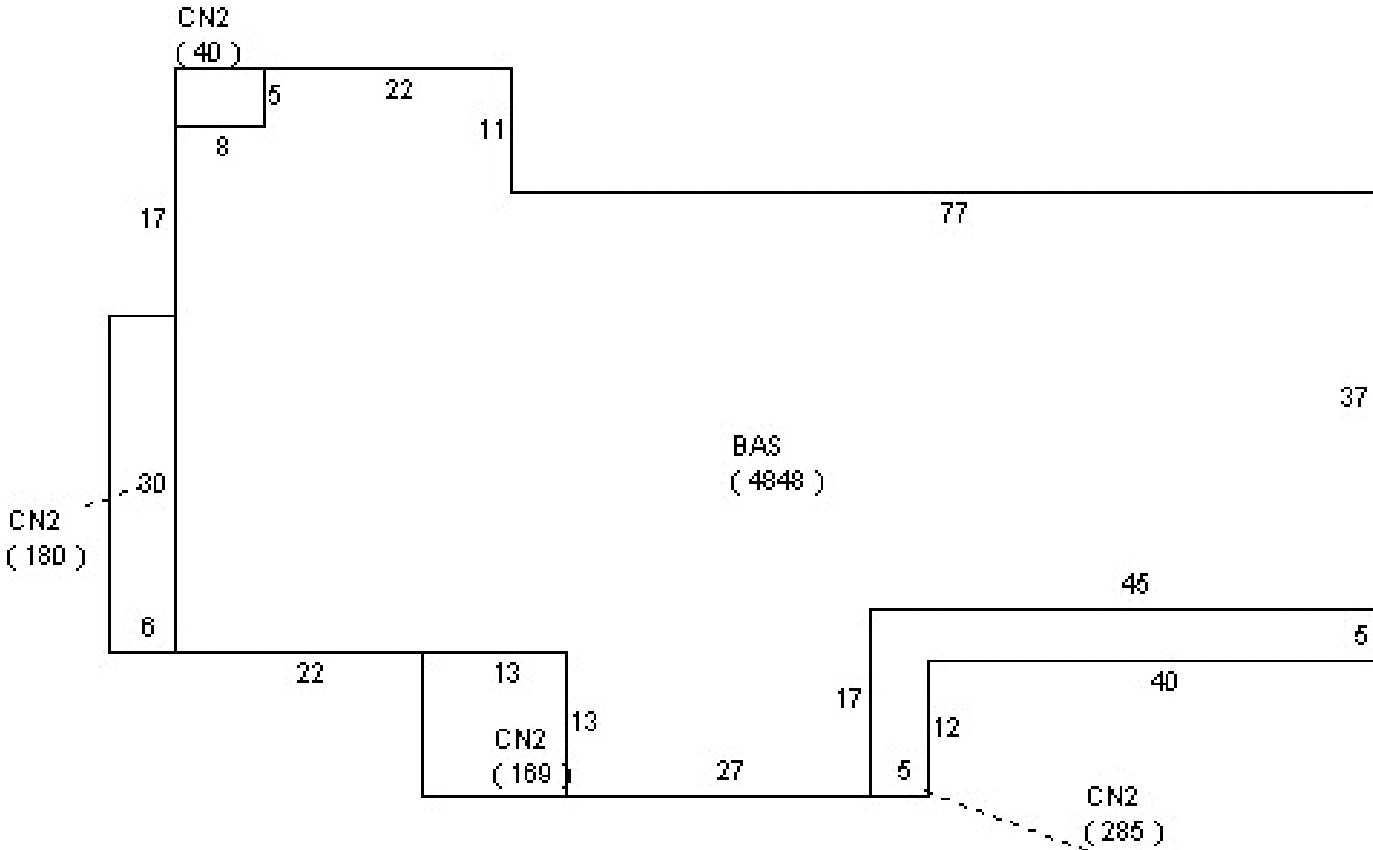


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# FLOOR SKETCH



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# TRADE AREA MAP



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