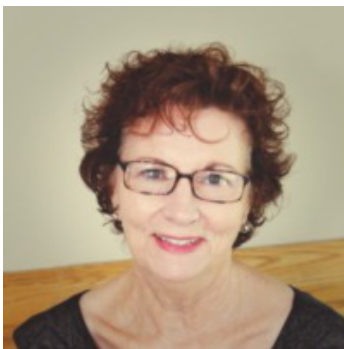




COMMERCIAL PROPERTY REPORT

5180 Turnpike Feeder Rd, Fort Pierce, FL 34951



Presented by
Paula Zaluski | Realtor
Florida Real Estate License: SL695980



Work: (772) 567-5226 | Mobile: (561) 707-5812 | Fax: (772) 581-8814

Main: Paulaz@Watsonrealtycorp.com
Office: www.paulaz.watsonrealtycorp.com

Watson Realty Corp. REALTORS®
3675 20th Street
Vero Beach, FL 32960

5180 Turnpike Feeder Rd, Fort Pierce, FL 34951

● Active
· Active

List Price

\$2,497,000

Listing ID: 240216

Price Per Sq Ft

\$780

Property Facts	Public Facts	Listing Facts
Property Type	Shopping Center	Industrial
Property Subtype	Community: Shopping Plaza, Shopping Center, Mini-Mall	Commercial/Industrial
Number of Buildings	3	-
Number of Units	1	-
Number of Stories	1	1
Total Rooms	3	-
Building Area (sq ft)	3,200	-
Lot Size	1.07 acres	-
Lot Dimensions	1.07 AC	62400
Style	-	Community Shopping Centers
Year Built	1981	1981
Roofing	Tar & Gravel	Other
Heating	Forced Air Unit	Electric
Cooling	Yes	Electric
Foundation	Slab	-
Construction	Masonry	-
Exterior Walls	Concrete Block	Concrete Block, Stucco

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Extended Property Facts

Structure Details

Style	Community Shopping Centers
Roofing	Other
Number of Levels	1

Interior Features

Cooling	Electric
Floor	Concrete
Heating	Electric

Interior Details

Heating Fuel Type	Electric
Interior Walls	Gypsum Board (Drywall, Sheetrock, etc.)
Floor Cover	Vinyl
Gross Area	4173 sq ft

Exterior Features

Roof	Other
Style Features	Community Shopping Centers
Road	Private Road, 2-Lane
Sewer	County
Lot Size Dimensions	62400
Lot Size Range	1 to 3 Acres

Exterior Details

Lot Size - Square Feet	46609 sq ft
Lot Size - Acres	1.070 ac
Neighborhood Code	0070
Roof Type	Rigid Frame Bar Joist

Location Details

Directions to Property	From US 1 turn South on the Turnpike Feeder Road, approx. 3.5 miles just passed the 1st light on the left.
Trade Area	Other
Zoning	Commercial

Other Details

Building Quality	D
Amenities	Automatic Sprinkler System (irrigation)
Driveway Asphalt	12000

Listing Facts and Details

Listing Details

Listing ID: 240216

Current List Price: \$2,497,000

Listing Source: Realtor® Association of Indian River County MLS

Listing Agreement Type: Exclusive Right to Sell(ER)

Original List Price: \$2,497,000

Showing Instructions: Call Listing Agent

Details:

This Plaza is a rare find. Fully functioning Plaza adjoining lot. Lakewood Park Plaza, restaurant, ice cream shop, tee shirt/gun shop, hair salon, grocery store coming, and more. Great stop for customers keeps the shops Close to the corner/ traffic light makes it easy access for customers. Most tenants have been long term. Lease information/Income statement available to qualified buyer.

Legal:

SUBD:LAKEWOOD PARK UNIT 12A SEC/TWN/RNG/MER:SEC 12 TWN 34S RNG 39E LAKEWOOD PARK-UNIT 12-A- BLK 171LOTS 18, 19 AND 20 (MAP 13/12S) (OR 1756-1897)

Price Change History

Change Date	Description	New List Price	% Change
2/1/2021	-	\$2,497,000	-

Public Facts

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
1301-615-0079-000-9	3732	COMM NEIGH	121113811.012009	SUBD:LAKEWOOD PARK UNIT 12A SEC/TWN/RNG/MER:SEC 12 TWN 34S RNG 39E LAKEWOOD PARK-UNIT 12- A- BLK 171LOTS 18, 19 AND 20 (MAP 13/12S) (OR 1756- 1897)	Fort Pierce, FL 34951

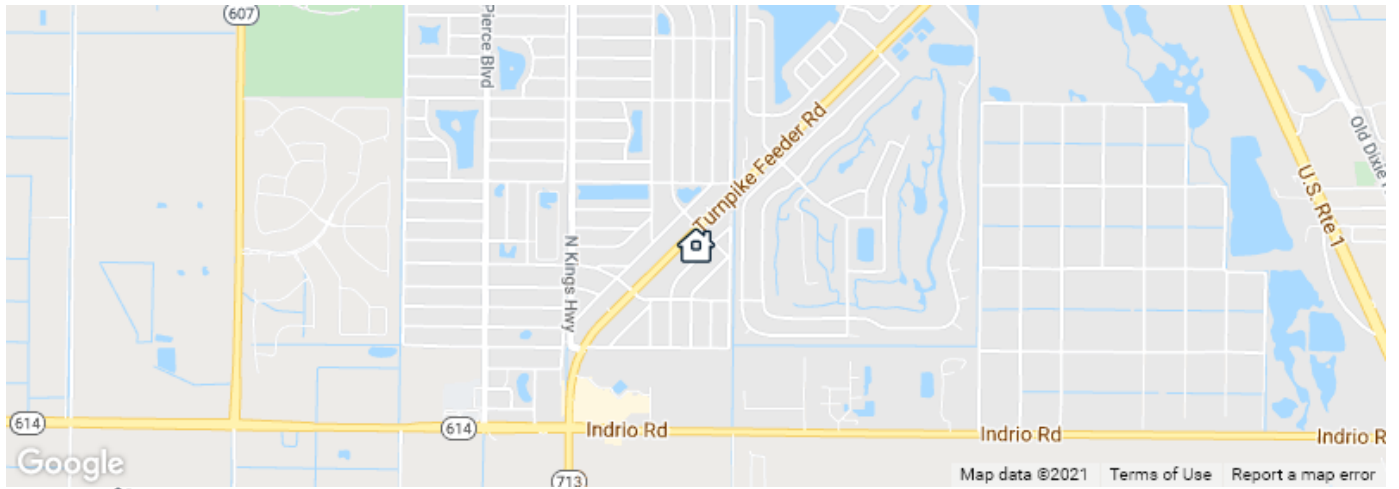
Assessed Values

Date	Improvements	Land	Total	Tax
2020	\$448,100	\$102,300	\$550,400	\$11,343
2019	\$437,000	\$117,000	\$554,000	\$11,555
2018	\$406,500	\$117,000	\$523,500	\$11,555
2017	\$347,200	\$117,000	\$464,200	\$9,660
2016	\$358,000	\$117,000	\$475,000	\$9,533
2015	\$327,600	\$117,000	\$444,600	\$9,136
2014	-	-	\$444,000	\$8,968
2013	-	-	\$408,900	\$8,281
2012	-	-	\$408,400	\$8,262
2011	-	-	\$406,800	\$8,277
2009	-	-	\$474,400	-
2008	-	-	\$591,700	-

Deed Records

Recording Date	7/21/2003	8/25/2000
Document Type	Quit Claim Deed	Personal Representatives Deed
Buyer Name	LAKWOOD PK PLAZA	GAETANO SPERDUTO, JOHN SPERDUTO
Seller Name	GAETANO D SPERDUTO, JOHN F SPERDUTO	GAETANO SPERDUTO, JOHN SPERDUTO
Seller ID	Husband and Wife	—
Book #	01756	01323
Page #	01897	00748
Contract Date	6/30/2003	3/31/2000

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

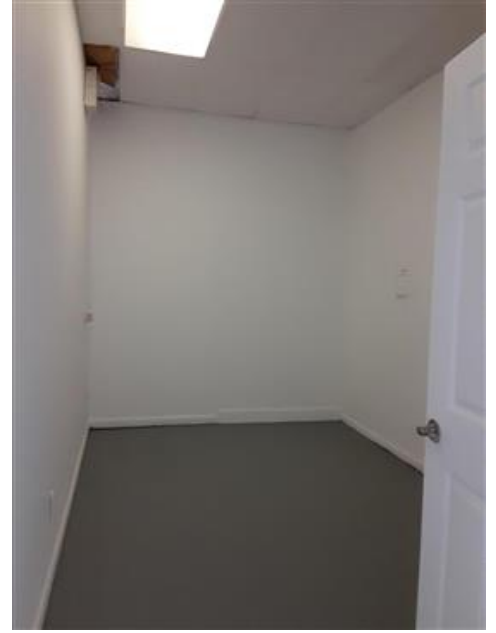
Property Photos





Historical Photos







Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
13,077

2018 Est. daily traffic counts

Street: N Kings Hwy
Cross: Indrio Rd
Cross Dir: S
Dist: 0.04 miles

Historical counts

Year	Count	Type
2005	▲ 15,000	AADT
2004	▲ 13,400	AADT
2003	▲ 14,400	AADT
2001	▲ 12,900	AADT

2
6,387

2018 Est. daily traffic counts

Street: Indrio Rd
Cross: N Kings Hwy
Cross Dir: W
Dist: 0.05 miles

Historical counts

Year	Count	Type
2005	▲ 7,000	AADT
2003	▲ 6,600	AADT
2001	▲ 5,300	AADT
1998	▲ 6,100	AADT

3
14,852

2018 Est. daily traffic counts

Street: N Kings Hwy
Cross: Indrio Rd
Cross Dir: N
Dist: 0.09 miles

Historical counts

Year	Count	Type
2005	▲ 13,800	AADT
2004	▲ 13,400	AADT
2003	▲ 14,800	AADT
2002	▲ 15,900	AADT

4
12,971

2018 Est. daily traffic counts

Street: Indrio Rd
Cross: Lakewood Park Dr
Cross Dir: E
Dist: 0.07 miles

Historical counts

Year	Count	Type
2005	▲ 11,100	AADT
2004	▲ 10,200	AADT
1998	▲ 9,800	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>





Watson Mortgage Corp.



Watson Mortgage Corp.

Office: (800) 645-7104

NMLS# 140780

6206 Atlantic Blvd.

Suite 1

Jacksonville, FL 32211

*Designed to help customers realize
the dream of home ownership, we
ensure the best program to suit your
needs with satisfaction and peace of
mind.*

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.