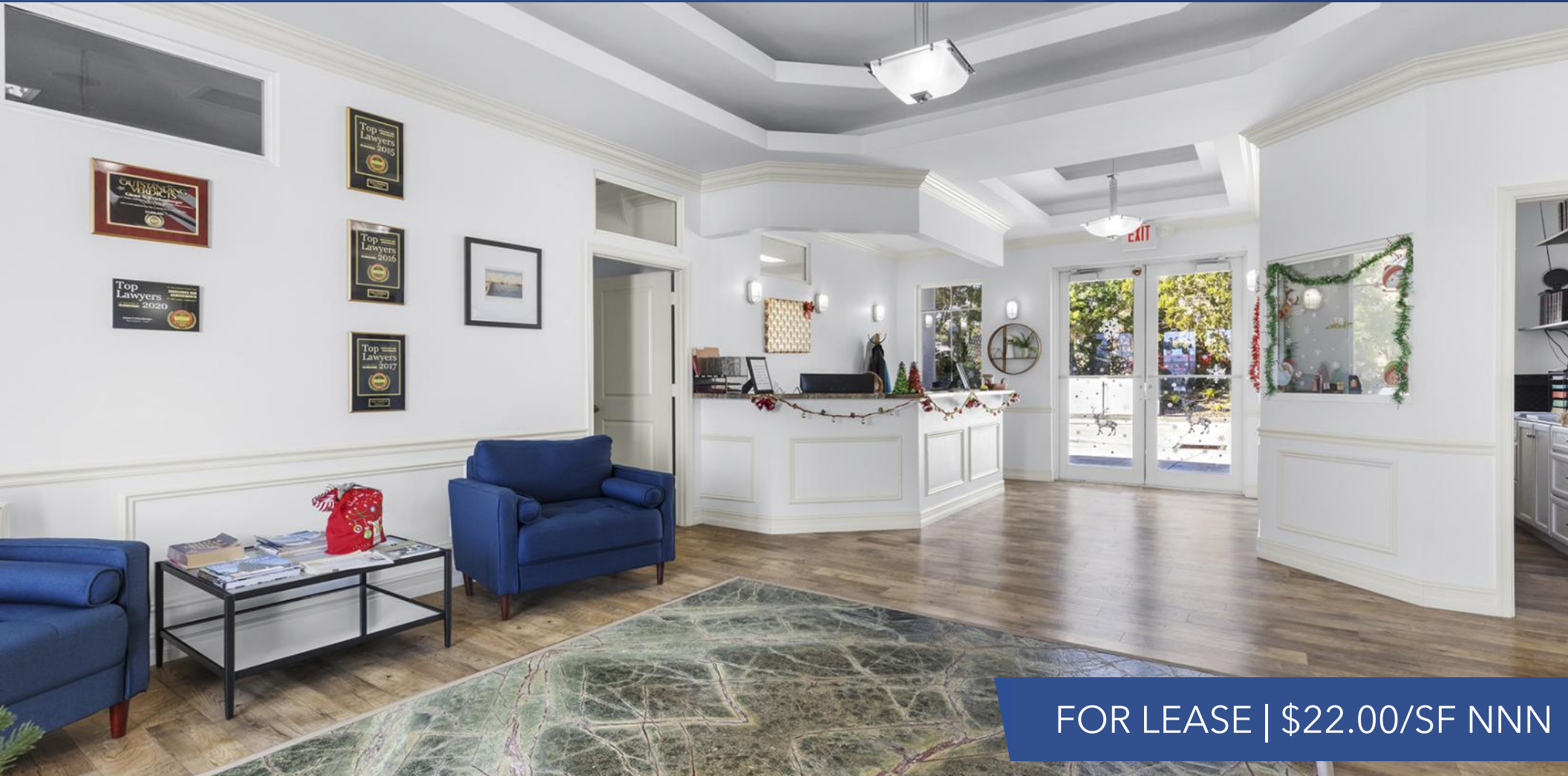


PROFESSIONAL OFFICE BUILDING

1001 N US Highway 1, Fort Pierce FL 34950



FOR LEASE | \$22.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent turn-key office space built out for medical or other professional types of services.
- Property features a large waiting room, reception desk, conference room, and multiple private offices. All rooms have exterior transom windows and wired for intercom and announcements.
- Elegant interior throughout which include two baths; one with a shower, 9' ceilings, 18" x 18" designer porcelain tiles wrap floor to ceiling, tray ceilings, 17 speaker audio custom adjustable by room, and LED lighting.
- Interior wall and ceiling soundproofing, all interior doors are solid core with detailed designer hardware.
- Great frontage to the main road, across the street from the Fort Pierce Yacht & Ship Marina, Downtown Fort Pierce, plus quick access to the Fort Pierce South Bridge which connects to Highway A1A.



LEASE RATE	\$22.00/SF NNN
BUILDING SIZE	2,190 SF
BUILDING TYPE	Professional Office
ACREAGE	0.29 AC
FRONTAGE	96'
TRAFFIC COUNT	30,500 AADT
YEAR BUILT	2015
CONSTRUCTION TYPE	CB Stucco
ZONING	C-3 General Commercial
LAND USE	GC
PARCEL ID	2403-706-0003-000-1

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INTERIOR PHOTOS



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AERIAL VIEW



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DEMOGRAPHICS

2024 Population Estimate

2024 Average Household Income

Average Age

1 Mile	6,149	1 Mile	\$32,424	1 Mile	37
3 Mile	50,976	3 Mile	\$59,031	3 Mile	41.1
5 Mile	75,244	5 Mile	\$62,417	5 Mile	42.3

2029 Population Projection

2024 Median Household Income

Median Age

1 Mile	7,437	1 Mile	\$24,042	1 Mile	36
3 Mile	61,844	3 Mile	\$41,582	3 Mile	40.7
5 Mile	91,747	5 Mile	\$45,969	5 Mile	42.4

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ZONING INFORMATION

C-3 Permitted Uses

Office	
-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

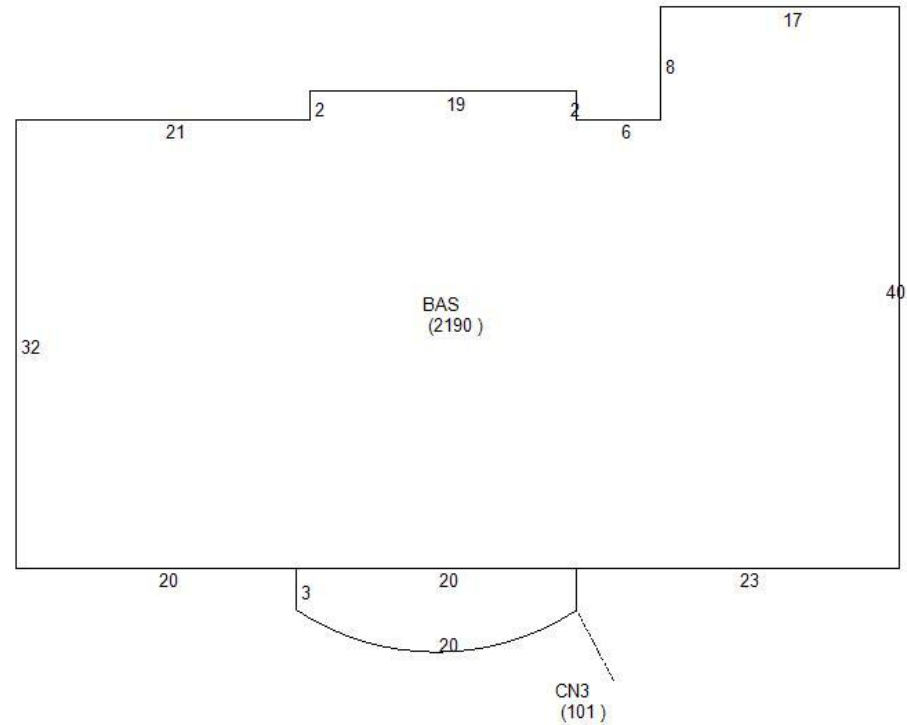
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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SITE PLAN



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TRADE AREA MAP



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