

OFFICE/WAREHOUSE BUILDING W/ YARD SPACE

3700 Okeechobee Rd. Fort Pierce, FL 34947



FOR SALE | \$1,250,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- Fantastic opportunity to acquire a 3,276 square foot freestanding office building with ample yard space.
- The property features excellent frontage, a fenced perimeter, and three points of entry.
- It's ideal for equipment sales/rentals, owner-occupancy, or redevelopment.
- Conveniently located, the building is just 2.2 miles from I-95 and 2.6 miles from US-1.



| | |
|--------------------------|--|
| PRICE | \$1,250,000 |
| BUILDING SIZE | 3,745 sf |
| BUILDING TYPE | LROF |
| ACREAGE | 1.73 AC 0.63 AC |
| FRONTAGE | 242' Okeechobee Rd 215' 37th St |
| TRAFFIC COUNT | 15,700 ADT |
| YEAR BUILT | 1950 |
| CONSTRUCTION TYPE | Concrete Block |
| ZONING | C-3 Ft. P CN St. Lucie County |
| LAND USE | GC-Ft. P CN-SLC |
| PARCEL ID | 2417-331-0010-000-6 2417-331-0001-000-0 |

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DEMOGRAPHICS

| 2023 Population Estimate | | 2023 Average Household Income | | Average Age | |
|---------------------------------|---------|--------------------------------------|----------|--------------------|-------|
| 1 Mile | 6,139 | 1 Mile | \$50,759 | 1 Mile | 32.60 |
| 3 Mile | 75,661 | 3 Mile | \$57,702 | 3 Mile | 35.70 |
| 5 Mile | 203,997 | 5 Mile | \$68,423 | 5 Mile | 36.80 |

| 2028 Population Projection | | 2023 Median Household Income | | Median Age | |
|-----------------------------------|---------|-------------------------------------|----------|-------------------|----|
| 1 Mile | 6,463 | 1 Mile | \$38,571 | 1 Mile | 30 |
| 3 Mile | 79,481 | 3 Mile | \$41,545 | 3 Mile | 35 |
| 5 Mile | 215,402 | 5 Mile | \$53,545 | 5 Mile | 36 |

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ZONING INFORMATION | GC-FT. PIERCE

Sec. 125-200. General Commercial Zone (C-3).

- (a) *Purpose.* The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
- (b) *Basic use standards.* Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) *Lot size.*
 - a. The minimum lot area shall be 10,000 square feet.
 - b. The minimum lot width shall be 70 feet.
 - c. The minimum lot depth shall be 90 feet.
 - (2) *Yards.*
 - a. The minimum depth of the front yard will be 25 feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.
 - (3) *Lot coverage.* Buildings shall not cover more than 60 percent of the lot area.
 - (4) *Building height.* No building shall exceed a height of 65 feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.
- (c) Other applicable use standards.
- (1) Site plan review shall be required as outlined in section 125-313.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least 50 feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
 - (6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
 - (7) Signs will comply with standards referred to in section 125-310.
 - (8) All other applicable ordinance requirements will also be satisfied.
 - (9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - a. One thousand feet from any other adult establishment;
 - b. Four hundred feet from any established church, public or private school, public playground or public park;
 - c. Four hundred feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
 - (10) For purposes of the distance limitations contained in subsection (c)(9) of this section, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
 - a. Front door of the main building occupied by any other adult establishment or any established church; or
 - b. To the nearest property line of any

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ZONING INFORMATION | CN-ST LUCIE COUNTY

CN COMMERCIAL, NEIGHBORHOOD.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for limited retail trade and service activities covering a relatively small area and that is intended to serve the population living in surrounding neighborhoods. 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. Beauty and barber services. (723/724)
 - b. Membership organizations subject to the provisions of Section 7.10.31. (86)
 - c. Depository institutions. (60)
 - d. Laundering and dry cleaning (self service). (7215)
 - e. Real estate. (65)
 - f. Repair services:
 - (1) Electrical repair. (762)
 - (2) Shoe repairs. (725)
 - (3) Watch, clock, jewelry, and musical instrument repair. (7631)
 - g. Retail trade (each building shall be less than 6,000 square feet gross floor area, all uses inclusive):
 - (1) Antiques. (5932)
 - (2) Apparel and accessories. (56)
 - (3) Books and stationery. (5942/5943)
 - (4) Cameras and photographic supplies. (5946)
 - (5) Drugs and proprietary. (5912)
 - (6) Eating places. (5812)
 - (7) Florists. (5992)
 - (8) Food stores. (54)
 - (9) Gifts, novelties, and souvenirs. (5947)
 - (10) Hobby, toy and game shops. (5945)
 - (11) Household appliances. (572)
 - (12) Jewelry. (5944)
 - (13) Newspapers and magazines. (5994)
 - (14) Optical goods. (5995)
 - (15) Nurseries, lawn and garden supplies. (526)
 - (16) Radios, TV's, consumer electronics and music supplies. (573)
 - (17) Sporting goods and bicycles. (5941)
 - (18) Tobacco products. (5993)
 - h. Video tape rental. (784)
 - i. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.

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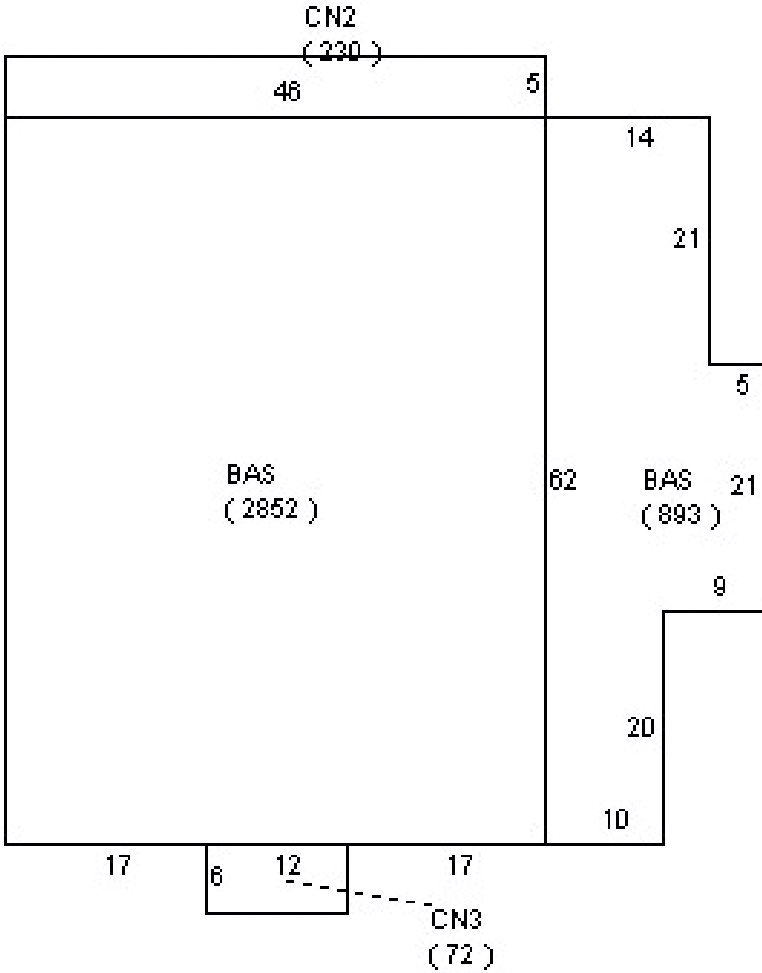
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PROPERTY SKETCH



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TRADE AREA MAP



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