

TURN-KEY TREATMENT CENTER WITH LAND

3451 W Midway Rd. Fort Pierce, FL 34981



FOR SALE | \$8,750,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Conor Mackin

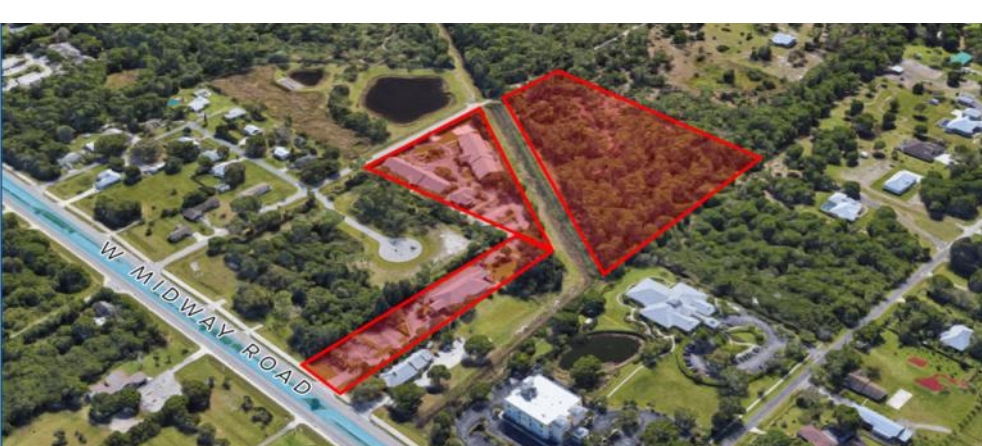
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PROPERTY OVERVIEW

- Former 72 bed Detox & Residential treatment center with an additional 7 acres of land for expansion.
- Site previously had 18 Detox beds and 56 Residential Beds.
- Site features 4 buildings in total. 1 Administrative building, a commercial kitchen building, and 2 buildings for housing patients, along with group rooms and additional offices.
- Conveniently located only 5 minutes off of I95 for easy transportation access.
- Property is nearly turn-key and was formerly Joint Commission accredited, creating an easy transition for a new owner from a compliance standpoint.
- Centrally located between US-1 and Selvitz Road, surrounded by residential communities and a mixture of medical, government agencies, and religious organizations.



PRICE	\$8,750,000
BUILDING SIZE	35,609 SF (Combined Total)
BUILDING TYPE	Treatment Center
ACREAGE	1.78 AC + 10.45 AC
FRONTAGE	135' Midway 410' Christensen
TRAFFIC COUNT	20,500 AADT
YEAR BUILT	1999-2000
CONSTRUCTION TYPE	CB Stucco
ZONING	I (SLC)
LAND USE	P/F
PARCEL ID	3403-502-0192-000-9 3403-502-0199-000-8

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	3,207	1 Mile	\$	1 Mile	40.9
3 Mile	38,688	3 Mile	\$	3 Mile	40.6
5 Mile	112,166	5 Mile	\$	5 Mile	41.9
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	3,891	1 Mile	\$	1 Mile	42
3 Mile	46,652	3 Mile	\$	3 Mile	40.9
5 Mile	134,990	5 Mile	\$	5 Mile	41.9

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ZONING INFORMATION

I INSTITUTIONAL.

1. *Purpose.* The purpose of this district is to provide and protect and environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public surroundings. 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. Community residential homes subject to the provisions of Section 7.10.07. (999)
 - b. Family day care homes. (999)
 - c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - d. Institutional residential homes. (999)
 - e. Parks. (999)
 - f. Police and fire protection. (9221,9224)
 - g. Recreational activities. (999)
 - h. Religious organizations. (866)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. Amphitheaters. (999)
 - b. Cemeteries. (6553)
 - c. Membership organizations. (86)
 - d. Correctional institutions. (9223)
 - e. Cultural activities and nature exhibitions. (999)
 - f. Educational services and facilities. (82)
 - g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
 - h. Fairgrounds. (999)
 - i. Funeral and crematory services. (726)
 - j. Theaters. (999)
 - k. Medical and other health services. (80)
 - l. Postal service. (43)

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- m. Residential care facilities for serious or habitual juvenile offenders. (999)
 - n. Social services. (83)
 - o. Sporting and recreational camps. (7032)
 - p. Stadiums, arenas, race tracks. (794)
 - q. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
8. *Accessory Uses*. Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
- a. Drinking places (alcoholic beverages related to civic, social, and fraternal uses). (999)
 - b. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)
 - c. Funeral and crematory services. (726)
 - d. Heliport landing/takeoff pads. (999)
 - e. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)
 - f. Residence halls or dormitories. (999)
 - g. Solar energy systems, subject to the requirements of Section 7.10.28.

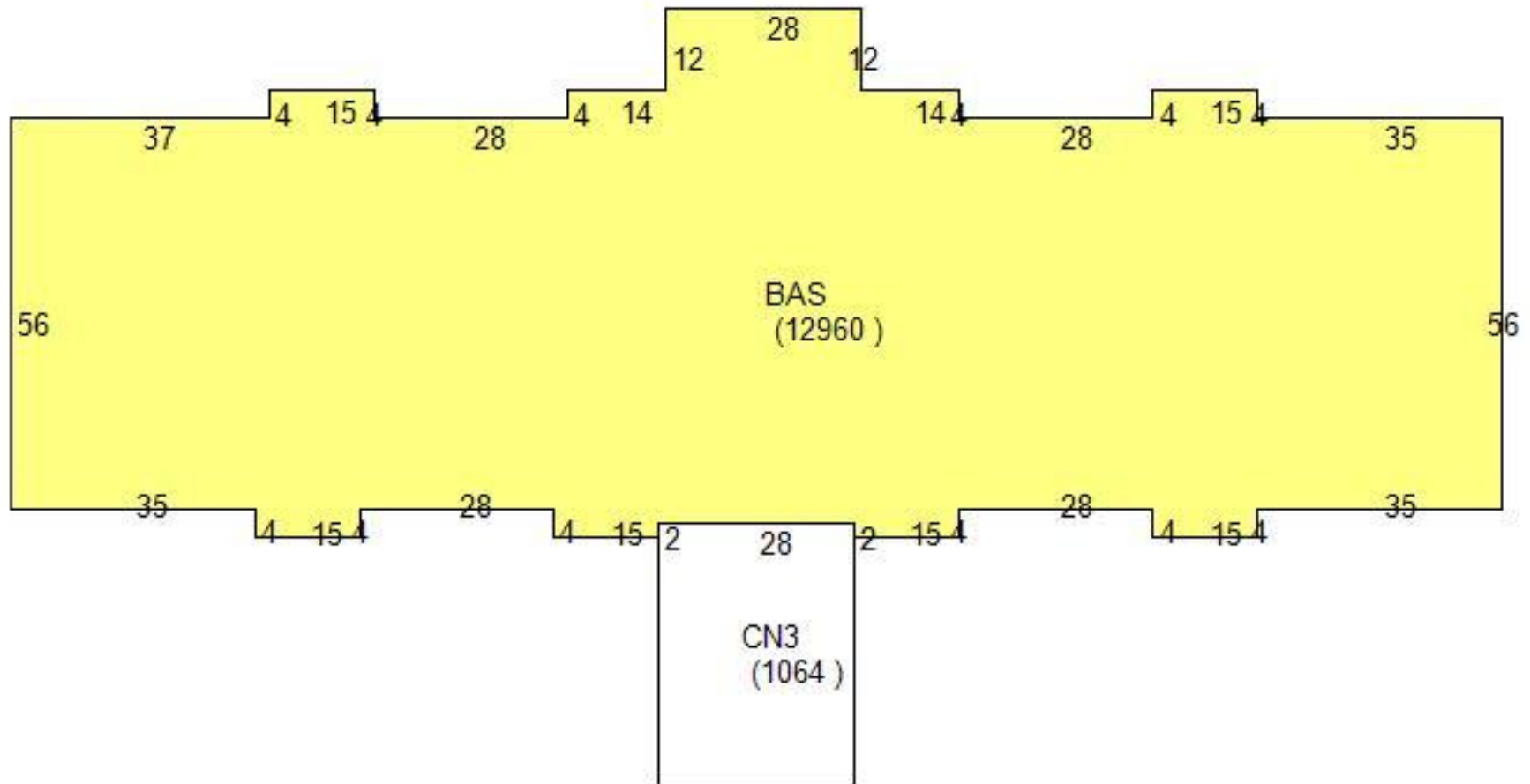
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SITE PLAN



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TRADE AREA MAP



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