

RETAIL / PROFESSIONAL SERVICE SPACE

5049 Turnpike Feeder Road, Fort Pierce FL 34951



FOR LEASE | \$22.00/SF MG

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- Former nail and hair salon allows for a turn-key operation or an ideal space suited for comparable personal care uses or boutique retailer.
- Located just off Turnpike Feeder Road, providing excellent accessibility and visibility for customers.
- Benefit from the plaza's consistent customer base and complementary businesses that drive frequent visitors.



LEASE RATE \$22.00/SF Gross Modified

BUILDING SIZE 7,567 SF

SPACE AVAILABLE (UNIT 5049) 925 SF

BUILDING TYPE Retail

ACREAGE 1.7 AC

FRONTAGE 306'

TRAFFIC COUNT 15,100 ADT

YEAR BUILT 1991

CONSTRUCTION TYPE Concrete Block/ Masonry

PARKING SPACE 50>

ZONING CN

LAND USE Commercial

PARCEL ID 1301-615-0221-000-0

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SITE PHOTOS



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DEMOGRAPHICS

| 2024 Population Estimate | | 2024 Average Household Income | | Average Age | |
|--------------------------|--------|-------------------------------|----------|-------------|------|
| 1 Mile | 5,727 | 1 Mile | \$65,490 | 1 Mile | 40.7 |
| 3 Mile | 20,096 | 3 Mile | \$68,385 | 3 Mile | 44.2 |
| 5 Mile | 51,710 | 5 Mile | \$68,976 | 5 Mile | 45.1 |

| 2029 Population Projection | | 2024 Median Household Income | | Median Age | |
|----------------------------|--------|------------------------------|----------|------------|------|
| 1 Mile | 6,943 | 1 Mile | \$54,689 | 1 Mile | 41 |
| 3 Mile | 23,680 | 3 Mile | \$54,873 | 3 Mile | 45.9 |
| 5 Mile | 60,242 | 5 Mile | \$52,551 | 5 Mile | 46.8 |

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ZONING INFORMATION

Sec. 158.120. Neighborhood Convenience Commercial (CN).

(A) Purpose. The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

(1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110.

(2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.

(3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Office for administrative, business, or professional use.

(5) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(6) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Publicly-owned or operated building or use.

(3) Public utility facility, including water pumping plant, reservoir, and electrical substation.

(4) Service station (as separate use or in conjunction with a permitted use).

(5) Retail plant nursery with outside sales and storage of living plant material.

(6) Retail convenience stores with or without fuel service station and without drive-through service.

(7) Bars, lounges, and night clubs in accordance with Chapter 110.

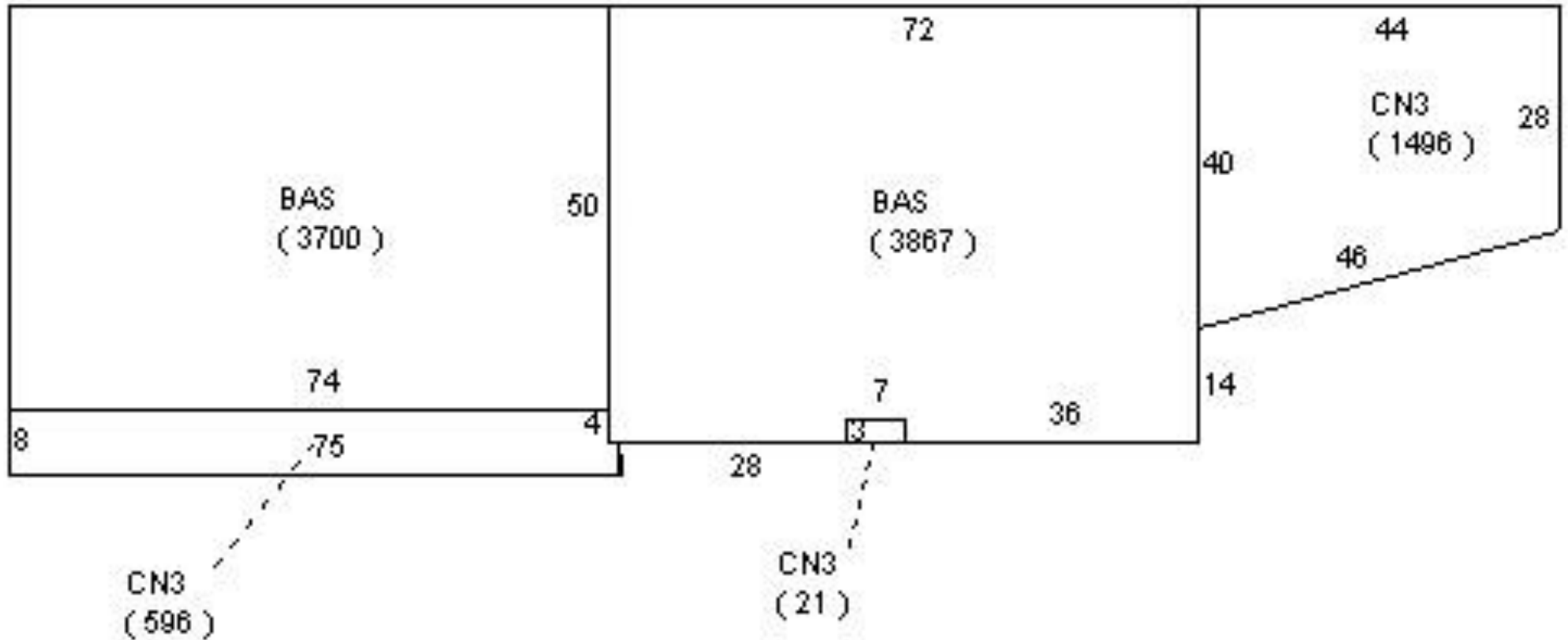
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FLOOR SKETCH



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TRADE AREA MAP



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