

C-STORE & RETAIL SPACES

3810 S US Highway 1, Fort Pierce FL 34982



Site rendering for visual representation only.

**Jeremiah Baron
& CO.**
Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Excellent leasing opportunity for national or regional brands!
- Proposed plans for the 1.05 acre site includes a service station with a convenience store in addition to an attached 1,300 sf retail space plus a 1,890 sf freestanding building with drive-thru potential.
- Limited competition in the area making it ideal for a general retailer, quick service restaurants, and a number of other permitted uses under C-3 Zoning.
- Surrounding tenants include AAMCO, U-Haul, multiple auto sales businesses, auto service repair, and suppliers.



LEASE RATE	Call for Pricing
BUILDING SIZE(S)	
BUILDING 1	3,700 SF (2,400 SF C-Store) (1,300 SF Retail)
BUILDING 2	1,890 SF (Retail)
BUILDING TYPE	Retail
ACREAGE	1.05 AC
FRONTAGE	160' to US-1 / 287' to St. James Blvd.
TRAFFIC COUNT	30,000 ADT
ZONING	C-3 (Ft. Pierce)
LAND USE	GC
PARCEL ID	2434-501-0035-000-1

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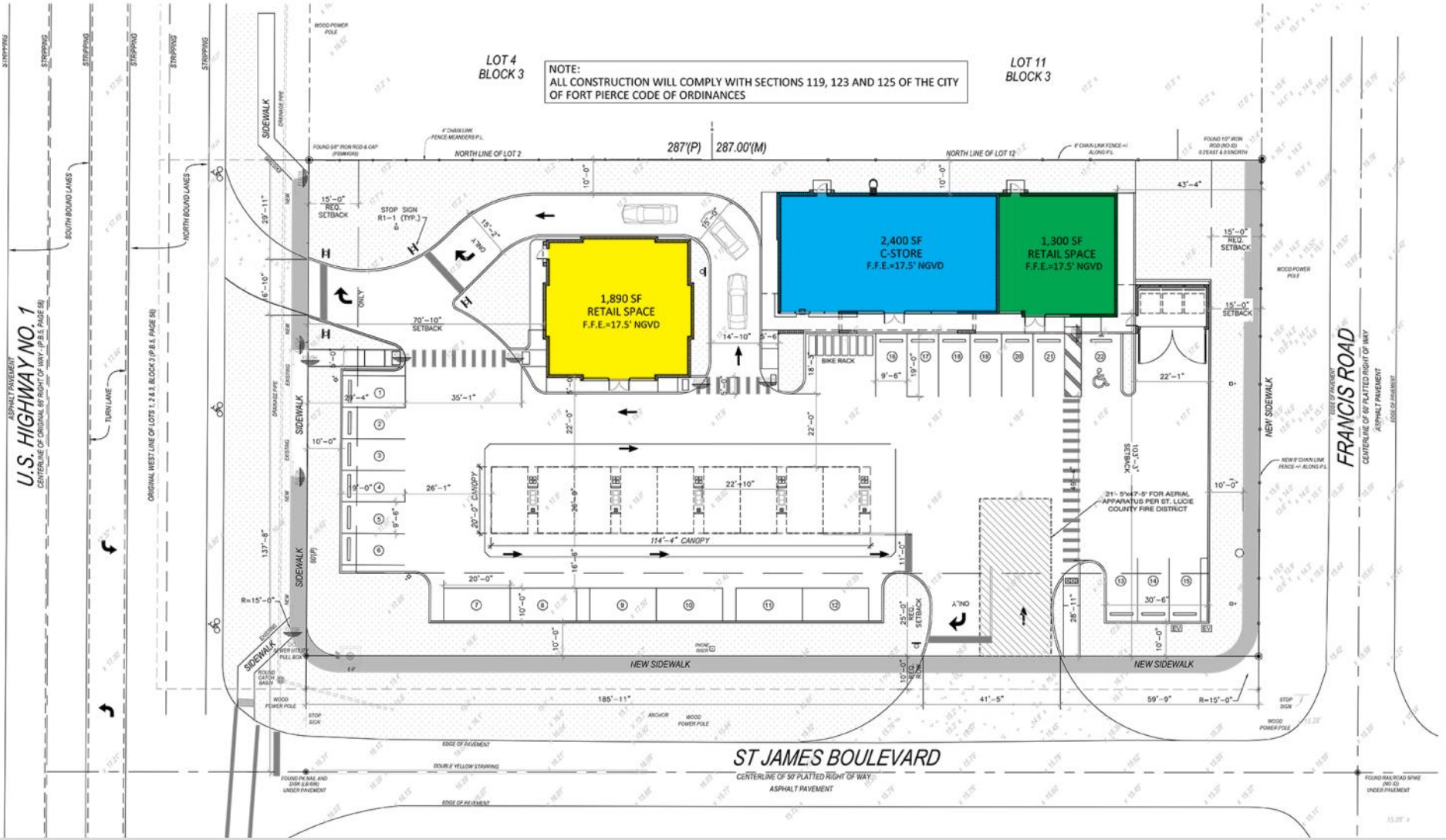


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PROPOSED SITE PLAN



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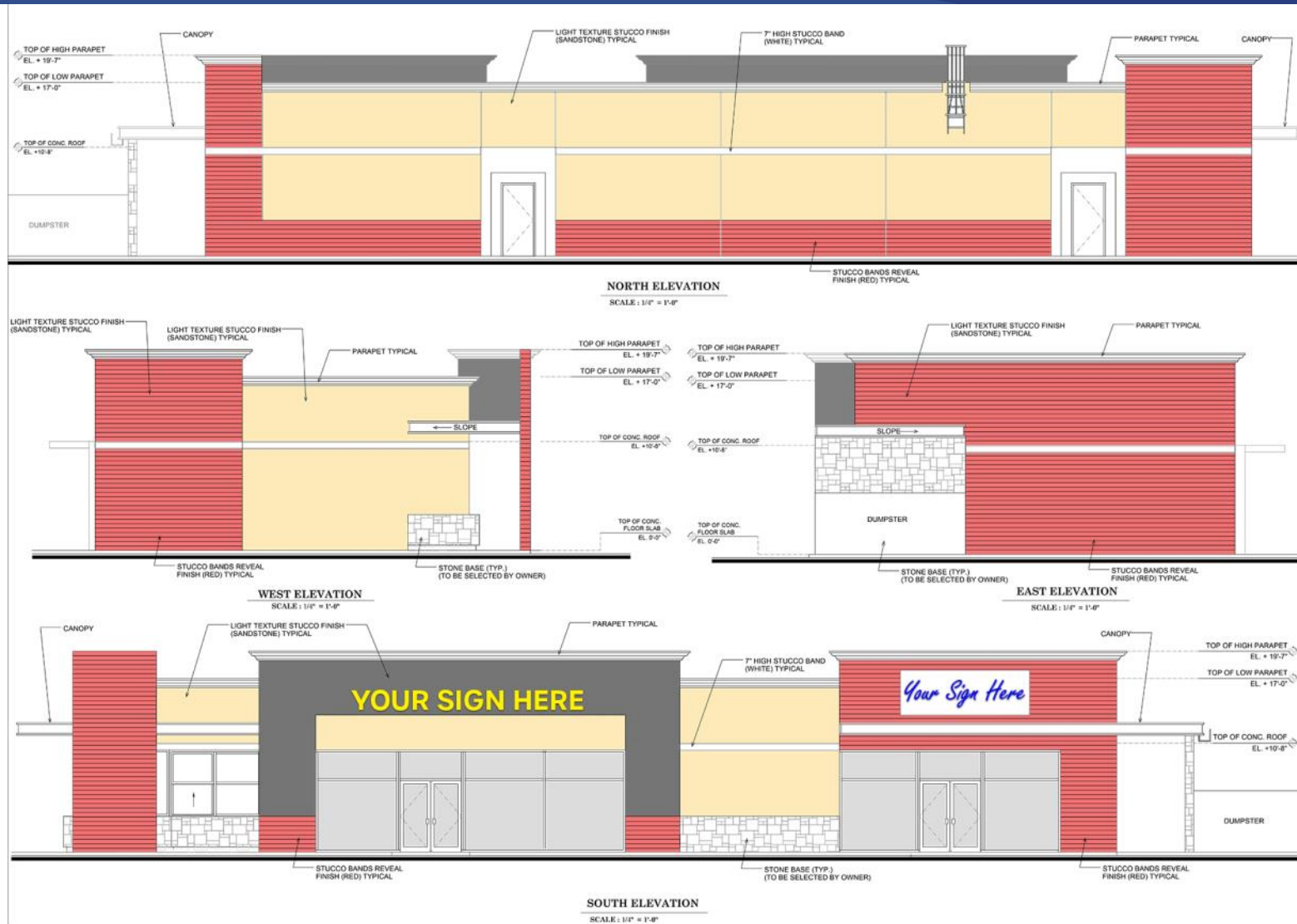
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PROPOSED C-STORE & RETAILER ELEVATIONS



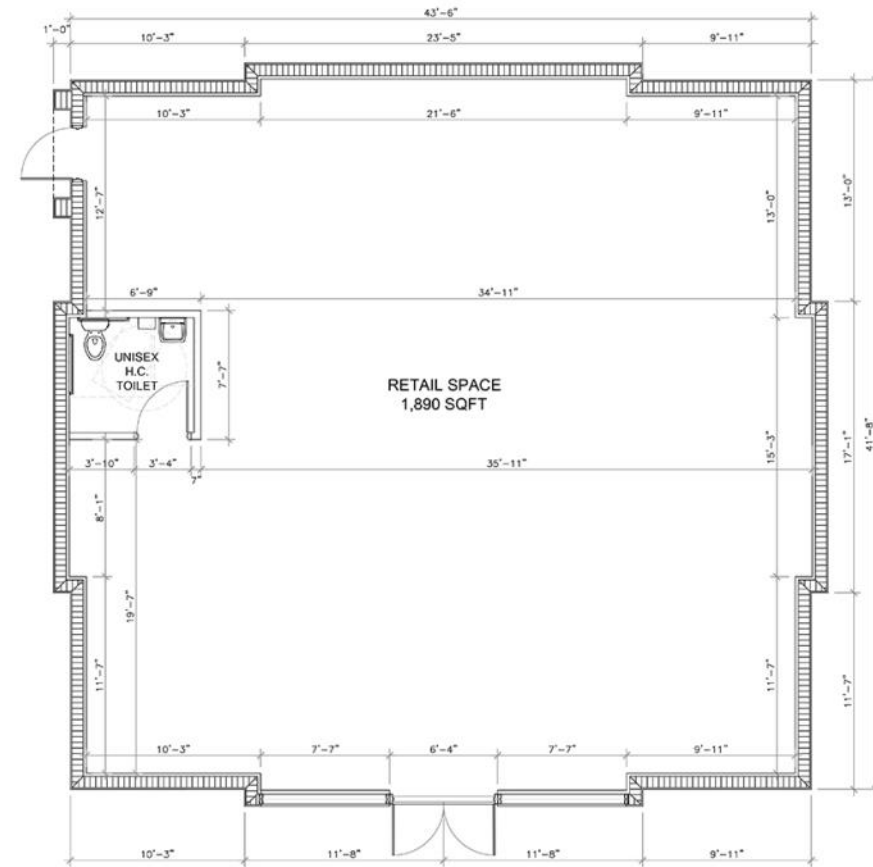
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PROPOSED RETAILER ELEVATIONS



PROPOSED RETAIL SPACE FLOOR PLAN

SCALE: 1/4" = 1'-0"



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,087	1 Mile	\$50,420	1 Mile	45.4
3 Mile	86,886	3 Mile	\$60,318	3 Mile	41.5
5 Mile	269,415	5 Mile	\$70,886	5 Mile	44.4

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,797	1 Mile	\$37,943	1 Mile	46.6
3 Mile	100,016	3 Mile	\$46,241	3 Mile	41.4
5 Mile	312,721	5 Mile	\$56,744	5 Mile	46.0



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ZONING INFORMATION

ZONING DISTRICT	C3
Eating and Drinking Establishments	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P

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



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ZONING INFORMATION

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

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C

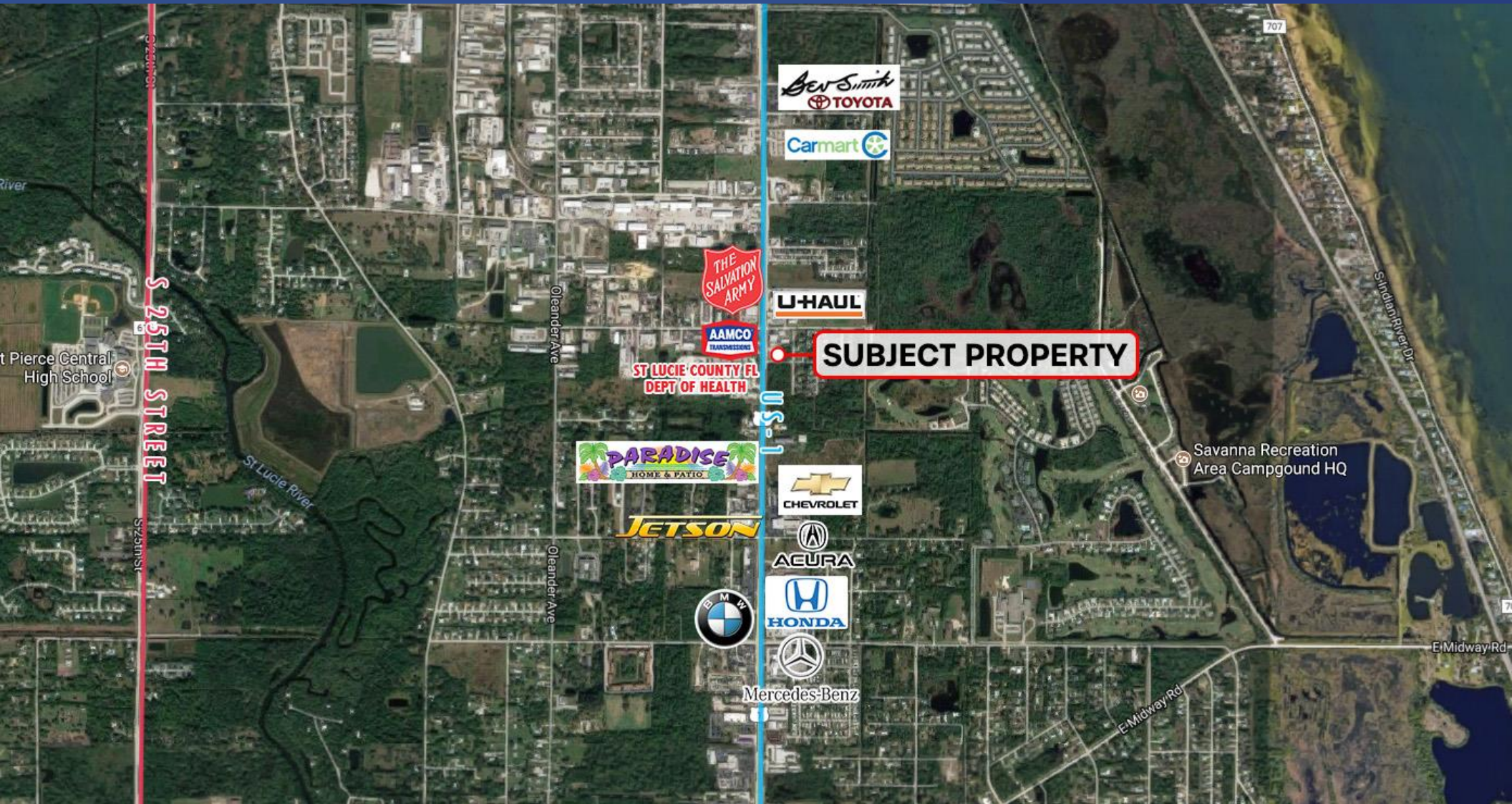


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TRADE AREA MAP



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