

DEVELOPMENT SITE

1150 & 1412 S US HIGHWAY 1, FT. PIERCE, FL



Demographic Profile

<u>RADIUS</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,652	43,985	64,472
Avg HH Income	\$52,389	\$45,643	\$49,667
Median Age	34.2	35.6	38.5
# Businesses	752	2,655	3,697
# Day Time Population	6,183	29,707	42,648

<u>DRIVE TIME</u>	<u>5 Min</u>	<u>10 Min</u>	<u>15 Min</u>
Population	18,032	54,656	87,621
Households	6,510	20,202	33,396
Avg HH Income	\$43,256	\$43,353	\$49,823
Median Age	34.2	36.1	40.6

DESCRIPTION:

Directly across from newly renovated Linkside Shoppes (West Marine Anchor) on well travelled central US Highway 1 retail redevelopment corridor. **New Major Retailers** entering the immediate market area include Jimmy Johns, Mattress Firm, Hibbett Sports and Walmart Neighborhood Market (*coming soon*) demonstrating growth in market potential.

PARCEL ID:

2415-601-0450-000-4 and 2415-601-0454-010-5

SITE ACRES:

2.33 (0.71 + 1.62)

LAND USE:

General Commercial

ZONING:

C3, City of Ft Pierce

FRONTAGE:

350 Ft. Frontage US Highway 1

UTILITIES:

City of Ft Pierce

DAILY TRAFFIC:

26,500 vehicles per day

FLOOD ZONE:

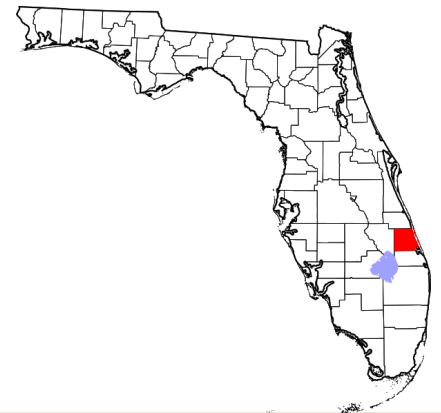
X, St Lucie County

REAL ESTATE TAXES:

\$7,816.15

PRICE:

\$699,000.00



For More Information:

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NEIGHBORING RETAILERS

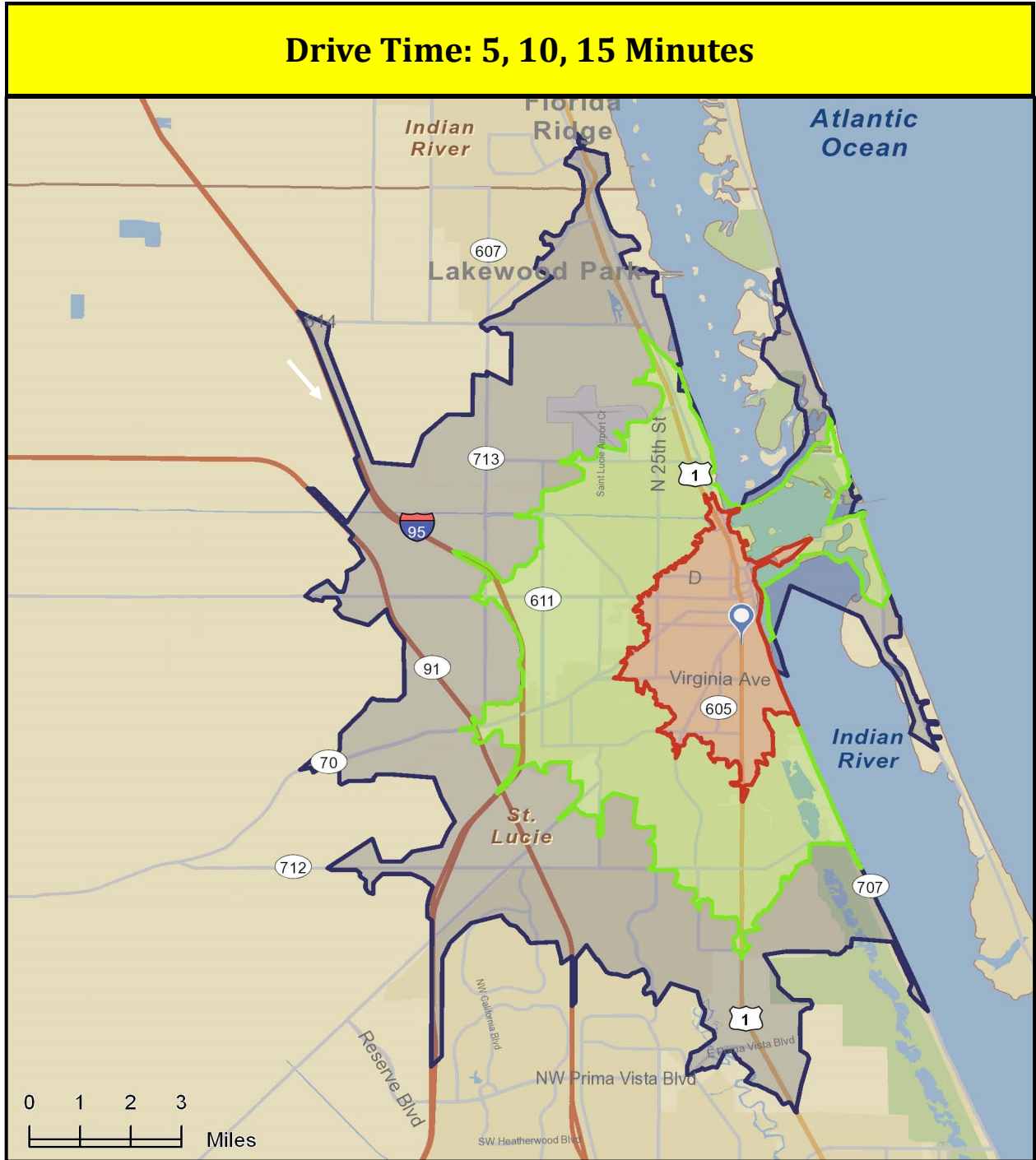
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DRIVE TIMES

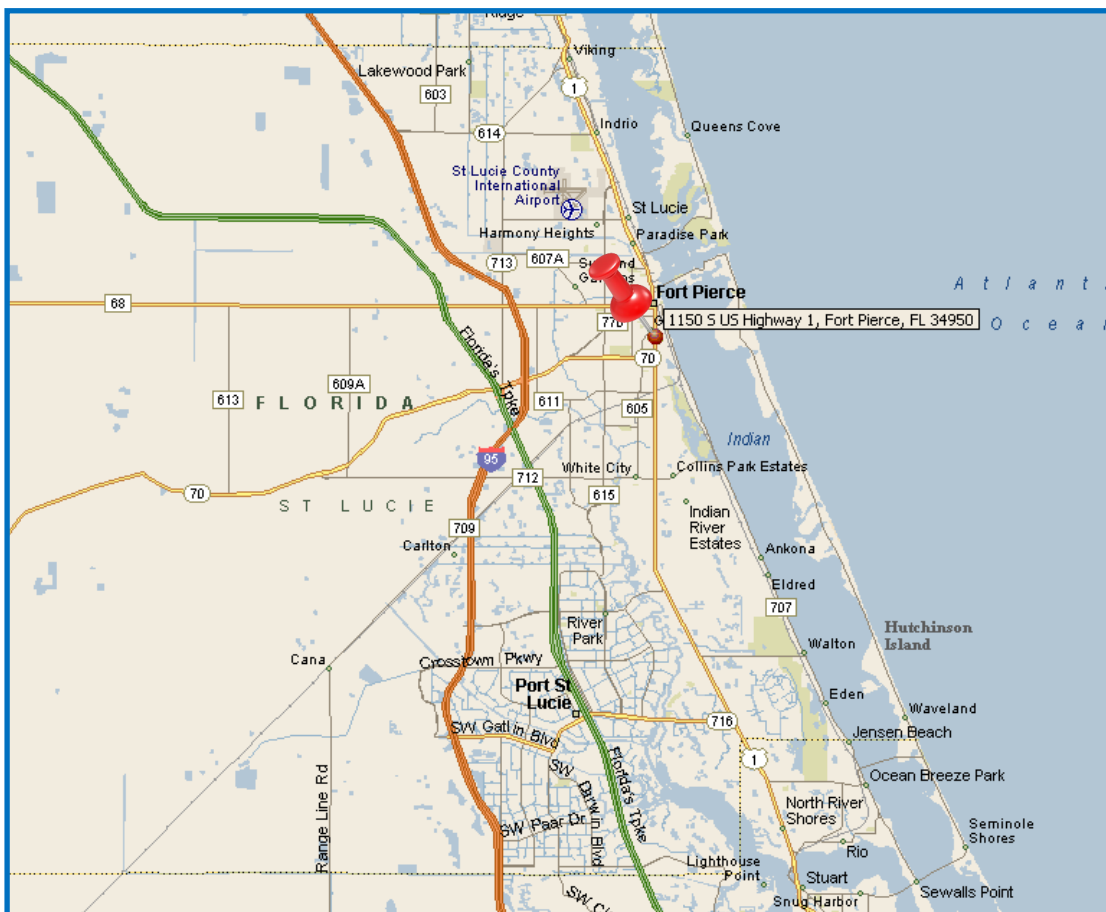
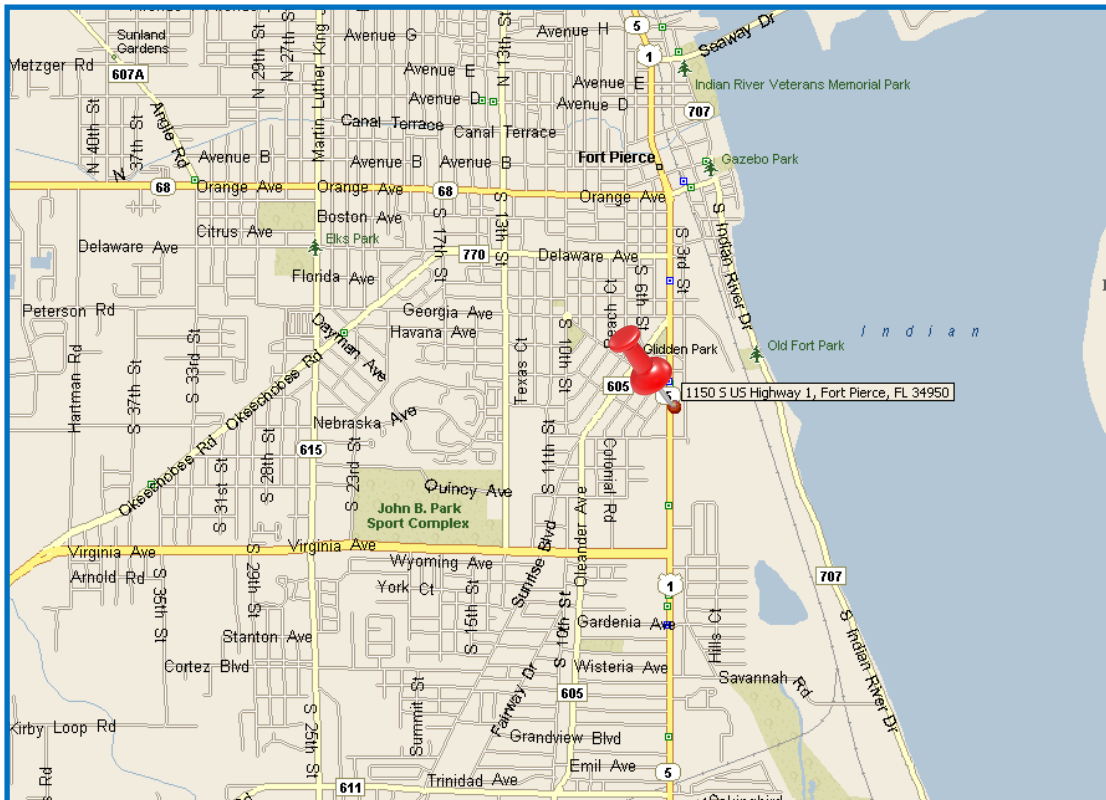
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LOCATION

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Why National Retailers Should Consider Ft Pierce

For the past few years Ft. Pierce has been an overlooked area of the Treasure Coast by traditional and upstart retailers alike. Undoubtedly, this is due in part to the slower economic recovery from the housing and financial crisis experienced throughout St Lucie County relative to the overall Treasure Coast and Florida in general. However, things are changing in both St Lucie County and more importantly, **FT PIERCE**.

Within the past 2yrs bigger box retailers like Bass Pro Shops, Burlington, and Home Goods along with credit tenants Pollo Tropical, Cheddars, Hooters, Aldi, Walmart Neighborhood Market, and others have made the commitment to St Lucie County. Additionally, the presence of new retailers AT&T, Jimmy John's, Mattress Firm, Hibbett Sports, an Urban 7-11 in Downtown are all excellent indicators as to how the Ft Pierce market is transforming after lagging the broader Treasure Coast market for many years.

Commercial brokers are continually asked in Ft Pierce, "Why do we have so few retail options in Ft Pierce and must drive to Port St Lucie, Jensen Beach, Stuart, or Vero?" Well the simple answer is that things are changing and as this transformation evolves they won't. Visitors to the area are actively attending the many functions in the revitalized Downtown and Waterfront/Marina, visiting the less crowded restaurants and area beaches of Hutchinson Island, and boating in the *wide* Indian River Lagoon and through arguably the best and safest pass to the Atlantic Ocean on Florida's East Coast – *The Ft Pierce Inlet*. As a national or regional retailer you can wait for your competitors to gain a competitive advantage by recognizing Ft Pierce is slowing becoming an event destination location for many South Florida residents and miss identifying the best retail locations.

So, before you simply dismiss Ft Pierce like in the past you may want to reconsider your site selection criteria and *actually drive the area market*. It is common to see the "herd mentality" to primary markets even though many are becoming oversaturated with retail while secondary and tertiary markets like Ft Pierce remain underserved. Typically you will find both rents as well as prices of land and improved properties to be more favorable than those in primary markets.

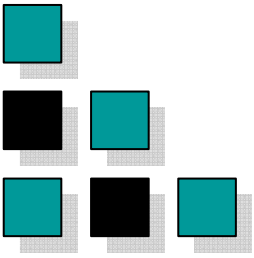
As a leading commercial brokerage firm serving this market **SLC Commercial** challenges you to look outside the proverbial box and explore the business opportunities awaiting your company as we feel there has never been a better time to capitalize on the opportunities in Ft Pierce. While your company may be experiencing softer or even declining same store sales numbers in oversaturated markets Ft Pierce represents an opportunity to capitalize on the leakage that this market has been experiencing for too long.

Call Mike Yurocko, CCIM, at **SLC Commercial** (772) 220-4096 for assistance with any of your retail needs in Ft Pierce.

Sec. 22-31. 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.*
- The minimum lot area shall be ten thousand (10,000) square feet.
 - The minimum lot width shall be seventy (70) feet.
 - The minimum lot depth shall be ninety (90) feet.
- (2) *Yards.*
- The minimum depth of the front yard will be twenty-five (25) feet.
 - 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 fifteen (15) feet.
- (3) *Lot coverage.* Buildings shall not cover more than sixty (60) per cent of the lot area.
- (4) *Building height.* No building shall exceed a height of sixty-five (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.*
- Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - 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.
 - All uses will comply with applicable access, parking and loading standards in sections [22-60](#) and [22-61](#)
 - Conditional uses will meet the requirements in sections [22-74](#) through [22-86](#)
 - Signs will comply with standards referred to in [section 22-55](#)
 - All other applicable ordinance requirements will also be satisfied.
 - An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - One thousand (1,000) feet from any other adult establishment;
 - Four hundred (400) feet from any established church, public or private school, public playground or public park;
 - Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
 - For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
 - Front door of the main building occupied by any other adult establishment or any established church; or
 - To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § I, 7-6-82; Ord. No. I-10, §§ 14—16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; [Ord. No. L-295, § 13, 11-4-13](#))



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.