

# FOR SALE

## 1 ACRE RETAIL COMMERCIAL PARCEL

### FT. PIERCE, FL



**LOCATION:** On Okeechobee Road, Ft. Pierce, FL 34950

**LAND SIZE:** 1.01 Acres

**ZONING:** C3 (Commercial) - City of Fort Pierce

**RE TAXES:** \$4,818.620 - 2016

**SALE PRICE:** ~~\$450,000.00~~ **REDUCED TO \$395,000.00**

**COMMENTS:** Retail development site on busy retail corridor, suitable for discount store, fast food restaurant, liquor store, auto parts, fueling stations, vehicle repair, and other retail uses. Will also accommodate various office and institutional type uses. Unrestricted median access. Curb cut on Okeechobee Road. Join neighboring retail users such as Family Dollar, Dollar General, Dollar Tree, McDonald's, Burger King, Dunkin Donuts, Popeye's, Advance Auto, O'Reilly Auto, Walgreens, TD Bank, PNC Bank, Bank of America, Wells Fargo Bank and others.



For More Information:

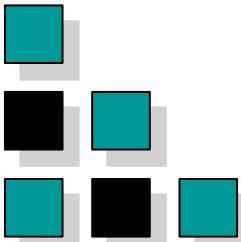
**JEFFREY D. CHAMBERLIN, CCIM, SIOR**  
*President, Broker*

**772.220.4096**

chamberlin@slccommercial.com  
www.slccommercial.com

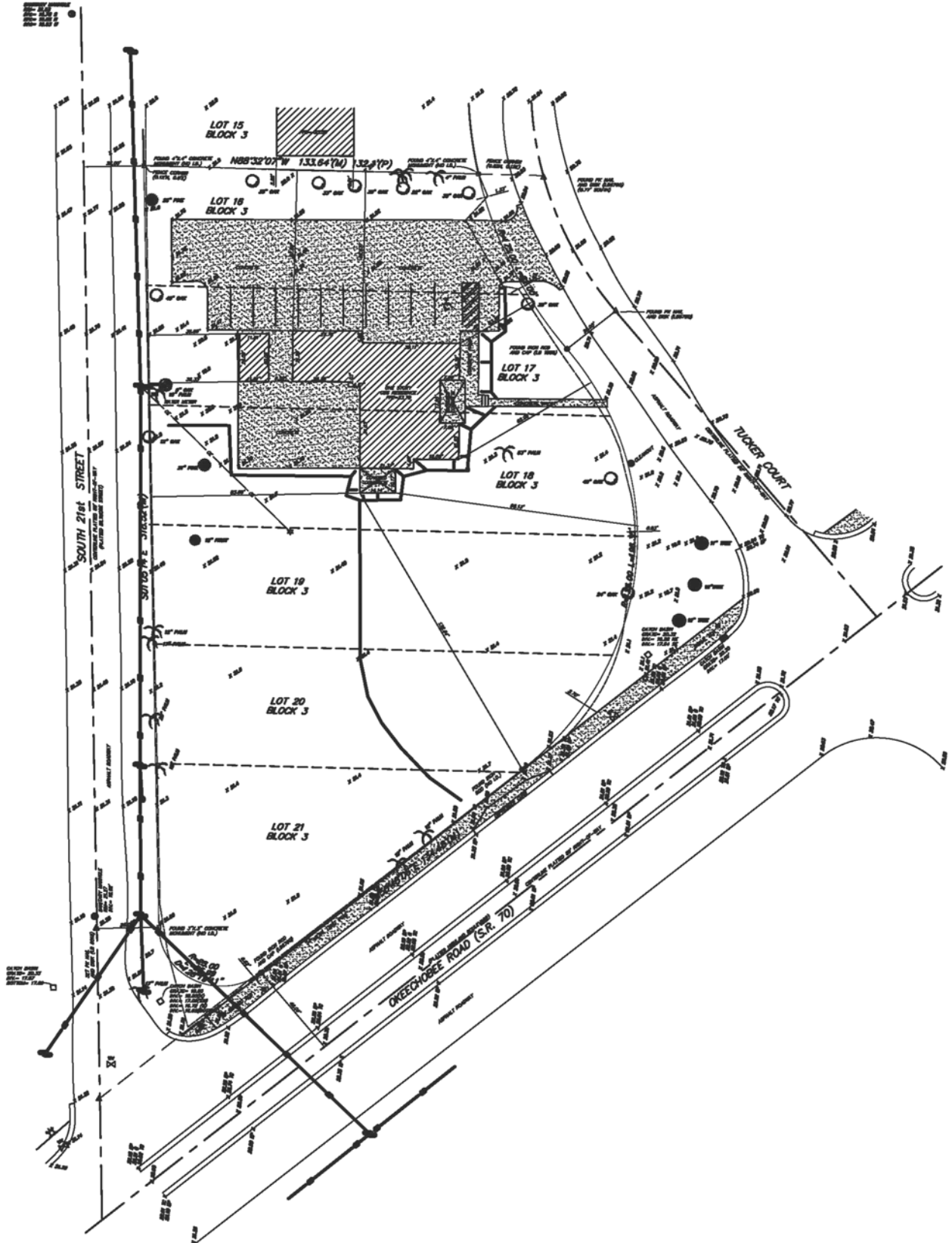


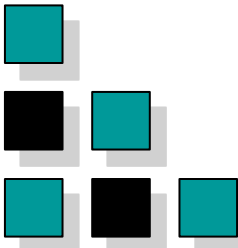
The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# SURVEY

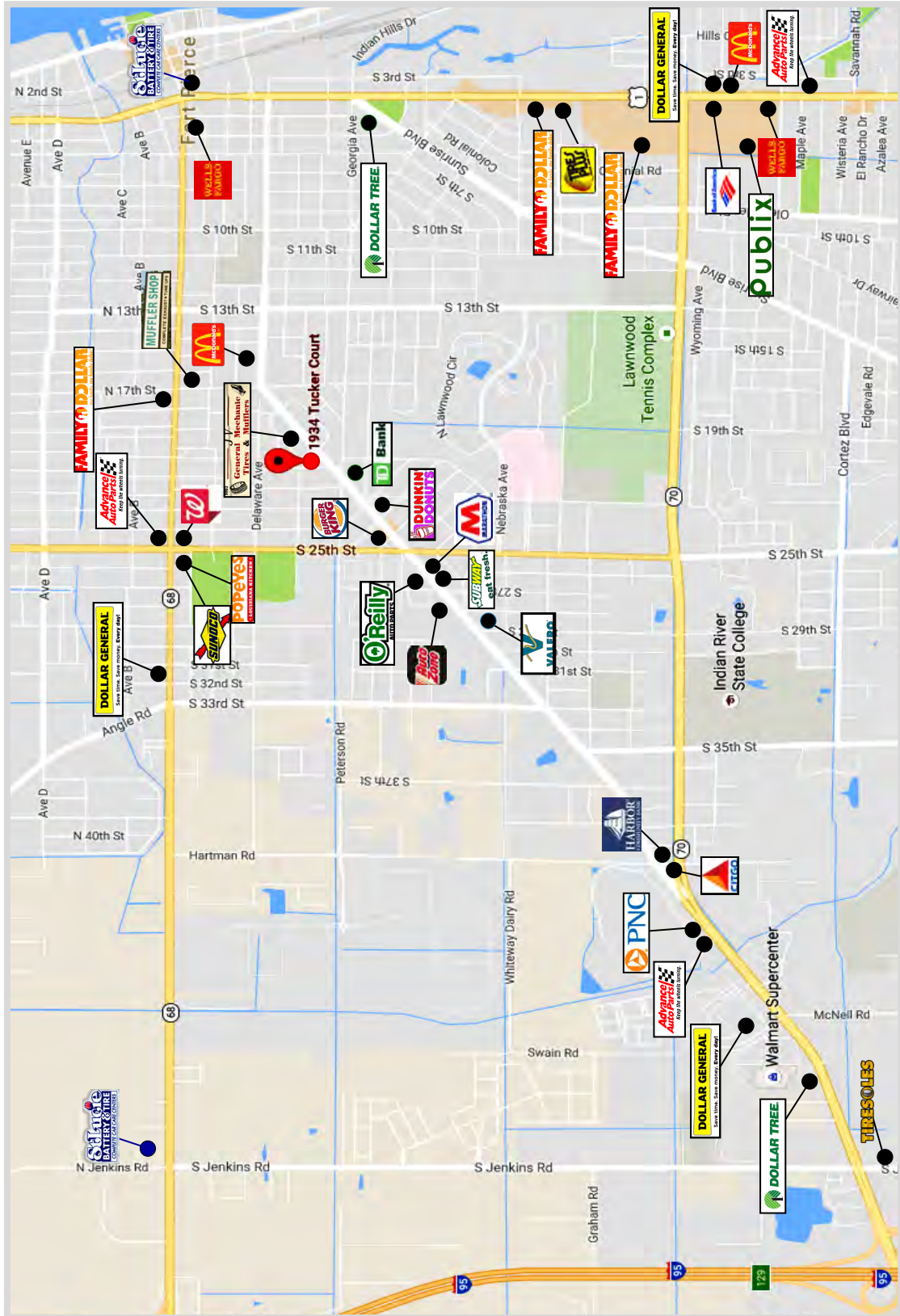
772-220-4096 SLC COMMERCIAL

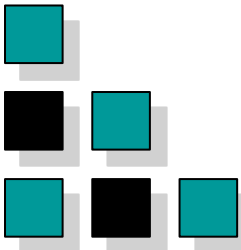




# AREA RETAILERS

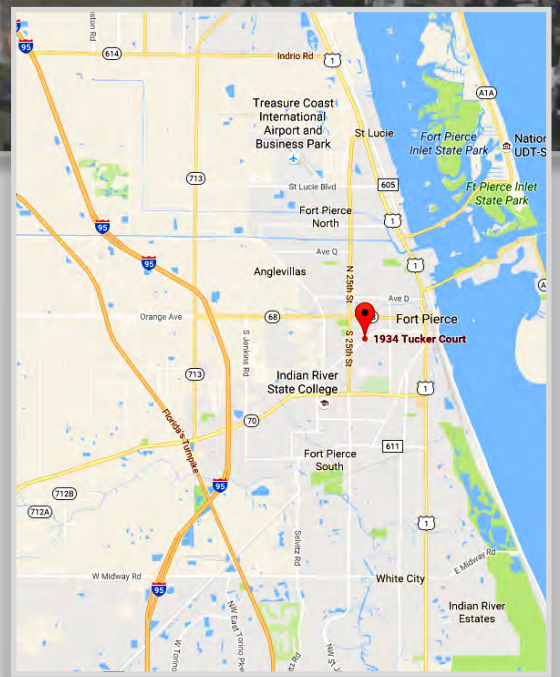
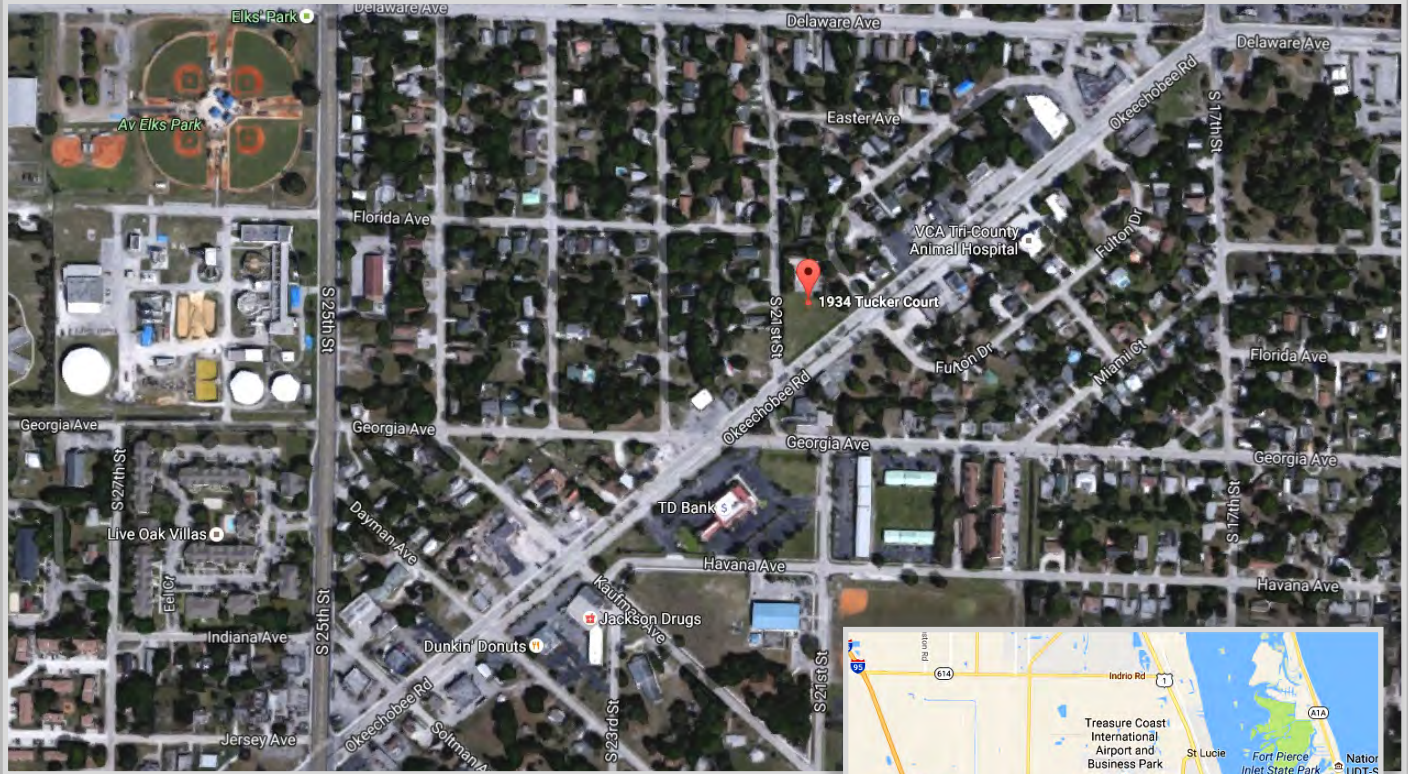
772-220-4096 SLC COMMERCIAL



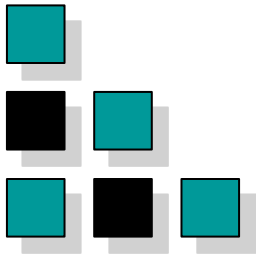


# LOCATION MAPS

772-220-4096 SLC COMMERCIAL



	1 Mile	3 Mile	5 Mile
<b>Population</b>	12,647	48,872	65,743
<b>Households</b>	4,019	17,181	24,024
<b>Ave HH Income</b>	\$38,346	\$42,440	\$47,973
<b>Median Age</b>	34.3	34.8	38.6

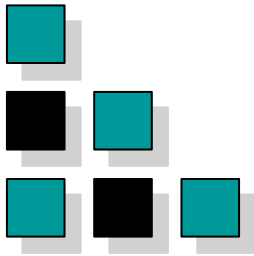


## Sec. 22-31. - General Commercial Zone (C-3).

- (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](#))





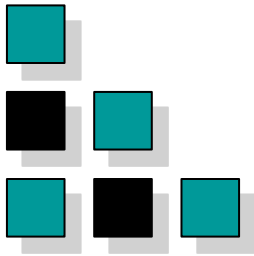
# ZONING - Permitted Uses

772-220-4096 SLC COMMERCIAL

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4 A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS 1	OS 2	A1	A2
<b>RESIDENTIAL</b>																							
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
<b>Educational Facilities</b>																							
-College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
<b>Government Facilities (except as noted below)</b>	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
<b>Medical Facilities (except as noted below)</b>	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
<b>Park and Open Space (except as noted below)</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
-Cemetery/ Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
-Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
<b>Religious Institution</b>	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-



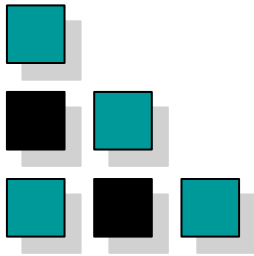




# ZONING - Permitted Uses

772-220-4096 SLC COMMERCIAL

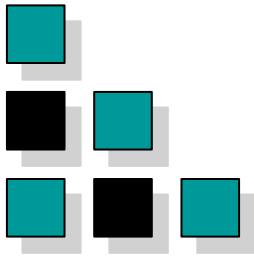
ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4 A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS 1	OS 2	A1	A2
-Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
<b>Entertainment, Outdoor</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
-Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
-Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
<b>Marine-Related Commercial</b> (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
-Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
-Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
<b>Office</b>																							
-Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
-Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
-Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
-Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-
<b>Overnight Accommodations</b>																							
-Bed and Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
<b>Parking, Commercial</b>	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-



# ZONING - Permitted Uses

772-220-4096 SLC COMMERCIAL

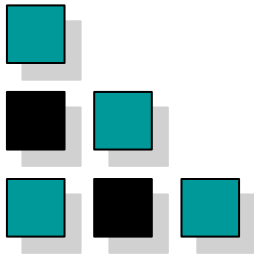
ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4 A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS 1	OS 2	A1	A2
<b>Retail Sales and Service, Sales-Oriented</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
-Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	P	-	-	-	-	-	-
-Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
-Office Supplies and Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
<b>Retail Sales and Service, Personal-Service Oriented</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
-Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Check Cashing/ Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
-Laundry and Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-



# ZONING - Permitted Uses

772-220-4096 SLC COMMERCIAL

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4 A	R5	C1	C2	C3	C4	C5	C6	CP	II	I2	I3	OS 1	OS 2	A1	A2
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
<b>Retail Sales and Service, Repair-Oriented</b>	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
<b>Self-Service Storage</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
<b>Vehicle Sales and Service</b>																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
<b>INDUSTRIAL</b>																							
<b>Artisan</b>	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
<b>Light Industrial Service</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-

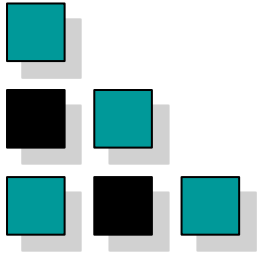


# ZONING - Permitted Uses

772-220-4096 SLC COMMERCIAL

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4 A	R5	C1	C2	C3	C4	C5	C6	CP	II	I2	I3	OS 1	OS 2	A1	A2	
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-	
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-	
-Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-	
-Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-	
-Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-	
<b>Marine-Related Industrial</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P	
<b>Warehouse and Freight</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-	
-Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-	
<b>Wholesale Trade</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-	
<b>OTHER</b>																								
<b>Community Gardens</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
<b>Telecommunication Facility</b>																								
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

(Ord. No. L-295, § 1, 11-4-13; Ord. No. 14-017, § 1, 7-21-14; Ord. No. 15-009, § 1, 4-20-15; Ord. No. 15-054, § 1, 11-16-15; Ord. No. 16-013, § 1, 7-5-16)



## **DISCLAIMERS**

772-220-4096 SLC COMMERCIAL

---

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.