

RIVER RIDGE FLEX SPACE

2250 N US Hwy 1, Unit 2264, Fort Pierce, FL 34946

FOR LEASE | \$1,750/mo.



49 SW Flagler Ave. Suite 301
Stuart, FL 34994
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PROPERTY OVERVIEW

- Professional 1,100 SF commercial space featuring dedicated office area and bay door access, ideal for roofing, construction, plumbing, electrical, HVAC, landscaping, and other trade or service-oriented businesses.
- Property highlights include monument signage, ample on-site parking, and close proximity to North Hutchinson Island.
- Recent improvements include fresh exterior paint, new HVAC system, and a resurfaced parking lot. The property is under new ownership and management.
- Surrounded by a variety of established small businesses, this location provides an excellent opportunity for companies seeking functional space in a highly accessible commercial location.



LEASE RATE	\$1,750/mo.
BUILDING SIZE	1,100 SF
BUILDING TYPE	Retail/Office
ACREAGE	1.41 AC
TRAFFIC COUNT	27,600 AADT
YEAR BUILT	1989 (Renovated 2023)
CONSTRUCTION TYPE	Reinforced Concrete
PARKING SPACE	Ample
ZONING	C-3 (Fort Pierce)
LAND USE	General Commercial
PARCEL ID	1433-441-0040-000-0

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SITE PHOTOS



DEMOGRAPHICS

2025 Population Estimate		2025 Average Household Income		Average Age	
1 Mile	5,547	1 Mile	\$44,312	1 Mile	38.3
3 Mile	43,688	3 Mile	\$60,535	3 Mile	41.6
5 Mile	77,022	5 Mile	\$68,596	5 Mile	42.6
2030 Population Projection		2025 Median Household Income		Median Age	
1 Mile	6,437	1 Mile	\$33,519	1 Mile	36.7
3 Mile	50,453	3 Mile	\$40,890	3 Mile	41.5
5 Mile	89,314	5 Mile	\$49,337	5 Mile	42.5

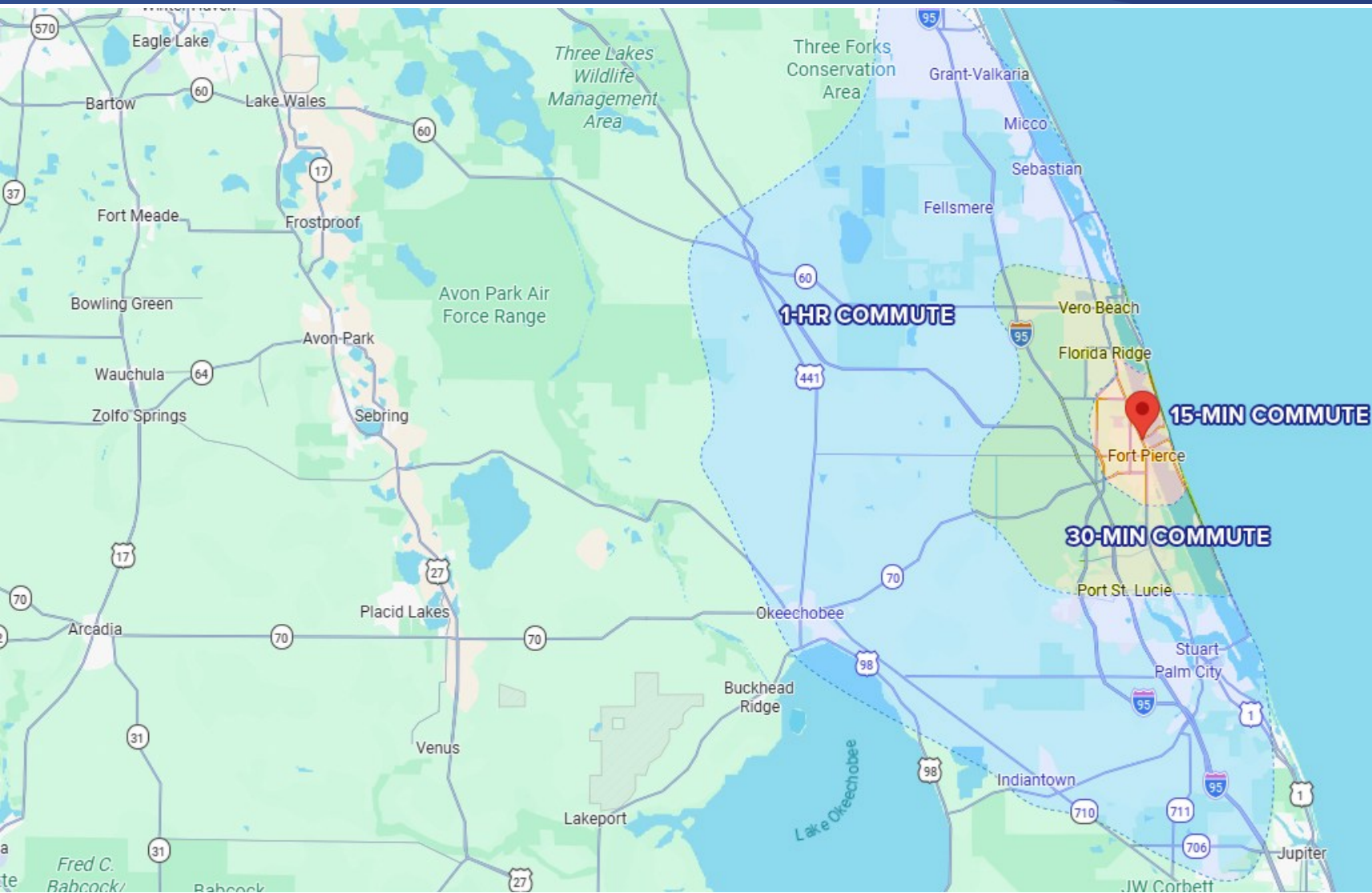
ZONING INFORMATION

Permitted Uses	C-3
Parking, Commercial	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
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

Full list of allowable uses available [here](#).

COMMUTE TIMES



TRADE AREA MAP



CMB CRADY
MACKIN
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