

DIVERSE MIXED-USE PROPERTY

302 N 25th Street, Fort Pierce, FL 34947



VALUE-ADD OPPORTUNITY

FOR SALE | \$549,000

**JEREMIAH BARON
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PROPERTY OVERVIEW

This property offers a unique opportunity for owner/users seeking a functional business location with built-in flexibility.

Continue generating income from the existing car wash tenant while utilizing the apartment and warehouse bays for your own operations, or adapt the property to suit your specific business needs.

Ideal site for an auto repair & service center, auto detailing, fleet maintenance operation, commercial landscaping company, contractor or trade service business.

Located on the corner of N 25th Street and Avenue B in Fort Pierce, the property benefits from convenient access to Orange Avenue, US-1, and I-95 while serving the surrounding residential and neighborhood commercial market.

PROPERTY FEATURES

- Mixed-use property totaling approximately 3,048 SF
- Operating 2,500 SF car wash leased at \$1,500 per month
- Fully furnished 600 SF second-floor apartment featuring 1 bedroom and 1 bathroom
- Warehouse building comprised of three 500 SF bays
- Corner location with excellent accessibility
- Immediate proximity to Orange Avenue, US-1, and I-95

PRICE	\$549,000
BUILDING SIZE	3,048 SF (Total)
BUILDING TYPE	Car Wash / Warehouse / Apts
ACREAGE	0.45 AC
FRONTAGE	150'
TRAFFIC COUNT	24,500 AADT
YEAR BUILT	1965
CONSTRUCTION TYPE	Corr Metal / CB Stucco
ZONING	C-3 (FP)
LAND USE	GC
PARCEL ID	2408-507-0088-000-4

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PROPERTY PHOTOS



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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	13,993	48,377	68,025
2025 Population	15,254	55,153	82,347
2030 Population Projection	17,367	63,209	95,165
Annual Growth 2020-2025	1.8%	2.8%	4.2%
Households			
2020 Households	4,677	17,549	26,112
2025 Households	5,052	20,086	32,352
2030 Household Projection	5,750	23,058	37,542
Annual Growth 2020-2025	1.7%	2.5%	3.3%
Households By Income			
Avg Household Income	\$37,381	\$55,674	\$68,503
Median Household Income	\$28,444	\$43,506	\$49,402
Population Summary			
Median Age	33.80	36.60	41.40
Avg Age	35.40	37.80	41.80

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-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
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	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
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

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ZONING INFORMATION

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

Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P
Wholesale Trade	P

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PROXIMITY MAP



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