

**FOR SALE**



**WATERFRONT B&B OPPORTUNITY WITH DOCK**

PLUS ±0.80-ACRE VACANT LOT  
515 S INDIAN RIVER DR. FORT PIERCE, FL 34950

PRESENTED BY: CHRIS BELLAND | 772.418.4506

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

[www.CommercialRealEstateLLC.com](http://www.CommercialRealEstateLLC.com)

# EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire a distinctive waterfront property along scenic Indian River Drive overlooking the Fort Pierce Inlet. Situated on 1.6 acres, this unique property is near completion in renovations as a bed and breakfast, offering an opportunity for a hospitality operator in one of the Treasure Coast's most scenic coastal corridors.

The property features a two-story freestanding building totaling  $\pm 4,154$  SF, designed and configured for lodging use, with multiple guest rooms, common areas, and amenities consistent with a boutique hospitality concept. Complementing the main structure is a detached  $\pm 1,506$  SF studio apartment located toward the rear of the property, ideal for an owner/operator residence, onsite management, or additional guest accommodations.

The property extends directly to the Fort Pierce Inlet, complete with an established dock and direct water access.

Adding further value, an additional  $\pm 0.80$  acre vacant parcel located just north of the main property provides room for potential future development, such as additional guest cottages, expansion of the lodging use, event space, or a complementary hospitality concept, subject to approvals.

The property is located just minutes from the Downtown Fort Pierce Historic District, known for its waterfront dining, marina, boutique shops, and year-round events and tourism activity. The site also offers convenient regional access via US-1 in Florida, with quick connectivity to I-95 and Florida's Turnpike, making it easily accessible for visitors traveling from across the Treasure Coast and South Florida.



# INVESTMENT OVERVIEW

<b>PRICE</b>	\$1,750,000
<b>MAIN BUILDING SIZE</b>	4,154 SF
<b>DETACHED STUDIO BUILDING SIZE</b>	1,506 SF
<b>VACANT LAND ESTIMATED ACREAGE</b>	±0.80 AC
<b>BUILDING TYPE</b>	Office/Res
<b>TOTAL ACREAGE</b>	1.6 AC
<b>FRONTAGE</b>	± 297'
<b>TRAFFIC COUNT</b>	12,200 ADT
<b>YEAR BUILT</b>	1900/1920
<b>YEAR RENOVATED</b>	2010s
<b>ZONING</b>	C-1 (FP)
<b>LAND USE</b>	CBD, Central Business District
<b>PARCEL ID</b>	2410-810-0001-000-9

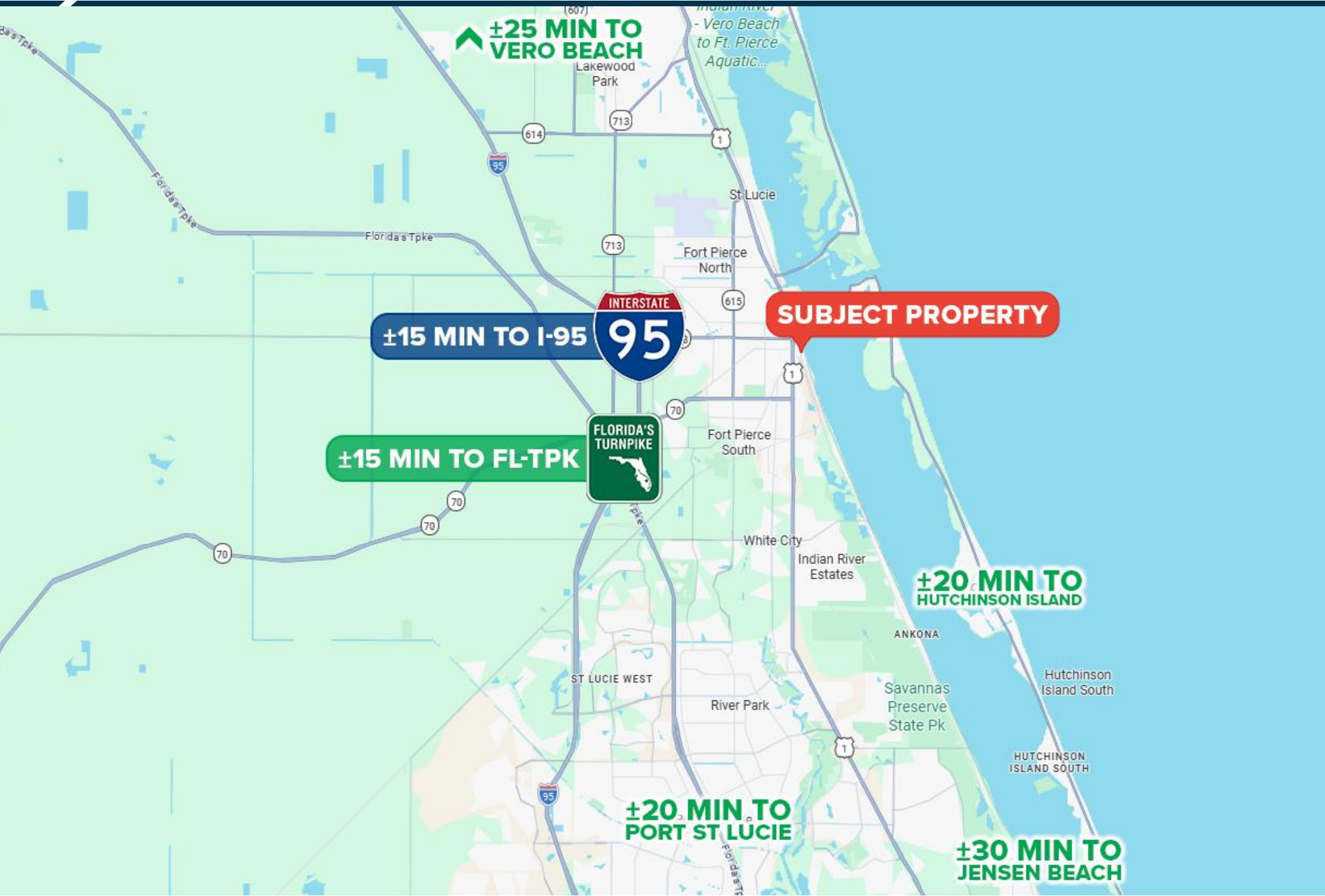
## FLEXIBLE PURCHASING OPTIONS

1. **Entire Property:** \$1,750,000
2. **Main Building & Studio Apartment:** \$950,000
3. **Vacant Lot Only:** \$900,000





# PROXIMITY MAP



# PROPERTY PHOTOS



# DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	5,113	48,260	67,282
2024 Population	5,366	52,631	77,010
2029 Population Projection	6,451	63,595	93,618
<b>Households</b>			
2020 Households	1,894	18,374	26,305
2024 Households	1,939	20,138	30,316
2029 Household Projection	2,321	24,337	36,868
<b>Households By Income</b>			
Avg Household Income	\$42,566	\$55,300	\$61,544
Median Household Income	\$30,505	\$39,461	\$45,654
<b>Population Summary</b>			
Median Age	38.2	39.5	41.5
Avg Age	38.2	40.2	41.6
<b>Worker Travel Time To Job</b>			
<30 Minutes	1,395	13,395	19,254
30-60 Minutes	605	6,512	9,651
60+ Minutes	250	1,255	1,791



# CONTACT INFORMATION

**WATERFRONT HOSPITALITY PROPERTY**

515 S INDIAN RIVER DR.  
FORT PIERCE, FL 34950

**\$1,750,000**

PURCHASE PRICE

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co.

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