

1903 Binney Drive, Fort Pierce, FL 34949

VACANT COMMERCIAL
OR RESIDENTIAL LOT



FOR SALE OR LEASE



JAIME' OLDENBORG
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.17 AC

Ft. Pierce, FL

EXECUTIVE SUMMARY

1903 BINNEY DRIVE, FORT PIERCE, FL 34949 | VACANT COMMERCIAL OR RESIDENTIAL LOT

SPECS

Lot Size: .17 AC
Sale Price: \$799,000
Lease Price: Contact for More Details
Frontage: 185' on Binney Dr & Hernando St
Traffic Counts: 9,600 AADT
Parcel ID: 2401-501-0093-000-3
Land Use: Commercial
Zoning: Tourist Commercial C-5 (Fort Pierce)

**ADDITIONAL
PARKING
EASEMENT
AVAILABLE**

PROPERTY OVERVIEW

A rare opportunity to purchase or lease a 0.17-acre vacant parcel just steps from the Fort Pierce Jetty and public beach access. Located on a prominent corner at the edge of South Hutchinson Island, this site offers strong visibility within a busy coastal corridor. Surrounded by boutique lodging, popular waterfront restaurants, and steady tourism, the property is well positioned to capture both local and visitor traffic. Additional parking easement available, providing valuable flexibility for future development and higher intensity uses. Zoned Tourist Commercial, the property allows for retail, restaurant, hospitality, recreation, or mixed-use concepts. Building heights up to 45 feet (approximately four stories plus roof) further enhance development potential. The site is also near major upcoming projects including the proposed Boardwalk on the Inlet and the large-scale redevelopment at Causeway Cove Marina, both expected to drive increased traffic and long-term growth in the area. With walkable access to the shoreline and surrounding attractions, this is a strong opportunity in one of Fort Pierce's most active coastal markets.



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TRADE AREA MAP

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DEMOGRAPHICS & MAP

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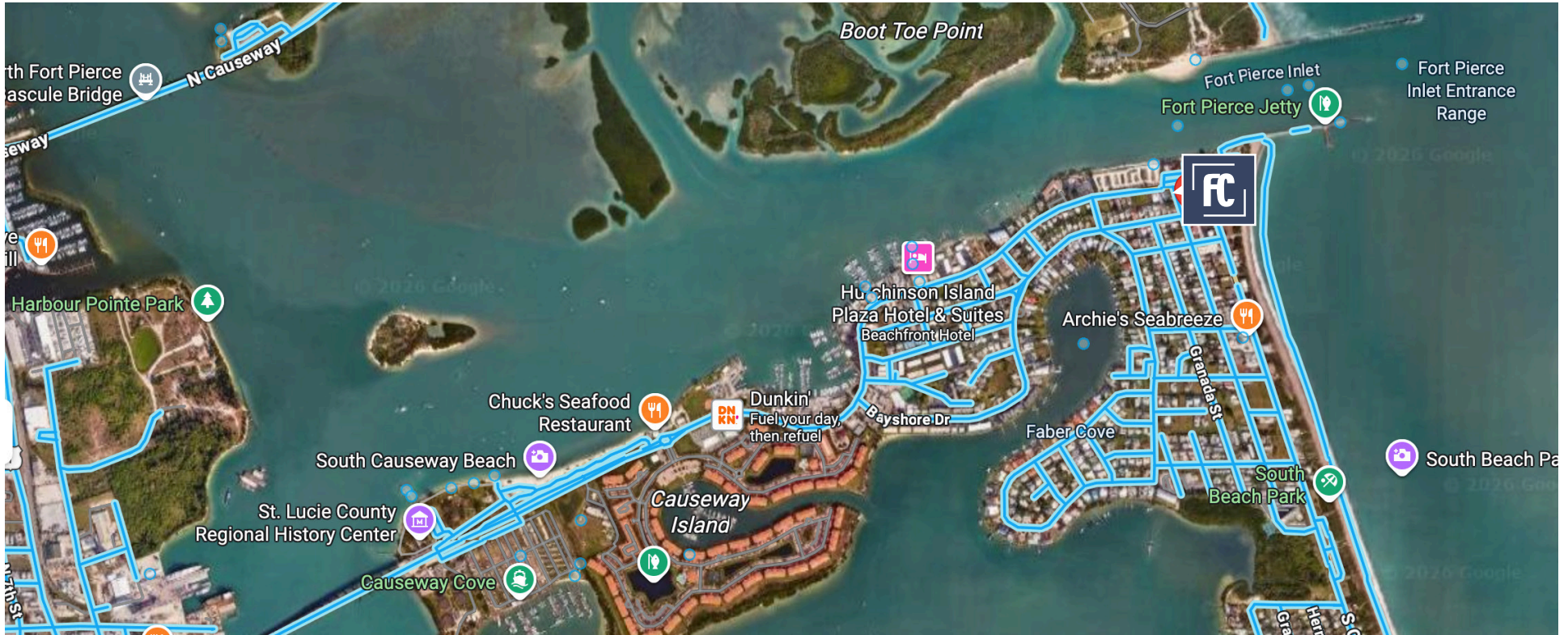
POPULATION

	1 MILE	3 MILES	5 MILES
Population	3,622	17.8K	62.1K
Median Age	55.8	53	43.7



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$76.4K	\$78.4K	\$62.6K



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AERIAL VIEW

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