

FOR SALE OR LEASE

±0.89 ACRES DEVELOPMENT OPPORTUNITY

224 S US HWY 1, FORT PIERCE, FL 34950

FEC RAILROAD
brightline

SUBJECT

S US HIGHWAY 1



28,500 AADT



OFFERING MEMORANDUM

PROPERTY INFORMATION

±0.89-acre land site located in Downtown Fort Pierce with approximately 277 feet of frontage along U.S. Highway 1. The property offers excellent visibility and accessibility on a highly trafficked corridor and is centrally positioned near Federal and County Courthouses, City Hall, and other civic uses. The ±38,768 square foot site provides redevelopment flexibility within the downtown core, with continued investment in the nearby marina district expected to further enhance traffic and area demand.

Property Address: 224 S US Highway 1, Fort Pierce, FL 34950

Parcel IDs: 2410-701-0085-000-6
2410-701-0088-000-7
2410-701-0089-000-4
2410-701-0087-000-0

Land Size: ±0.89 Acres

Property Type: Commercial Land

Jurisdiction: City of Fort Pierce

Zoning: C-3

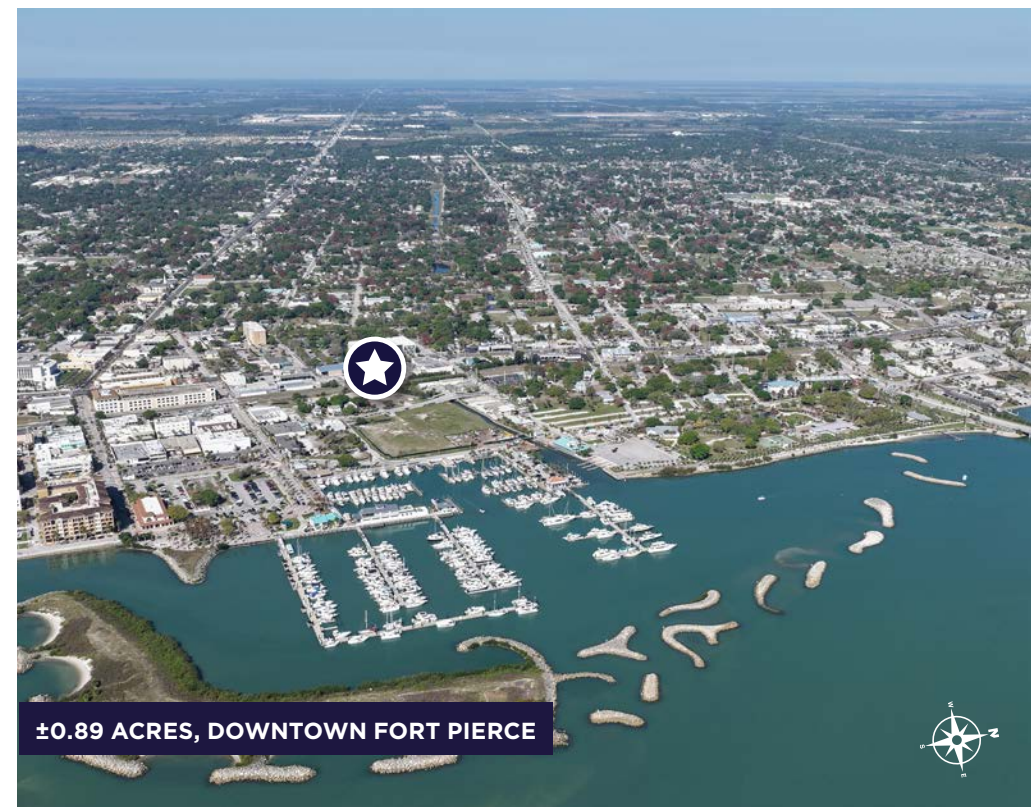
Utilities: City of Fort Pierce

Land Use: Central Business District

County: St Lucie County

Sale Price: \$1,250,000

Lease Rate: \$99,000/Yr



S US HIGHWAY 1 & BOSTON AVE, FORT PIERCE, FL 34950

PERMITTED USES

C-3, General Commercial

(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.*

- a. The minimum lot area shall be 10,000 square feet.
- b. The minimum lot width shall be 70 feet.
- c. The minimum lot depth shall be 90 feet.

(2) *Yards.*

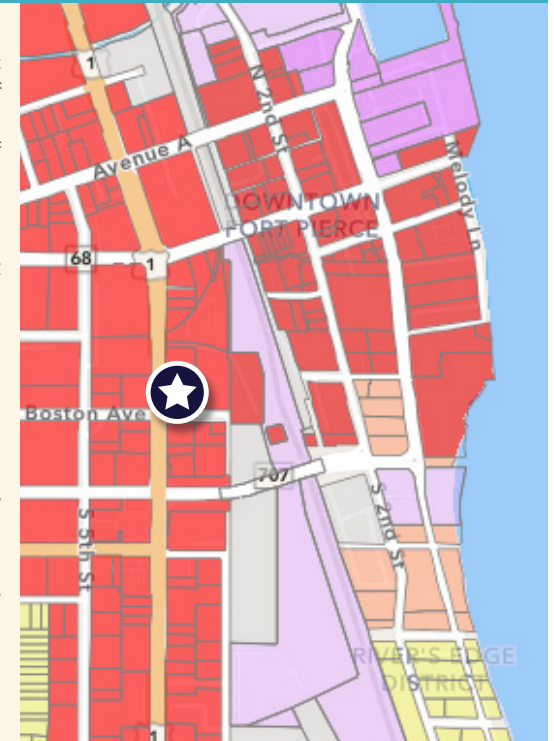
- a. The minimum depth of the front yard will be 25 feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.

(3) *Lot coverage.* Buildings shall not cover more than 60 percent of the lot area.























(4) *Building height.* No building shall exceed a height of 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.*

- (1) Site plan review shall be required as outlined in section 125-313.
- (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
- (3) Every lot shall abut a street other than an alley for at least 50 feet.
- (4) 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.
- (5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.
- (6) Conditional uses will meet the requirements in sections 125-235 through 125-247.
- (7) Signs will comply with standards referred to in section 125-310.
- (8) All other applicable ordinance requirements will also be satisfied.
- (9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - a. One thousand feet from any other adult establishment;
 - b. Four hundred feet from any established church, public or private school, public playground or public park;
 - c. Four hundred feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
- (10) For purposes of the distance limitations contained in subsection (c)(9) of this section, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
 - a. Front door of the main building occupied by any other adult establishment or any established church; or
 - b. To the nearest property line of any residential district, playground, school or park.



Zoning Legend

 A-1, Aquatic Conservation	 I-2, Marine Industrial
 A-2, Aquatic Development	 I-3, Heavy Industrial
 C-1, Office Commercial	 OS-1, General & Recreational Open Space
 C-2, Neighborhood Commercial	 OS-2, Conservation Open Space
 C-3, General Commercial	 PD, Planned Development
 C-4, Central Commercial	 PUR, Planned Unit Redevelopment
 C-5, Tourist Commercial	 R-1, Single Family Low Density Zone
 C-6, Marine Commercial	 R-2, Single Family Intermediate Zone
 CP-1, Commercial Parkway	 R-3, Single Family Moderate Density Zone
 E-1, Single Family Estate Density	 R-4, Medium Density Residential Zone
 E-2, Residential Single Family - 2 Units Per Acre	 R-4A, Hutchinson Island Medium Density Residential Zone
 E-3, Residential Single Family - 3 Units Per Acre	 R-5, High Density Residential Zone
 ES, Edgartown Settlement District	 ROW, Right of Way
 I-1, Light Industrial	



SUBJECT



S INDIAN RIVER DR

ORANGE AVE

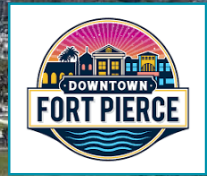
DISTANCE TO WATERFRONT = 0.3 MILES
WALKING 8 Minutes **DRIVING 2 MINUTES**

LOOKING NORTH



Indian River

FORT PIERCE'S BRIDGE



ORANGE AVE



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S US HIGHWAY 1

S US HIGHWAY 1 & BOSTON AVE, FORT PIERCE, FL 34950

LOOKING SOUTH

Hutchinson Island

Indian River

CITRUS AVE

SUBJECT

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S US HIGHWAY 1



S US HIGHWAY 1 & BOSTON AVE, PORT PIERCE, FL 34950

LOOKING EAST

Atlantic Ocean

Hutchinson Island

Indian River



S INDIAN RIVER DR



SUBJECT



S US HIGHWAY 1

28,500 AADT

BOSTON AVE



S 5TH ST

S US HIGHWAY 1 & BOSTON AVE, FORT PIERCE, FL 34950

LOOKING WEST



ORANGE AVE



SUBJECT

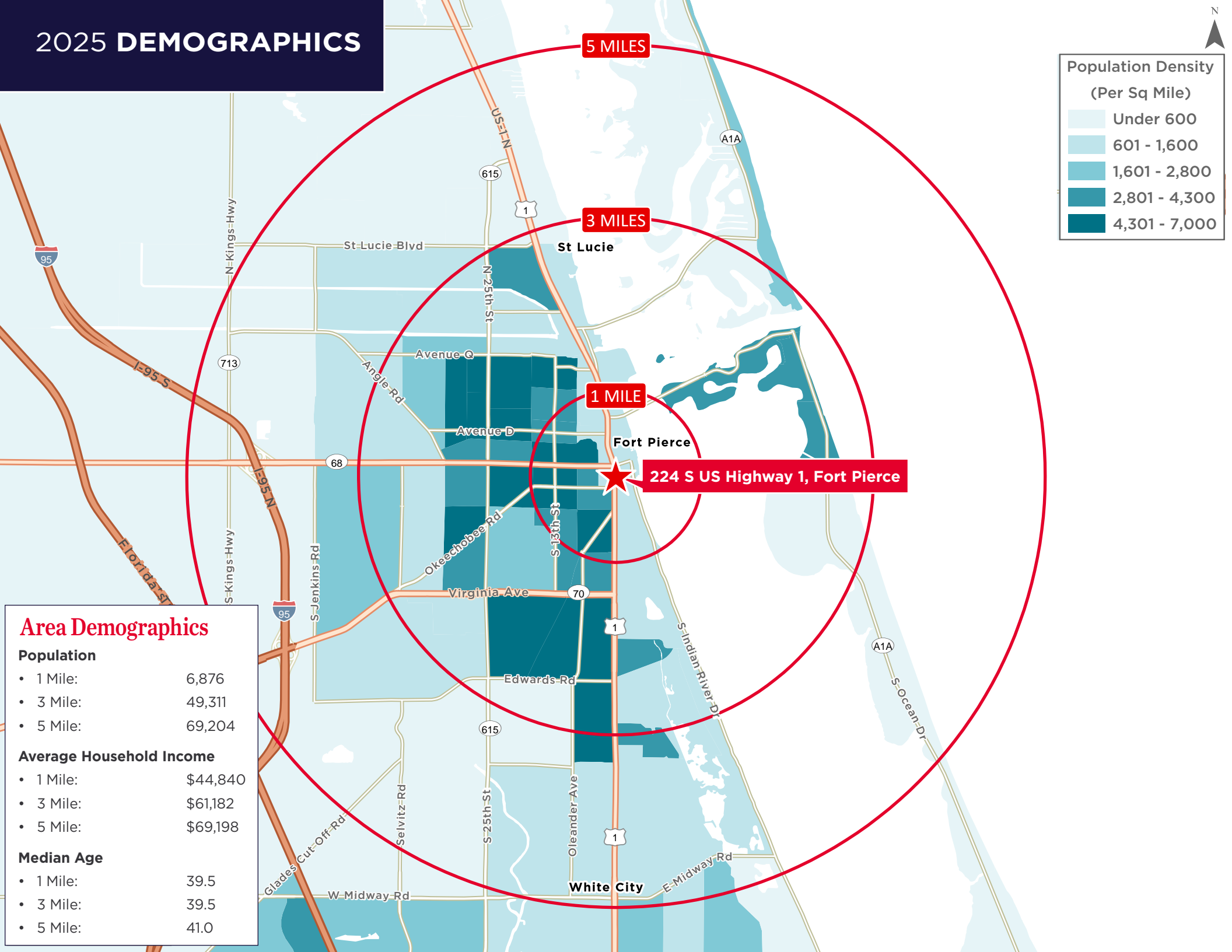
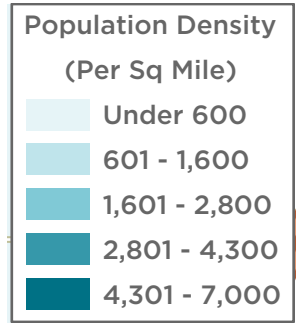
28,500 AADT

S US HIGHWAY 1



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2025 DEMOGRAPHICS



5 MILES

3 MILES

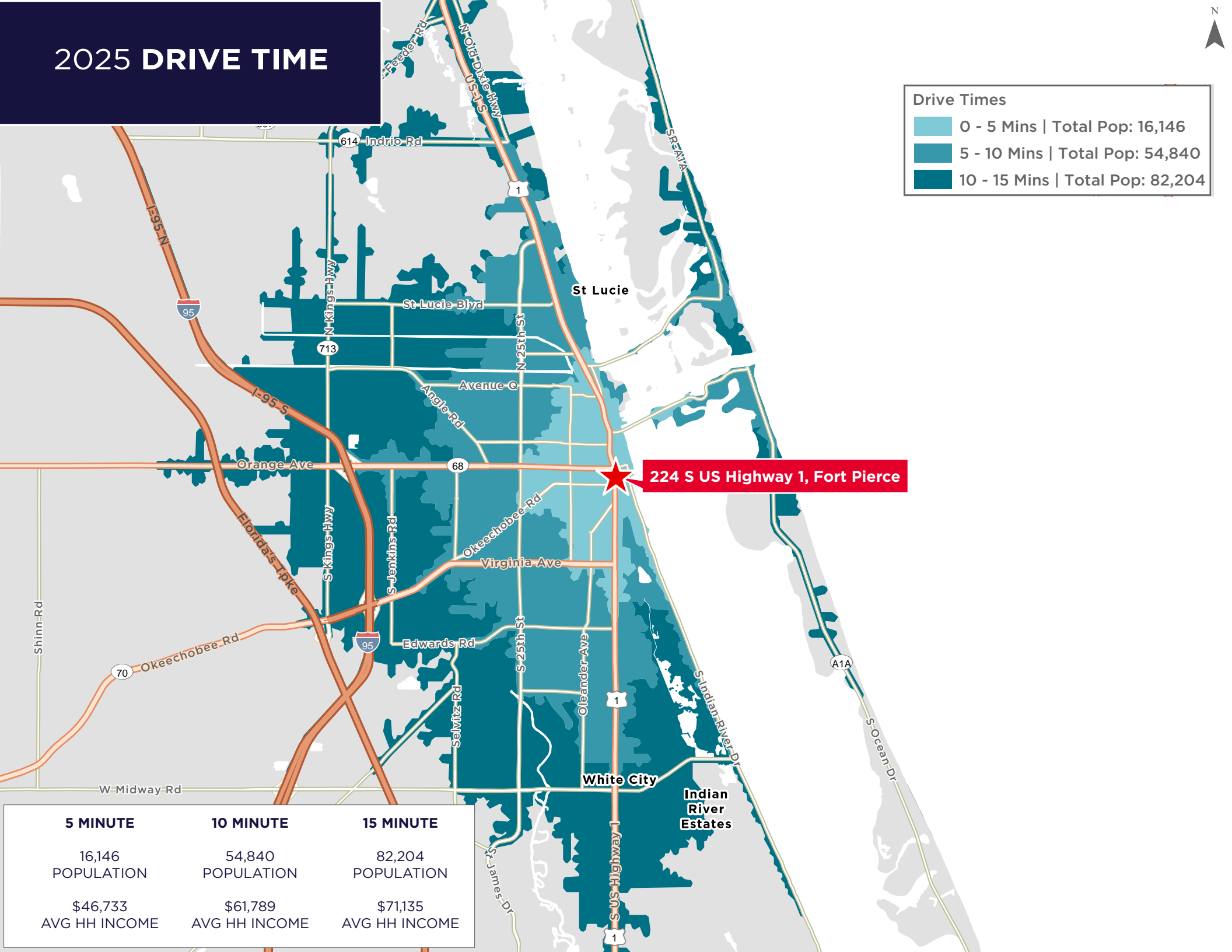
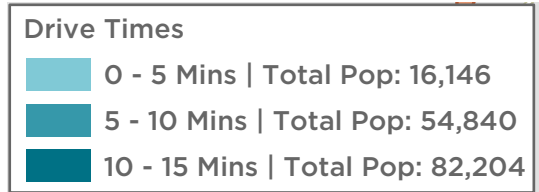
1 MILE

224 S US Highway 1, Fort Pierce

Area Demographics

Population	
• 1 Mile:	6,876
• 3 Mile:	49,311
• 5 Mile:	69,204
Average Household Income	
• 1 Mile:	\$44,840
• 3 Mile:	\$61,182
• 5 Mile:	\$69,198
Median Age	
• 1 Mile:	39.5
• 3 Mile:	39.5
• 5 Mile:	41.0

2025 DRIVE TIME



224 S US Highway 1, Fort Pierce

5 MINUTE	10 MINUTE	15 MINUTE
16,146 POPULATION	54,840 POPULATION	82,204 POPULATION
\$46,733 AVG HH INCOME	\$61,789 AVG HH INCOME	\$71,135 AVG HH INCOME



CITY OVERVIEW

Fort Pierce, Florida

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

REGIONAL OVERVIEW

St Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port - all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Healthcare and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Healthcare and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



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FOR MORE INFORMATION, PLEASE CONTACT:



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