



PROPERTY FOR SALE

HARBOR BRANCH MIXED USE OFFICE - FT. PIERCE

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TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 PHOTOS
- 15 ZONING

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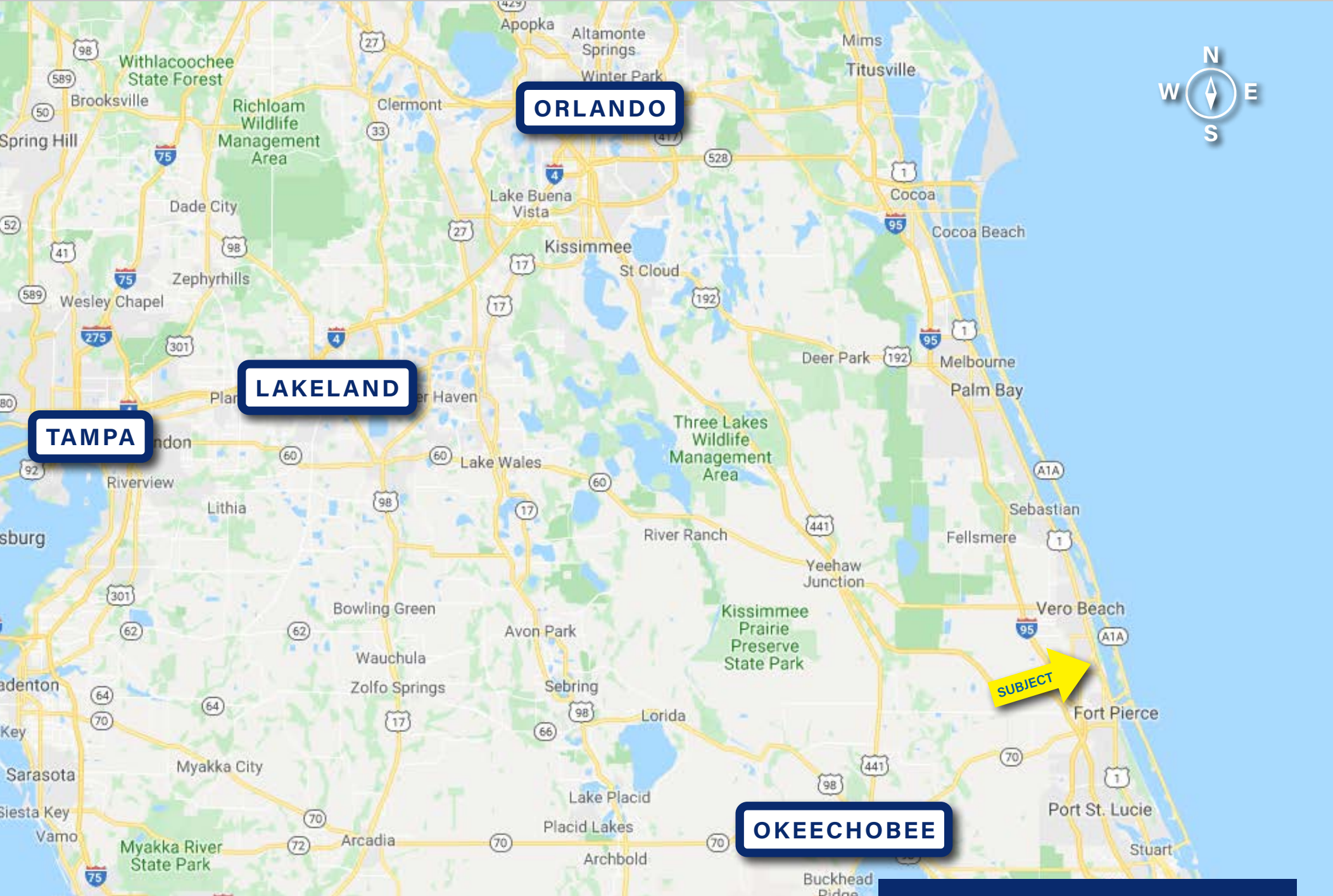
EXECUTIVE SUMMARY

HARBOR BRANCH MIXED USE OFFICE

The property consists of the 1.25+/- acre mixed-use lot with an existing 1249 sq foot facility, located on North Old Dixie in northern St Lucie County. The location was previously used as a preschool facility and the zoning allows for a number of commercial or residential uses with room for expansion.

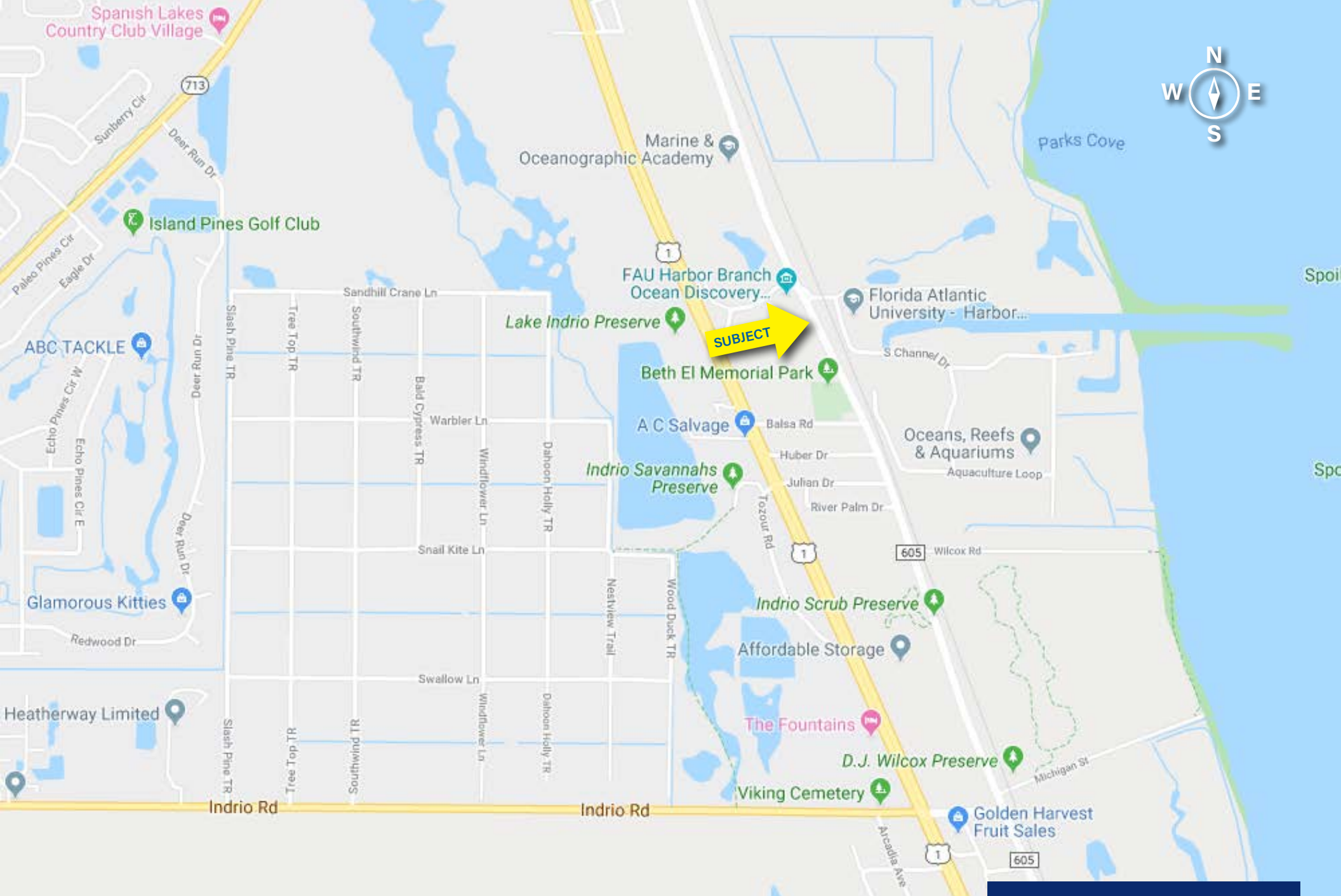
The facility benefits from an improved and lighted parking lot of 13 spaces with circular drive. The location is surrounded by 12 acres of preserve land providing a quiet, restful setting. The property is located on the west side of the Indian River between Fort Pierce and Vero Beach across from the Harbor Branch Oceanographic-Florida Atlantic University Campus. There are multiple users within the neighborhood area that participate in oceanographic studies which provide potential synergy for a similar user.

Site Address:	5527 Old Dixie Highway
County:	St. Lucie
PIN (Property Identification Number):	1408-311-0003-000-1
Land Size:	1.32 +/- Acres
Building Size:	1,249 SF of living space
Year Built:	1997
Property Use:	Mixed use (Office/Residential)
Utilities:	Well and septic needed
Zoning:	Planned Mixed-Use Development (PMUD) St. Lucie
Taxes:	\$4,851 (2019)
Traffic Count:	1,600 +/- cars/day via N Old Dixie Highway 25,000 +/- cars/day via N US Highway 1
Asking Price:	\$120,000



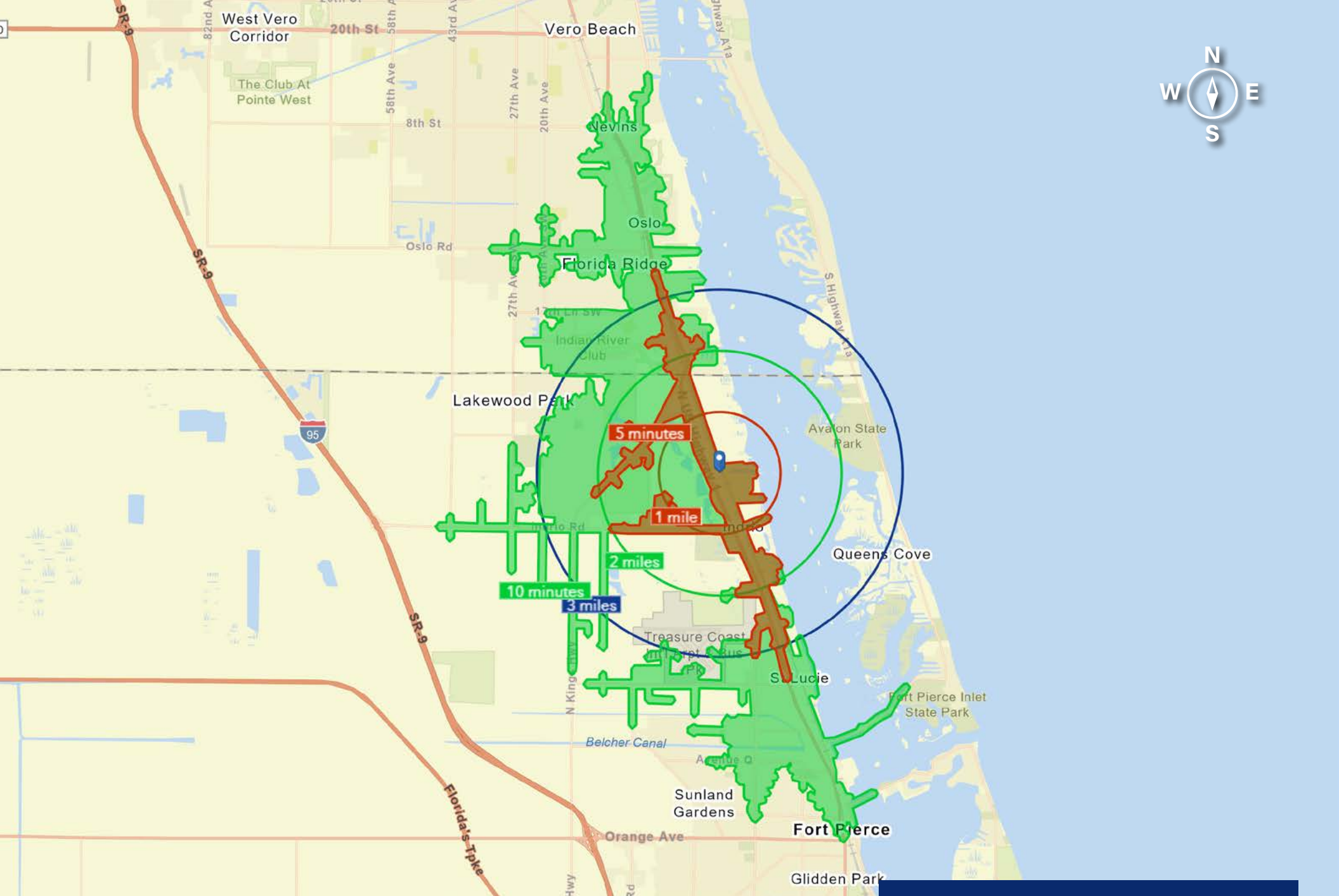
Located in the Port St. Lucie MSA.

REGIONAL LOCATION



Located in between US Highway 1 and North Old Dixie Highway, against Florida's East Coast, and surrounded by multiple nature preserve areas.

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	St. Lucie	MSA	FL	US
Population	1,021	5,647	17,534	2,755	32,538	313,221	472,403	21,239,528	332,417,793
Households	453	2,513	7,485	1,136	13,425	120,231	189,510	8,299,404	125,168,557
Families	301	1,530	4,889	717	8,382	82,386	125,491	5,366,533	82,295,074
Average Household Size	2.24	2.24	2.34	2.42	2.42	2.58	2.45	2.51	2.59
Owner Occupied Housing Units	319	1,968	6,018	893	9,547	86,703	138,643	5,375,035	79,459,278
Renter Occupied Housing Units	134	544	1,467	243	3,878	33,528	50,867	2,924,369	45,709,279
Median Age	47.4	56.4	52.7	55.2	47.1	44.5	47.6	42.5	38.5
Income									
Median Household Income	\$59,035	\$50,786	\$52,401	\$51,659	\$43,166	\$51,425	\$53,315	\$54,238	\$60,548
Average Household Income	\$76,740	\$67,746	\$68,345	\$69,584	\$58,382	\$68,159	\$78,324	\$78,335	\$87,398
Per Capita Income	\$30,666	\$30,168	\$29,310	\$30,421	\$24,188	\$26,193	\$31,541	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	1.52%	1.17%	0.72%	1.20%	1.03%	1.89%	1.60%	1.37%	0.77%
Households	1.29%	0.83%	0.53%	0.98%	0.86%	1.78%	1.50%	1.31%	0.75%
Families	0.98%	0.63%	0.36%	0.82%	0.72%	1.72%	1.45%	1.26%	0.68%
Owner HHs	1.87%	1.10%	0.74%	1.27%	1.16%	2.37%	1.96%	1.60%	0.92%
Median Household Income	1.50%	1.85%	1.80%	2.23%	2.40%	2.04%	2.41%	2.37%	2.70%

Median Household Income within a 1-mile radius is almost 15% higher when compared to the state.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins St. Lucie MSA FL US

Households by Income

<\$15,000	2.90%	9.20%	8.50%	6.10%	15.00%	9.70%	9.70%	11.10%	10.70%
\$15,000 - \$24,999	6.20%	9.50%	9.50%	9.90%	11.90%	11.20%	10.80%	10.10%	9.00%
\$25,000 - \$34,999	11.90%	13.30%	12.10%	12.90%	12.50%	11.30%	11.00%	10.10%	8.90%
\$35,000 - \$49,999	19.00%	17.10%	16.70%	19.20%	17.00%	16.30%	15.20%	14.40%	12.40%
\$50,000 - \$74,999	21.90%	19.10%	21.40%	19.50%	19.10%	18.50%	17.40%	18.50%	17.50%
\$75,000 - \$99,999	12.60%	12.80%	14.60%	13.30%	11.30%	15.10%	13.40%	12.30%	12.60%
\$100,000 - \$149,999	20.50%	14.00%	12.00%	13.30%	9.30%	11.80%	12.10%	12.80%	15.10%
\$150,000 - \$199,999	2.00%	2.00%	1.80%	2.60%	1.70%	3.10%	4.40%	5.00%	6.50%
\$200,000+	3.30%	3.00%	3.30%	3.20%	2.30%	3.10%	5.80%	5.70%	7.30%

Population by Age

0 - 4	4.70%	3.80%	4.20%	3.70%	5.40%	5.40%	4.90%	5.20%	6.00%
5 - 9	5.20%	4.10%	4.50%	4.10%	5.50%	5.50%	5.10%	5.40%	6.10%
10 - 14	5.60%	4.40%	4.70%	4.60%	5.40%	5.70%	5.30%	5.60%	6.30%
15 - 19	5.00%	4.10%	4.40%	4.50%	5.20%	5.40%	5.10%	5.60%	6.30%
20 - 24	4.50%	3.60%	4.20%	3.90%	5.00%	5.40%	5.10%	6.10%	6.70%
25 - 34	10.60%	8.80%	10.30%	9.20%	11.30%	12.30%	11.40%	13.30%	14.00%
35 - 44	11.40%	9.10%	9.40%	9.20%	9.90%	10.80%	10.20%	11.70%	12.60%
45 - 54	12.50%	10.10%	10.90%	10.40%	11.00%	12.00%	12.00%	12.50%	12.50%
55 - 64	15.30%	15.00%	15.30%	17.80%	14.30%	13.80%	14.60%	13.70%	13.10%
65 - 74	13.20%	18.20%	16.60%	18.00%	14.20%	12.60%	13.70%	11.70%	9.70%
75 - 84	8.50%	11.90%	10.50%	9.60%	8.50%	7.90%	8.80%	6.50%	4.70%
85+	3.50%	6.90%	5.10%	5.00%	4.20%	3.20%	3.80%	2.80%	2.00%

Race and Ethnicity

White Alone	75.60%	80.50%	82.00%	81.20%	63.00%	68.70%	74.40%	72.70%	69.60%
Black Alone	16.00%	12.90%	11.70%	12.80%	29.90%	20.30%	15.30%	16.50%	12.90%
American Indian Alone	0.20%	0.20%	0.30%	0.20%	0.30%	0.40%	0.40%	0.40%	1.00%
Asian Alone	3.30%	2.40%	1.90%	1.70%	1.40%	1.90%	1.70%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.00%	1.60%	1.60%	1.50%	2.80%	5.40%	5.20%	4.50%	7.00%
Two or More Races	2.90%	2.50%	2.50%	2.50%	2.50%	3.30%	2.80%	3.10%	3.50%
Hispanic Origin (Any Race)	10.60%	8.50%	8.20%	7.80%	9.70%	19.90%	18.10%	26.60%	18.60%



The market area contains a high variety of users, such as residential, commercial, recreational, and even nature conservation/research.

MARKET AREA MAP



The subject property is surrounded by multiple oceanographic institutions.

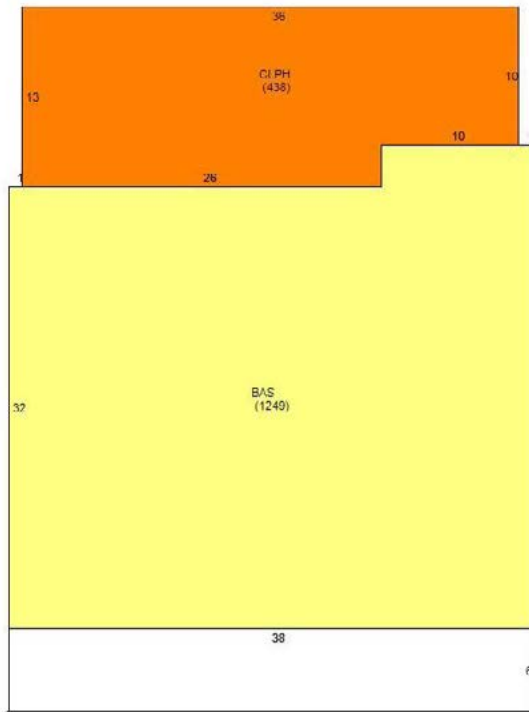
NEIGHBORHOOD AERIAL



The subject property benefits from a 293+/- FT of frontage via N Old Dixie Highway that provides great visibility.

SITE AERIAL

BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Base Area	1249 sf
Closed Porch High	438 sf
Canopy	228 sf

Front view of the building





Open floor plan



Back patio area

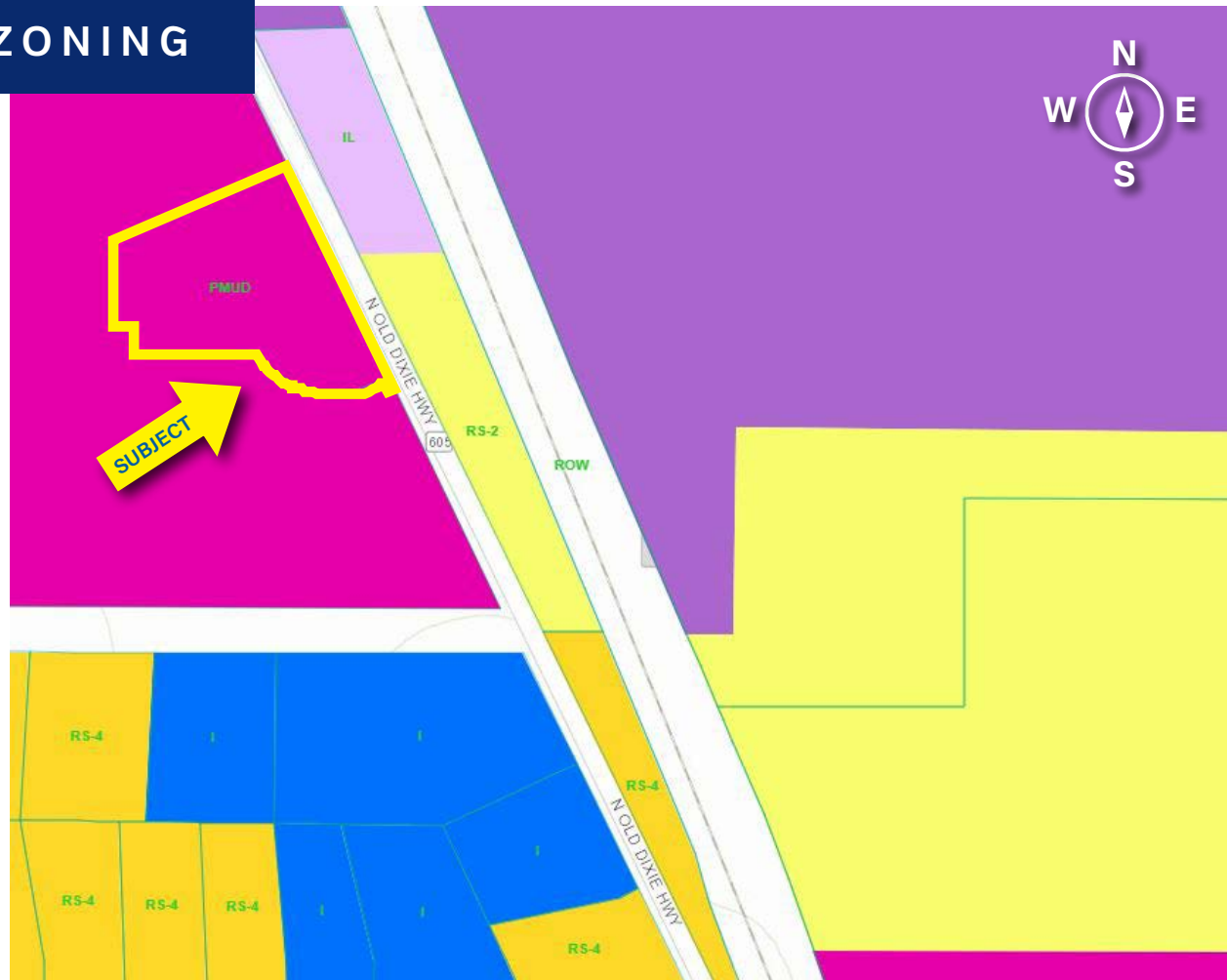


Parking lot



Bathroom

ZONING



PLANNED MIXED- USE DEVELOPMENT (PMUD)

ST. LUCIE, FL

The subject property is currently zoned as mixed-use development. This zoning provides areas for a combination of residential and non-residential land development of superior quality through the encouragement of flexibility and creativity in design.

✓ PMUD

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RS-4

RS-2

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