

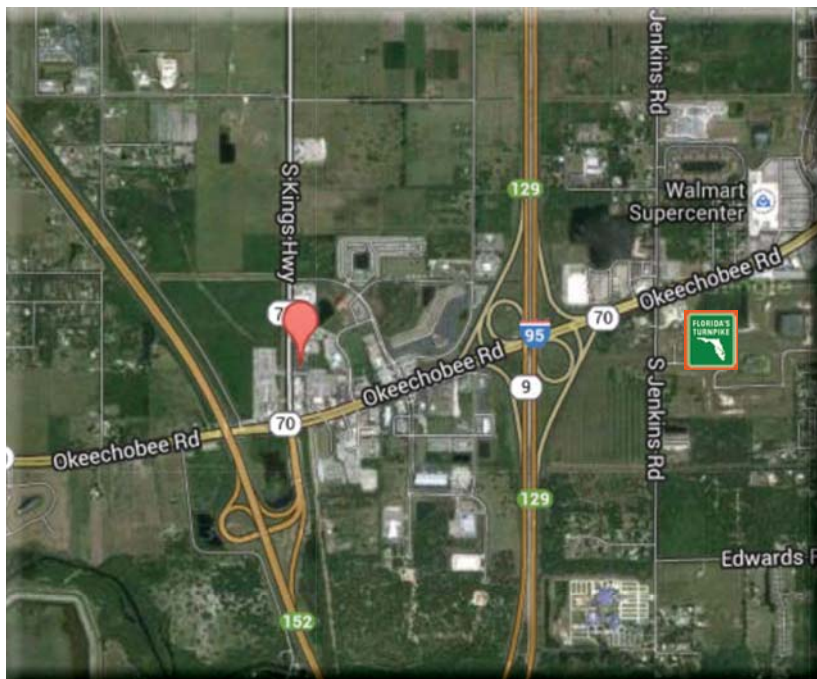


**1 Acre +/- Parcel For Sale  
with 3,580 SF Building**

**FOR SALE  
\$545,000**

**2800 S Kings Highway  
Fort Pierce, FL 34945**

**LOCATION LOCATION LOCATION!**



- Former location of Precision Paving which has recently relocated.
- 3,580 SF building with 6 offices, large conference room, spacious reception area, kitchen/employee break area, 2 restrooms, plus 3 storage/file rooms.
- Large paved parking lot with fence securing the back equipment storage area.
- Desirable location zoned general commercial.
- Directly on Kings Highway adjacent to Love's Travel Plaza and across street from Pilot Travel Plaza with easy access to I-95 and Florida Turnpike.
- **Offered at \$545,000**

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3,580 SF Building & 1 Acre Land

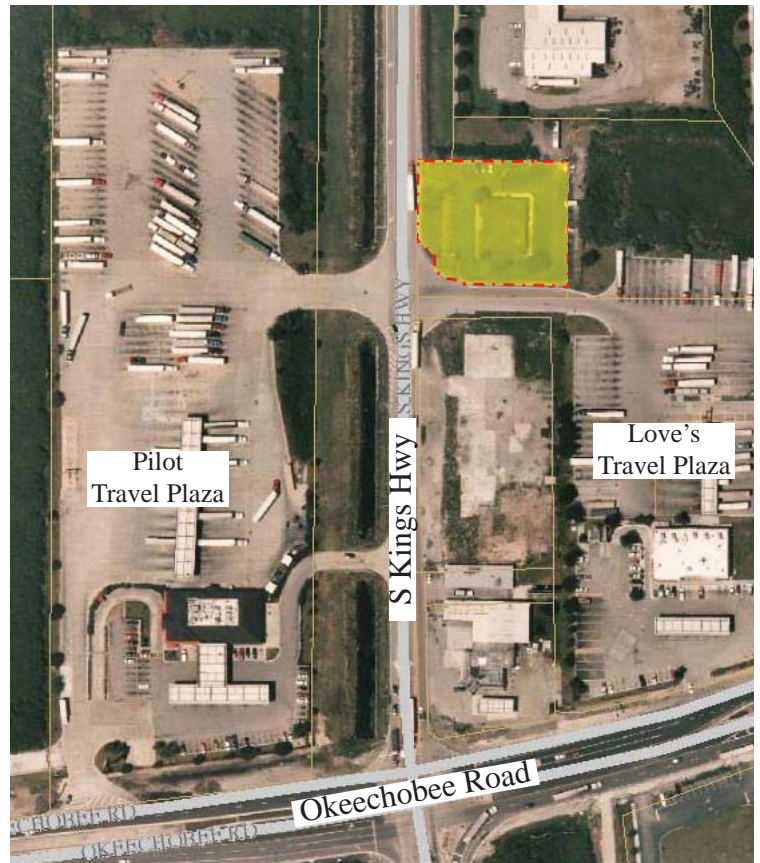
2800 S Kings Highway  
Fort Pierce, FL 34945

### Market Facts:

Easily accessible off Florida Turnpike/Fort Pierce and I-95/Okeechobee Road

1 Acre +/- Parcel with 3,580 SF Building  
Paved lot with fence around the back side  
Zoned Commercial General

Offered at \$545,000



Reception Area:	24x21
Conference Room:	14x23
Office 1:	15x15
Office 2:	15x14
Office 3:	15x13
Office 4:	15x15
Office 5:	15x14
Office 6:	15x13
Kitchen/Lounge:	12x10
2 - Storage Rooms:	10x5
Utility Room:	12x10

Yr. Built:	1978
Construction:	Brick/Masonry
Roof:	Tar/Gravel
Acreage:	.96
Zoned:	CG



*PHOTOGRAPHS*

**2800 S Kings Highway  
Fort Pierce, FL 34945**



**1. Purpose** The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.

**2. Permitted Uses:**

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks and amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations - except for religious organizations as provided in [Section 8.02.01](#) (H) of this Code. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
  - (1) Drug stores. (591)
  - (2) Used merchandise stores. (593)
  - (3) Sporting goods. (5941)
  - (4) Book and stationary. (5942/5943)
  - (5) Jewelry. (5944)
  - (6) Hobby, toy and games. (5945)
  - (7) Camera and photographic supplies. (5946)
  - (8) Gifts, novelty and souvenir. (5947)
  - (9) Luggage and leather goods. (5948)
  - (10) Fabric and mill products. (5949)
  - (11) Catalog, mail order and direct selling. (5961/5963)
  - (12) Liquefied petroleum gas. (propane). (5984)
  - (13) Florists. (5992)
  - (14) Tobacco. (5993)
  - (15) News dealers/newsstands. (5994)
  - (16) Optical goods. (5995)
  - (17) Misc. retail (See SIC Code for specific uses). (5999)

- hh. Miscellaneous personal services (see SIC Code Major Group 72):
  - (1) Tax return services. (7291)
  - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
  - (1) Detective, guard and armored car services. (7381)
  - (2) Security system services. (7382)
  - (3) News syndicate. (7383)
  - (4) Photofinishing laboratories. (7384)
  - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking - commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)
- uu. Retail trade-indoor display and sales only, except as provided in [Section 7.00.00](#). (999)
- vv. Social services:
  - (1) Individual and family social services. (832/839)
  - (2) Child care services. (835)
  - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)

**3. Lot Size Requirements.** Lot size requirements shall be in accordance with [Section 7.04.00](#)

**4. Dimensional Regulations.** Dimensional requirements shall be in accordance with [Section 7.04.00](#)

**5. Off-Street Parking and Loading Requirements.** Off-street parking and loading requirements are subject to [Section 7.06.00](#)

**6. Landscaping Requirements.** Landscaping requirements are subject to [Section 7.09.00](#)

**7. Conditional Uses:**

- a. Adult establishments subject to requirements of [Section 7.10.10](#). (999)
- b. Drinking places (alcoholic beverages) - free-standing. (5813)
- c. Disinfecting and pest control services. (7342)
- d. Amusement parks. (7996)
- e. Go-cart tracks. (7999)
- f. Hotels and motels. (701)
- g. Household goods warehousing and storage-mini-warehouses. (999)
- h. Marina - recreational boats only. (4493)
- i. Motor vehicle repair services - body repair. (753)
- j. Pain Management Clinic
- k. Sporting and recreational camps. (7032)
- l. Retail trade:
  - (1) Liquor stores. (592)
- m. Stadiums, arenas, and race tracks. (794)
- n. Telecommunication towers - subject to the standards of [Section 7.10.23](#). (999)

**8. Accessory Uses.**

Accessory uses are subject to the requirements of [Section 8.00.00](#), and include the following:

- a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
- b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
- c. Retail trade:
  - (1) Undistilled alcoholic beverages (accessory to retail sale of food).
- d. Solar energy systems, subject to the requirements of [Section 7.10.28](#)

## Southeast Region At-A-Glance Market Facts:

- Population: 6,199,860
- Labor Force: 3,174,694
- Households: 2,328,388
- 14 Universities/Colleges
- 4 International Airports
- 5 Seaports



### TOP 5 REASONS TO MOVE TO TREASURE COAST:

#### 1. Business Climate

- One of only 10 states with a right-to-work provision in its constitution
- Affordable land, labor and capital than in most comparable states
- Limited corporate taxes, no personal income tax
- Expedited permitting
- Available capital resources from private to federal and state programs

#### 2. Global HUB

- International trade – Port of Fort Pierce
- Connectivity – centrally located just 1.5 hours to Orlando and 2 hours to Miami

#### 3. Industry Clusters

- St. Lucie – Tradition Center for Innovation including Torrey Pines Institute for Molecular Studies Several Research and Development Parks, Liberty Medical Supply, QVC, Inc., and Wal-Mart/Wal-Mart Distribution Center (1,250,000 SF)
- Martin - Wind & water turbine blade manufacturing plant
- Indian River – INEOS New Planet BioEnergy plant, CVS Distribution Center

#### 4. Talent

- Workforce – Customized training programs & incentives to meet targeted employers needs
- Public Schools – Statewide system that considers reading and STEM curriculum priorities
- Postsecondary Education – State & community colleges rank among America's top degree producers nine years in a row
- Customized Training Grants – Quick Response Training (QRT) and Incumbent Worker Training (IWT)

#### 5. Quality of Life

- Renowned vacation destination
- Fantastic Climate – Average temperatures between 60 – 81 degrees Fahrenheit
- Outstanding education – Several charter & private Schools to choose from
- Economic Value – No personal income tax
- Lifestyle – 65 miles of unspoiled beaches, over 75 golf courses, inshore & deep sea fishing, arts and theatre, state-of-the-art health care
- Affordable housing