

**OPPORTUNITY ZONE**



4.5MM Shopping center located (includes billboard) on the corner of N US 1 and highway A1A.

\$80MM bridge project coming soon ! Excellent area for upside growth income.

Several office and retail suites available for lease.

First and second floor suites available on highly visible road.



N US HIGHWAY 1

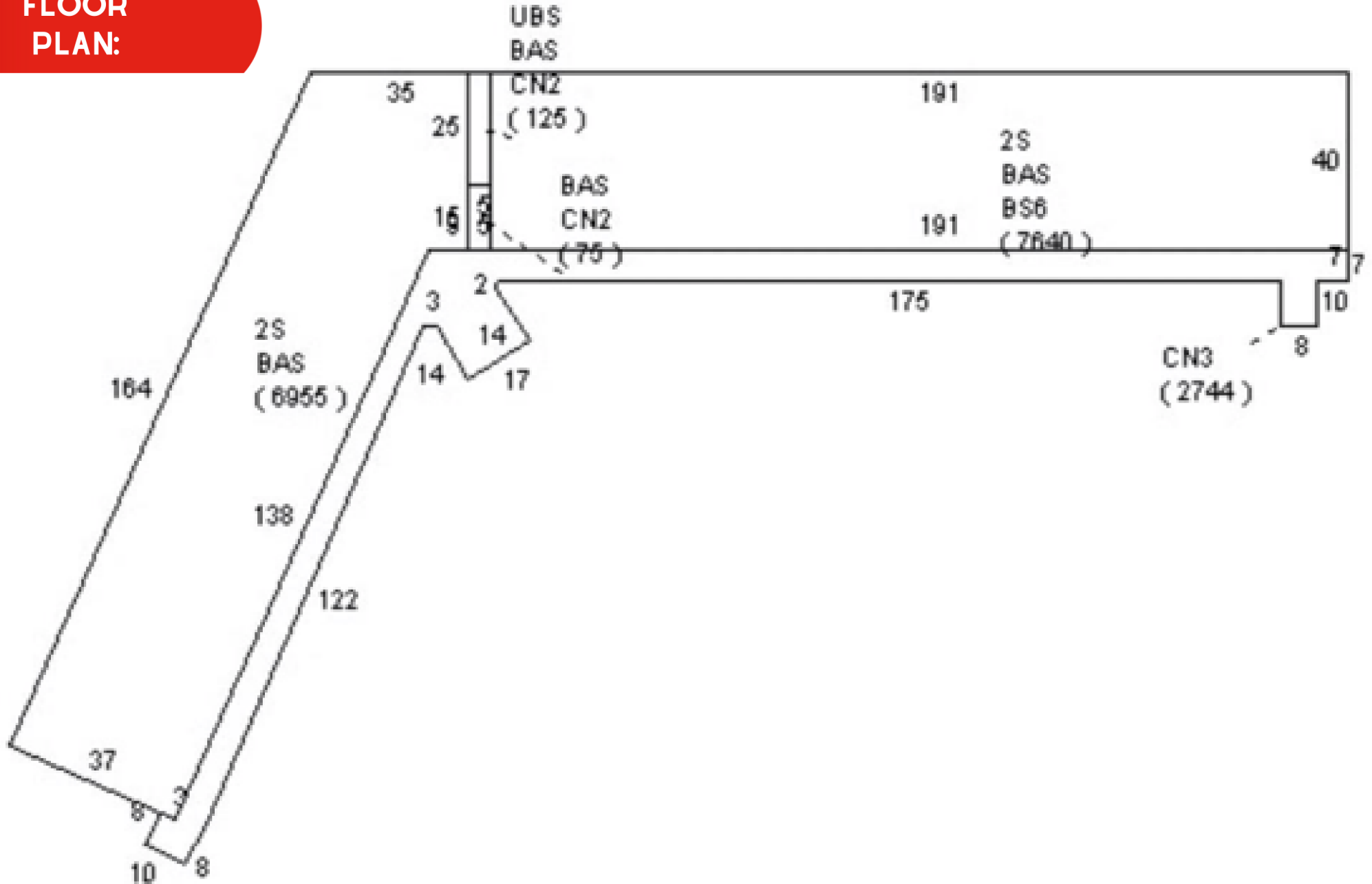
N CAUSEWAY

**PROPERTY  
DESCRIPTION:**

- Building Size- 29,515 SF
- Building Type- Retail
- Acreage- 2.57 AC
- Frontage- 326.95'
- Traffic Count- 18,300 average daily traffic
- Year Built- 1984
- Construction Type- CB Stucco
- Parking Spaces- Plenty
- Zoning- C3 Commercial General
- Land Use- Commercial Shopping Center
- Utilities- City of Fort Pierce



**FLOOR PLAN:**



**FIRST FLOOR  
VACANCY:**




**SECOND FLOOR  
VACANCY:**



**PROPERTY  
DESCRIPTION:**



 C3 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.

Lot size.

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (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 fifteen (15) feet.

3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

### RENT ROLL:

4/1/2021

Unit	Sq. Ft avail	Tenant	Monthly Payment	Term	Comments
2012	650	Accurate Pools	426	month to month	private bath riverview, overhead door tax incl
2104	650	Kim Hayes	350	month to month	private bath riverview, overhead door plus tax
2106	650	Kim Hayes	350	month to month	private bath riverview, overhead door plus tax
2108	650	Eric Townsend	426	month to month	private bath riverview, overhead door tax incl. In process of evicting
2110	650	Donald Dziatkiewicz	426	3/31/2022	private bath riverview, overhead door incl tax
2112	650	DND	426	month to month	private bath riverview, overhead door incl tax
2114	650	Accurate Pools	426	month to month	private bath riverview, overhead door incl tax
2116	650	Watercraft Technologies	426	month to month	private bath riverview, overhead door incl tax
2118	650	Watercraft Technologies	426	month to month	private bath riverview, overhead door incl tax (in process of consolidating)
2120	650	Ana Rodriguez/Julio Santos	426	month to month	private bath riverview, overhead door incl tax (in process of consolidating)
2122	650	Ana Rodriguez/Julio Santos	426	month to month	private bath riverview, overhead door incl tax (in process of consolidating)
2124	650	Accurate Pools	426	month to month	private bath riverview, overhead door In negotiations for multi unit discount
2126	650	Sonic Surf Shop	692.25	month to month	private bath, riverview incl tax. Will re-negotiate prior to start of '22 season
2128	650	workforce	585.75	month to month	private bath, riverview incl tax. Will re-negotiate prior to start of '22 season
2130	650	Peace Brothers	905.25	7/31/2023	private bath, riverview incl. tax. Interested in taking a second unit for Cava bar
2132	650	Riverview Hair Design	633.68	month to month	private bath, riverview incl tax. Will re-negotiate prior to start of '22 season
2134	650	Latrice Dixon	650	9/31/21	private bath, riverview incl tax, wants a two year extension
2136	650	B&K Consultin	585.75	month to month	private bath, riverview incl tax. Will re-negotiate prior to start of '22 season
2138	650	Accurate Pools	585.75	month to month	private bath, riverview incl tax. Will re-negotiate prior to start of '22 season
2140	650	Eric Alfonzo Devin (cell Phone dr.)	650	9.30.2023	private bath, riverview incl tax
2142	650	Shamal Williams	squatting	squatting	private bath, riverview needs signed up or evected
2144	650	Terri Smith The Northbridge barber	724.2	month to month	private bath, riverview incl tax
2146	650	Luv your lawn	905.25	11/30/2022	private bath, riverview incl tax
2148	650	Blankets of Love	958.5	negotiating	private bath, riverview incl tax awaiting for approved contract to be signed
2150	1500	Vacant ready for renovating/finishing			private bath, riverview
2152	1500	Vacant ready for renovating/finishing			private bath, riverview
2154	850	Pending Pool hall (US Water)	2250		private bath pending- negotiating a three year deal (client build out)
2156		Pending Pool hall (US Water)	*		pending- negotiating a three year deal (client build out)
2158	850	Sunshine Arcade	4755	options thru 9/2025	Note: Tenant paying reduced amount until up and operatin
2160	850	Sunshine Arcade	*	incl above	
2162	850	Sunshine Arcade	*	incl above	
2164	850	Sunshine Arcade	*	incl above	





### RENT ROLL:

4/1/2021

2166	650	Vacant			Elevated riverview	
2168	650	Vacant			Elevated Riverview	
2170	650	Vacant			Elevated riverview	
2172	650	Vacant			Elevated Riverview	
2174	650	Vacant			Elevated riverview	
2176	650	Vacant			Elevated Riverview	
2178	650	Rental Office			Elevated riverview	
2180	650	Rental Office			Elevated Riverview	
2182	650	Vacant			Elevated Riverview	
2184	650	Vacant			Elevated Riverview	
2186	650	Vacant			Elevated Riverview	
2188	650	Vacant			Elevated Riverview	
2190	1500	Vacant			Elevated Riverview	
2192	1500	Vacant			Elevated Riverview	
2194	1000	Canvas Works	1,277.00			Month to month (pending 3 year extension)
2196	850	Vacant				
2198	850	Vacant				
2200	850	Vacant				
2202	850	Vacant				
2204	850	Vacant				
Billboard		Billboard	263			negotiating new deal with Outfront (current rate is a rip off)
Out Lot		out lot (upper corner of US1 and A1A)	Vacant			
38900		Projected monthly revenue	\$ 21,381.38			
		Projected 2021 annual revenue	\$ 256,576.56			
		<b>Key indicators</b>				
		SF available	38900			
		SF rented	20200			
		SF not-rented	18700			
		% occupied	52%			
		<b>2021 Projected cash flow</b>	<b>\$ 150,576.56</b>			
		<b>2022 and beyond</b>				
		Projected annual revenue income with 10% vacancy al	\$ 444,690.36			
		Projected P/L assuming 10% vacancy	\$ 350,470.36			

**2020  
EXPENSE:**

**2020 NorthBridge Plaza Expense items**

Description	
Administrative costs	\$ 90.00
Bank Charges	\$ 214.34
Commissions	\$ 6,090.25
Elevator maint contract and license	\$ 995.47
Insurance	\$ 16,860.46
On-site maint and repairs	\$ 4,130.17
Revenue Taxes	\$ 6,436.94
Utilities (elect, H2O, Internet, Phone)	\$ 18,746.07
<b>Total 2020 North Bridge Plaza Expenses</b>	<b>\$ 53,563.70</b>

### NET INCOME:

Total Monthly Billing: **\$20,423.98**

Total Annual Billing: **\$245,087.76**

Property Taxes: **\$41,600.00**

Property Insurance: **\$8,200.00**

Utilities and Lawn: **\$5,400.00**

**Net Operating income \$189,887.76**

Floor:	Unit:	Tenant:	Monthly Rent:
Rear Warehouse	2102	Accurate Pools	\$426.00
Rear Warehouse	2104	Kim Karpen - Hayes	\$350.00
Rear Warehouse	2106	Kim Karpen - Hayes	\$350.00
Rear Warehouse	2108	Eric Townsend	\$426.00
Rear Warehouse	2110	Bo Steveson	\$426.00
Rear Warehouse	2112	DND	\$350.00
Rear Warehouse	2114	Accurate Pools	\$350.00
Rear Warehouse	2116	Watercraft Technologies James Burke	\$426.00
Rear Warehouse	2118	Watercraft Technologies James Burke	\$426.00
Rear Warehouse	2120	Ana Rodriguez/Julio Santos	\$426.00
Rear Warehouse	2122	Ana Rodriguez/Julio Santos	\$426.00
Rear Warehouse	2124	Latitudes Rising	\$426.00
1 Floor	2126	Sonic Surf Shop	\$692.25
1 Floor	2128	Workforce	\$585.75
1 Floor	2130	Peace Brothers	\$850.00
1 Floor	2132	Riverview Hair Design - Vanessa	\$633.68
1 Floor	2134	Latrice - Giltz N Glam	\$650.00
1 Floor	2136	B&K Counseling	\$585.75
1 Floor	2138	Accurate Pools	\$585.75
1 Floor	2140	Erick Alfonso Devan	\$650.00
1 Floor	2142	Shamal Williams	\$853.60
1 Floor	2144	Teri Smith - BARber	\$724.20
1 Floor	2146	Luv your Lawn	\$1,000.00
1 Floor	2148	Blankets of Love	\$900.00
1 Floor	2150	Being Renovated	
1 Floor	2152	Being Renovated	
1 Floor	2154	Being Renovated	
1 Floor	2156	Being Renovated	
1 Floor	2158	Sunshine Arcade	\$4,755.00
1 Floor	2160	Sunshine Arcade	
1 Floor	2162	Sunshine Arcade	
1 Floor	2164	Sunshine Arcade	
2 Floor	2166	Vacant	
2 Floor	2166	Vacant	
2 Floor	2168	Vacant	
2 Floor	2170	Vacant	
2 Floor	2172 / 2174	Combined	
2 Floor	2176	Vacant	
2 Floor	2178	Property Management	\$450.00
2 Floor	2180	Property Management	\$450.00
2 Floor	2182	Vacant	
2 Floor	2184	Vacant	
2 Floor	2186	Vacant	
2 Floor	2188	Vacant	
2 Floor	2190 / 2192	Canvas Works	\$1,250.00
2 Floor	2194	Vacant	
2 Floor	2196	Vacant	
2 Floor	2198	Vacant	
2 Floor	2200	Vacant	
2 Floor	2202	Vacant	
2 Floor	2204	Vacant	

MAP:



COMING  
 SOON:

**SR A1A NORTH CAUSEWAY OVER INTRACOASTAL WATERWAY  
 BRIDGE REPLACEMENT PROJECT**

**\$79 MILLION PROJECT**



Start Date	Lengths and Limits	Cost
Early 2022	From US 1 (milepost 0.019) to approximately 2,000 ft. east of existing bridge (milepost 1.224).	\$79 million
Estimated Completion Date		
January 2026		

The existing two-lane 2,100-foot (ft) long Bridge, constructed in 1963 and includes a double bascule over the Intracoastal Waterway (ICWW) main waterway channel, is to be replaced due to structural deficiencies. The existing bridge includes two 10-ft 10-inch lanes, two 4-ft shoulders, and a 5-ft raised sidewalk on the north side. There are no dedicated bicycle lanes or barriers between vehicles and pedestrians.

The bridge will be replaced with a high-level 4,152.5-ft long fixed bridge crossing over the FEC Railroad, Old Dixie Highway, and the ICWW. The new bridge will have 85 feet of vertical clearance (↑) and 125 feet of horizontal clearance (↔) at the main waterway channel. 7-ft buffered bicycle lanes will be provided within the 8-ft shoulders on either side of the two 12-ft travel lanes. An 8-ft barrier protected sidewalk will be provided on the south side of the bridge. A 10-ft barrier protected, buffered shared-use path will be provided on the north side. The project also includes improvements to Old Dixie Highway and extensions of Juanita Avenue and Sunny Lane between US 1 and Old Dixie Highway.

The North Causeway Bridge Replacement project has been approved by the Florida Department of Transportation (FDOT). FDOT granted Location and Design Concept Acceptance (LDCA) for the Project Development and Environment (PD&E) Study prepared for the bridge project on November 15, 2018. |

