

# Jeremiah Baron & CO.

Commercial Real Estate, LLC

## Commercial Land

SW Darwin Blvd & SW Parr Drive, Port Saint Lucie FL 34953



**For Sale**  
**\$699,000**

Listing Agent:  
**Matt Crady**  
772-260-1655  
mcrady@commercialrealestatellc.com

Office:  
49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
772-286-5744

## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Listing Agent:

**Matt Crady**

**772-260-1655**

**[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

## Property Details

<b>Location:</b>	SW Darwin Blvd, Port Saint Lucie FL 34953
<b>Price:</b>	\$699,000
<b>Land Size:</b>	2.95 AC
<b>Land Size SF:</b>	128,502 SF
<b>Proposed Use:</b>	Commercial
<b>Frontage:</b>	295'
<b>Traffic Count:</b>	5,609 average daily traffic (from SW Becker Rd.)
<b>Zoning:</b>	CN - PSL
<b>Land Use:</b>	Commercial
<b>Utilities:</b>	Undisclosed

Great piece of land located on the corner of SW Darwin Boulevard and SW Paar Drive. 2.95 acres zoned for Neighborhood Convenience Commercial which allows for a series of uses such as retail businesses, restaurants, and professional offices.



Listing Agent:

**Matt Crady**

**772-260-1655**

**mcrady@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

2015 Demographics

**Total Population**

1 mile	7,211
3 mile	44,496
5 mile	102,771

**Average Household Income**

1 mile	\$66,489
3 mile	\$67,723
5 mile	\$68,484

**Average Age**

1 mile	36
3 mile	37
5 mile	39

Listing Agent:

**Matt Crady**

**772-260-1655**

**mcrady@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

## Zoning Description & Map

### CN - Neighborhood Convenience Commercial

(A) **Purpose.** The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

(1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110.

(2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.

(3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Office for administrative, business, or professional use.

(5) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in

accordance with Chapter 110.

(6) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Publicly-owned or operated building or use.

(3) Public utility facility, including water pumping plant, reservoir, and electrical substation.

(4) Service station (as separate use or in conjunction with a permitted use).

(5) Retail plant nursery with outside sales and storage of living plant material.

(6) Retail convenience stores with or without fuel service station and without drive-through service.

(7) Bars, lounges, and night clubs in accordance with Chapter 110.



Listing Agent:

**Matt Crady**

**772-260-1655**

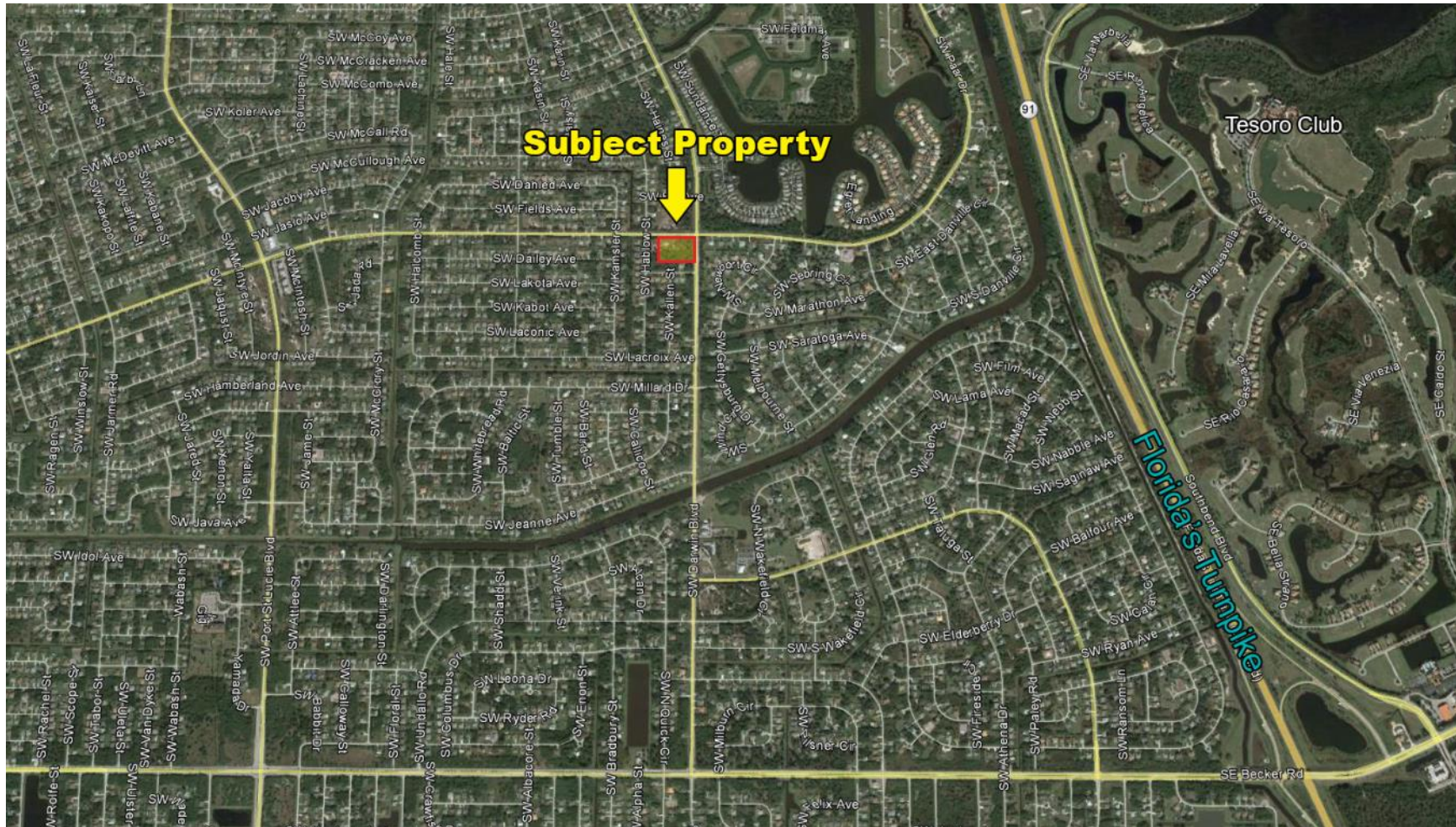
**mcrady@commercialrealestatellc.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**



Listing Agent:  
**Matt Crady**  
**772-260-1655**  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

Office:  
**49 SW Flagler Ave. Suite 301**  
**Stuart FL, 34994**  
**772-286-5744**