

FOR SALE

Call For Pricing

Bowling Alley + 2 Retail Outparcels + 2 Vacant Pads

6759/6717/6779 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

KC Daniel | 772-263-1565 | Kcdaniel@commercialrealestatellc.com

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

Property Details

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PRICE	Call For Pricing
	Bowling Alley: 45,403 SF Outparcel North: 8,084 SF Outparcel South: 7,131 SF
BUILDING SIZE	(2) Vacant Outparcels: Approx. .22 AC each
BUILDING TYPE	Bowling Alley + 2 Retail Outparcels + 2 Vacant Pads
ACREAGE	8.09 AC
FRONTAGE	+/- 560.6'
TRAFFIC COUNT	38,804 AADT
YEAR BUILT	1977-1978
CONSTRUCTION TYPE	CBS
PARKING SPACE	Plenty
ZONING	CG - Commercial General
LAND USE	Commercial Shopping Center
UTILITIES	Undisclosed

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Excellent investment opportunity! This deal consists of the St. Lucie Lanes property plus two vacant commercial pads and two retail outparcels. With over 550 ft. of frontage to US-1, and just across the street from a Planet Fitness, Dollar Tree, other retailers and restaurants, and apartment complexes.



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Property Demographics

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	4,367	1 Mile	\$47,319	1 Mile	44.10
3 Mile	43,647	3 Mile	\$56,372	3 Mile	44.10
5 Mile	112,408	5 Mile	\$55,575	5 Mile	43.30

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Zoning Information

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CG - Commercial , General

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, 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)

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Site Photos

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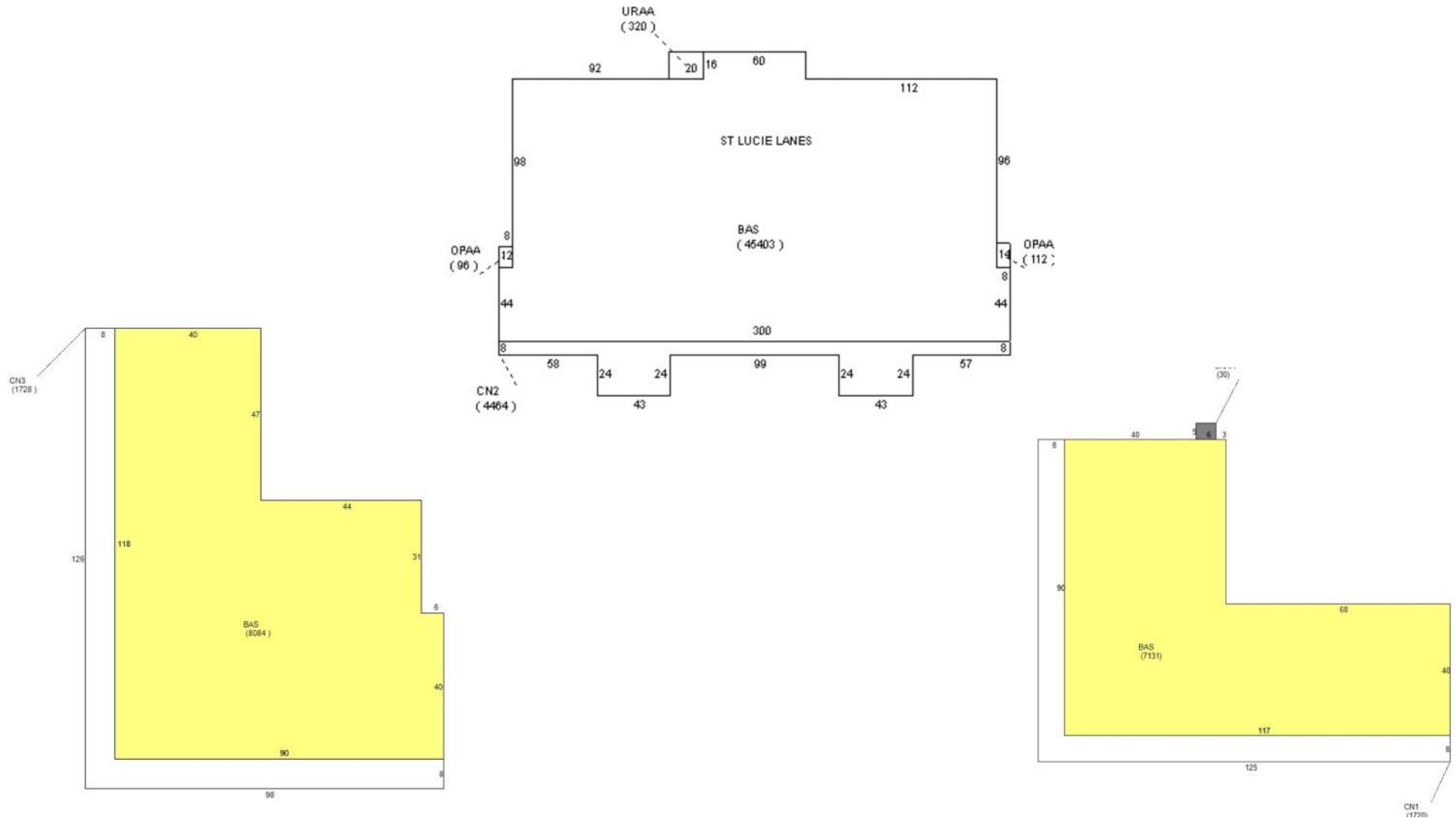
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Floor Plan

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Property Aerial

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