

**FOR SALE**

\$1,250,000/AC

**4 AC Commercial Development Land**

S US Highway 1, Port St. Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeremiah Baron | 772-528-0506 | [Jbaron@commercialrealestatellc.com](mailto:Jbaron@commercialrealestatellc.com)

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

# Property Details

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<b>PRICE</b>	\$1,250,000/AC
<b>PARCEL ID</b>	34-22-576-0002-000-9
<b>PROPOSED BUILDING TYPE</b>	Retail, QSR, Bank, Office/Medical
<b>ACREAGE</b>	1- 4 acres
<b>FRONTAGE</b>	791.89'
<b>TRAFFIC COUNT</b>	45,500 ADT
<b>YEAR BUILT</b>	TBD
<b>ZONING</b>	CG - General Commercial (PSL)
<b>LAND USE</b>	Commercial General
<b>UTILITIES</b>	To the site along US-1

- Exceptional development opportunity located in highly traveled area of US-1.
- Four +/-1 acre parcels zoned CG, which would allow for a variety of uses including: Retail, Bank, Quick Service Restaurants, Offices, and more.
- Prime location on US-1, just minutes away from the St. Lucie Medical Center, the Port St. Lucie Civic Center, and a future approximately 250 unit apartment complex slated for 2019.
- Site is also less than 2 miles away from the anticipated Crosstown Parkway Extension project which is expected to increase the average daily traffic to 60,000. The new bridge will connect from the existing West Virginia Drive, crossing over the North Fork of the St. Lucie River and connecting into US-1 at Village Green Drive. Project completion is projected for late 2019. For more information visit: <http://crosstownextension.com/>

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# Property Demographics

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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,563	1 Mile	\$48,866	1 Mile	40.80
3 Mile	54,670	3 Mile	\$57,091	3 Mile	45.40
5 Mile	119,741	5 Mile	\$60,511	5 Mile	44.10

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	10,501	59,863	131,277
2018 Estimate	9,563	54,670	119,741
2010 Census	8,738	50,617	108,504
Growth 2018 - 2023	9.81%	9.50%	9.63%
Growth 2010 - 2018	9.44%	8.01%	10.36%

2018 Population By Race	9,563	54,670	119,741
White	7,429 77.68%	45,297 82.86%	97,795 81.67%
Black	1,535 16.05%	6,751 12.35%	16,227 13.55%
Am. Indian & Alaskan	45 0.47%	208 0.38%	535 0.45%
Asian	283 2.96%	1,133 2.07%	2,393 2.00%
Hawaiian & Pacific Island	6 0.06%	53 0.10%	117 0.10%
Other	265 2.77%	1,229 2.25%	2,674 2.23%

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## CG - General Commercial

- (A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).
- (B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.
- (1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
  - (2) Horticultural nursery, garden supply sales, or produce stand.
  - (3) Office for administrative, business, or professional use.
  - (4) Public facility or use.
  - (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
  - (6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.
  - (7) Park or playground or other public recreation.
  - (8) Motel, hotel, or motor lodge.
  - (9) 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.
  - (10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
  - (11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
  - (12) Kennel, enclosed.
  - (13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.
  - (14) Pharmacy.
- (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) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.
  - (3) Semi-public facility or use.
  - (4) Car wash (full or self-service).
  - (5) Kennel, enclosed with outdoor runs.
  - (6) Bars, lounges, and night clubs.
  - (7) Schools (public, private or parochial) or technical or vocational schools.
  - (8) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.
  - (9) Automobile fuel sales, services or repairs, including oil lubrication businesses.
  - (10) Retail convenience stores with or without fuel service station.
  - (11) Hospitals, free standing emergency department, nursing, or convalescent homes.
  - (12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
  - (13) Pain management clinic as set forth in Section 158.231.

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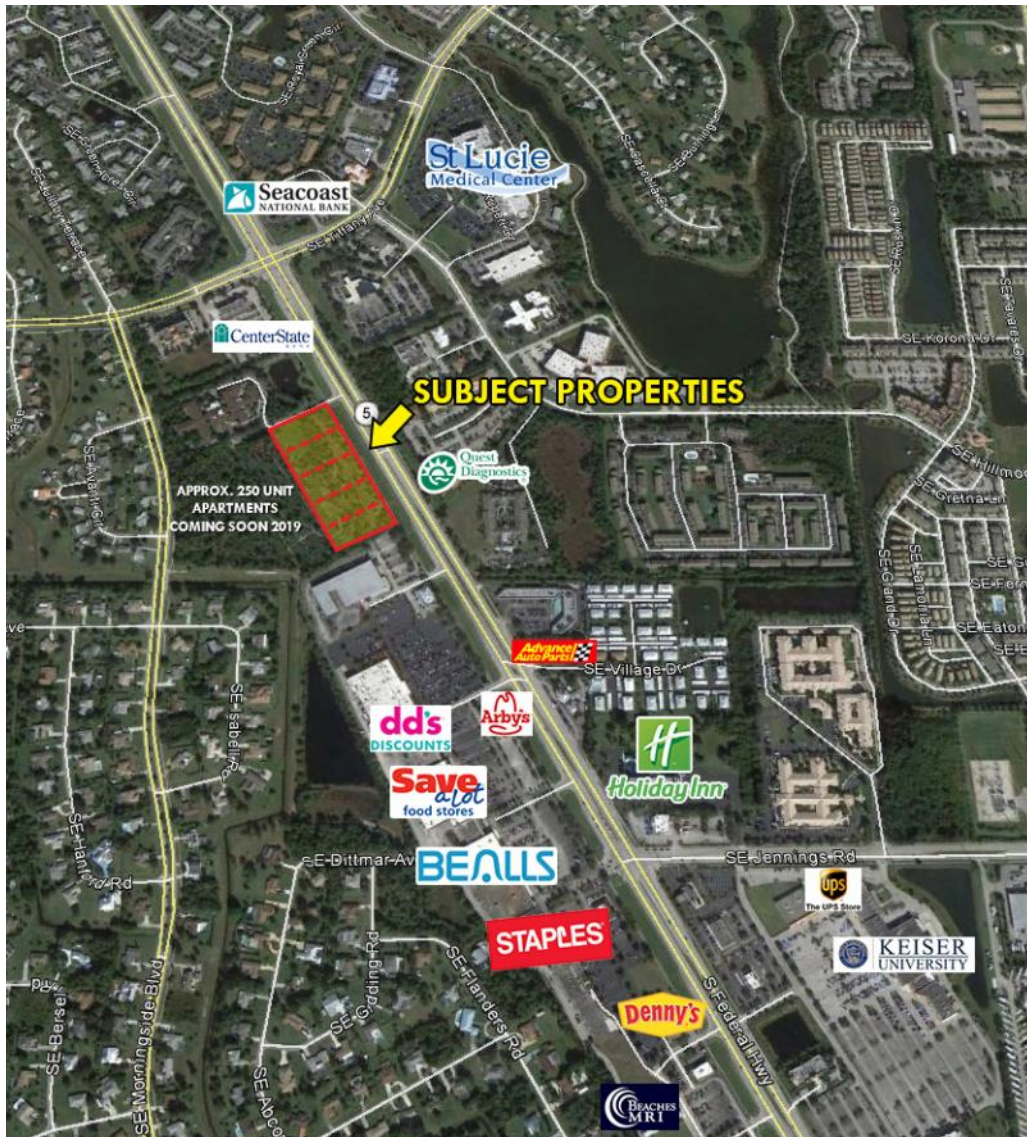
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# Property Aerials

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