

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

+/- 17 AC Commercial Land

S US Highway 1, Port Saint Lucie FL 34952



Subject Property

For Sale
\$7,500,000

Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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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.

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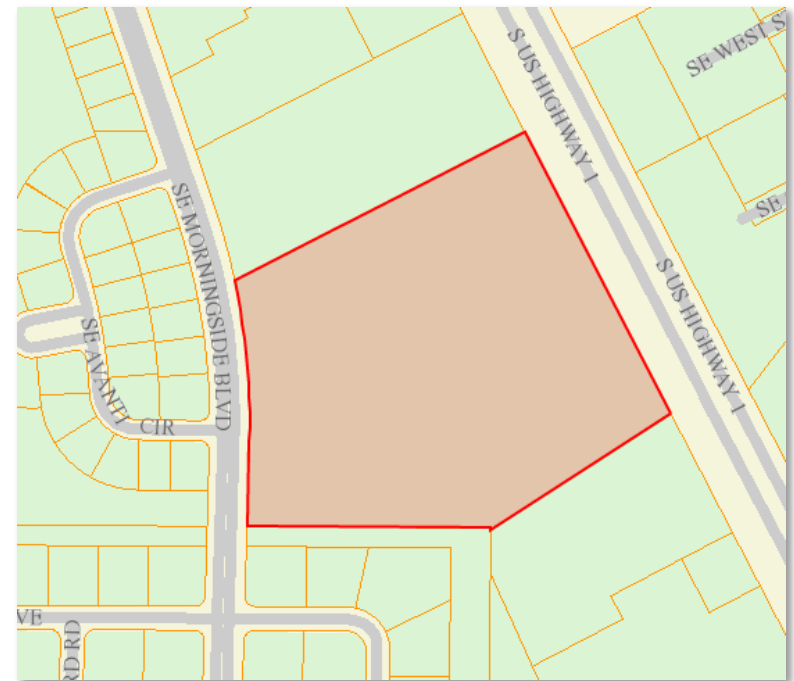
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Property Details

Location:	S US Highway 1, Port Saint Lucie FL 34952
Price:	\$7,500,000
Land Size:	17 AC
Frontage:	791.89'
Traffic Count:	31,000 average daily traffic
Year Built:	1954
Zoning:	CG - General Commercial
Land Use:	Commercial General
Utilities:	Undisclosed

One of the last large tracts of land (17 acres) located in Port St Lucie across from the hospital and 2 blocks from Port St Lucie Civic Center. This property is located within the CRA district of Port St. Lucie and is currently zoned GC General Commercial.



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Property Demographics

2015 Demographics

Population (Daytime)

1 mile	14,718
3 mile	53,296
5 mile	106,486

Average Household Income

1 mile	\$46,978
3 mile	\$55,230
5 mile	\$59,967

Median Age

1 mile	42
3 mile	50
5 mile	47

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Zoning & Future Land Use Map

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;

(3) Office for administrative, business, or professional use;

(4) Public facility or use;

(5) Restaurants;

(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

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

(1) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one (1) such residence may be approved for each business and

required land area;

(2) Enclosed assembly area;

(3) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant;

(4) Semi-public facility or use;

(5) Catalog showrooms with more than twenty (20%) percent of gross floor area devoted to storage;

(6) Car wash (full or self-service);

(7) Kennel, enclosed;

(8) Bars, lounges, and night clubs;

(9) Schools (private or parochial), meeting the requirements of the State Board of Education, or technical or vocational schools;

(10) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.

(11) Automobile fuel services or repairs, including oil lubrication businesses;

(12) Retail convenience stores;

(13) Hospitals, nursing, or convalescent homes;

(14) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(15) Pain management clinic.

(16) Recreational amusement facility.



General
Commercial

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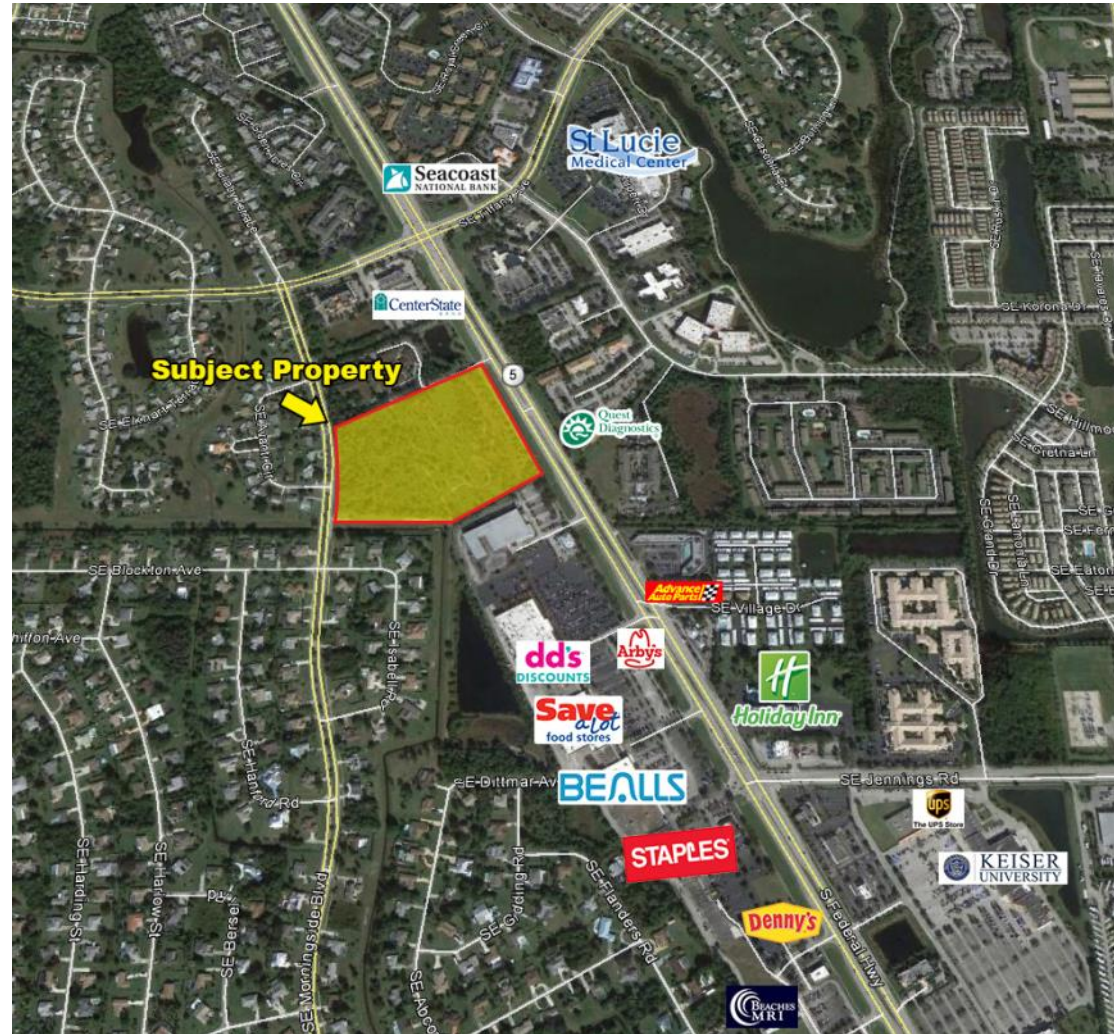
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Property Aerial



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