

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Vacant Land

1738 SE Lennard Road, Port Saint Lucie FL 34952



**For Sale**  
**\$99,000**

Listing Agent:  
**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**

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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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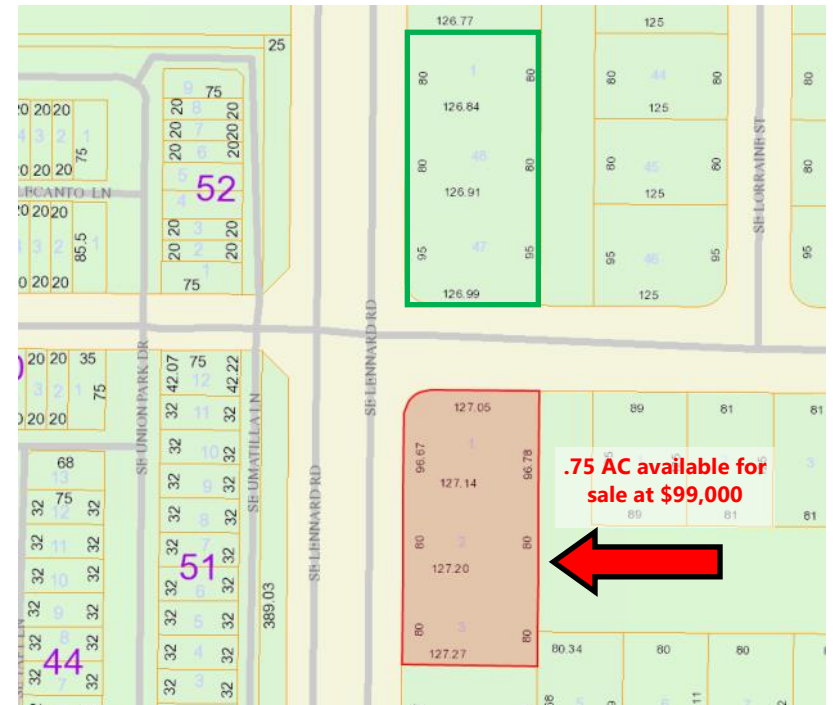
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## Property Details

<b>Location:</b>	1738 SE Lennard Road, Port Saint Lucie FL 34952
<b>Price:</b>	\$99,000
<b>Land Size:</b>	0.74 AC
<b>Frontage:</b>	255' to SE Lennard Rd.
<b>Traffic Count:</b>	15,380 average daily traffic
<b>Zoning:</b>	CP - PSL (Commercial Professional)
<b>Land Use:</b>	Commercial Retail
<b>Utilities:</b>	Water, Sewer, Electric

Great location for future professional offices. The vacant property consists of 3 lots. Located East of US Highway 1, close proximity to medical centers, hospital, and easily accessible to Stuart or Fort Pierce. **Lot to the South of property also available for sale.**



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2016 Demographics

**Population**

1 mile	9,162
3 mile	42,033
5 mile	104,028

**Average Household Income**

1 mile	\$45,151
3 mile	\$52,835
5 mile	\$57,314

**Average Age**

1 mile	40.70
3 mile	46.10
5 mile	45.50

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## Zoning & Future Land Use Map

### Professional Zoning District

(A) **Purpose.** The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

(1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.

(2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.

(3) 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. However, only one (1) such residence may be approved for each business and required land area.

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

(1) Any building exceeding thirty-five (35) feet in height.

(2) Model home centers;

(3) Enclosed assembly areas.

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

(D) **Accessory Uses.** As set forth within section 158.217.

(E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties

located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

(F) **Maximum Building Coverage.** Forty (40) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (Residential, office and institutional) conversion area as identified in the City of Port St. Lucie Land Use Conversion Manual, lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. (See subsection 158.174(E) for height variations allowed through PUD zoning.)

(H) **Minimum Building Size and Minimum Living Area.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. Apartment-type unit six hundred (600) square feet.

(I) **Setback Requirements and Buffering.**

(1) **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet;

(2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.

(3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.

(4) **Buffering.** All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of subsection 153.04(G).

(J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.

(K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-124, § 1, 11-12-02; Ord. No. 06-81, § 1, 8-14-06; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 12-09, § 1(Exh. A), 3-12-12)

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