

FOR SALE

\$3,223,000

18.96 Acres Vacant Land

6209 S US Highway 1 Port St. Lucie, FL 34952

18.96 AC TOTAL



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

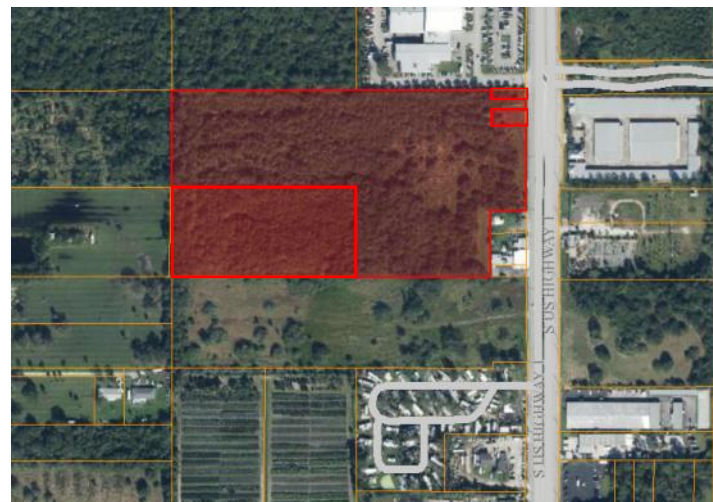
Property Details

18.96 Acres Vacant Land

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PRICE	\$3,223,000
BUILDING SIZE	N/A
PARCEL ID	3410-702-0054-000-6 3410-702-0055-000-3 3410-701-0001-000-7
ACREAGE	18.96
FRONTAGE	422.4
TRAFFIC COUNT	33,500 ADT
ZONING	CG
LAND USE	Vac Comm
UTILITIES	Undisclosed

- 18.96 acres of vacant land ideal for a major commercial development. Potential development opportunities include, but are not limited to warehouse services, auto dealers, food stores, health services, and many other uses under CG Zoning.
- Development site is adjacent to Indian River Estates and other residential communities.
- The four combined parcels sit in close proximity to a few major auto dealerships and a Public Self Storage facility. Located on US Highway 1, this lot provides convenient connector access to other major highways like I-95 and Florida's Turnpike.



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Property Demographics

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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	2,684	1 Mile	\$51,497	1 Mile	48.00
3 Mile	33,914	3 Mile	\$56,612	3 Mile	43.90
5 Mile	102,736	5 Mile	\$54,434	5 Mile	43.00

2023 Population Projection		Median Household Income		Median Age	
1 Mile	2,786	1 Mile	\$43,058	1 Mile	52.10
3 Mile	36,745	3 Mile	\$43,333	3 Mile	46.10
5 Mile	112,163	5 Mile	\$43,111	5 Mile	44.30

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Zoning Information

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CG - Commercial General

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. Amphitheatres. (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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Property Aerial

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