

# FOR SALE

\$299,000

## 0.77 AC Commercial Land

3358 SW Port St. Lucie Blvd. Port St. Lucie FL 34953



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

# 0.77 AC Commercial Land

3358 SW Port St. Lucie Blvd. Port St. Lucie FL 34953

<b>PRICE</b>	\$299,000
<b>PARCEL ID</b>	3420-570-0331-000-0
<b>TOTAL AREA (SF)</b>	33,750 SF
<b>ACREAGE</b>	0.77 AC
<b>FRONTAGE</b>	205'
<b>TRAFFIC COUNT</b>	15,300 ADT
<b>ZONING</b>	LMD (PSL)
<b>LAND USE</b>	ROI
<b>UTILITIES</b>	Undisclosed

- Excellent vacant commercial lot located on the corner of SW Port St. Lucie Blvd. and S. Globe Ave. in Port St. Lucie.
- Site has potential to accommodate different types of uses under LMD zoning which include: professional offices, institutional facility, multi-family, retail\* or a restaurant.
- Site is surrounded by dense residential communities and shopping centers. Some nearby national brands include: Publix, Planet Fitness, McDonald's, Walmart, Family Dollar, and many others.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

## Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

# Property Demographics

**0.77 AC Commercial Land**  
3358 SW Port St. Lucie Blvd. Port St. Lucie FL 34953

## Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	10,236	1 Mile	\$68,688	1 Mile	37.00
3 Mile	68,977	3 Mile	\$65,702	3 Mile	37.90
5 Mile	136,343	5 Mile	\$70,498	5 Mile	40.40

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	11,276	1 Mile	\$52,615	1 Mile	37.20
3 Mile	76,172	3 Mile	\$53,720	3 Mile	38.50
5 Mile	151,602	5 Mile	\$55,134	5 Mile	41.80

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

## Sec. 158.155. - Limited Mixed Use Zoning District (LMD).

(A) Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

(B) Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

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

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(5) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.

(D) Special Exception Use.

- (1) Any special exception use listed in the professional zoning district (P).
  - (2) Any special exception use listed in institutional zoning district (I).
  - (3) Any special exception use listed in the multiple-family residential zoning district (RM-11).
  - (4) Retail plant nursery.
  - (5) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
  - (6) Any use exceeding five thousand (5,000) square feet.
- (E) Accessory Uses. As set forth in section 158.217.

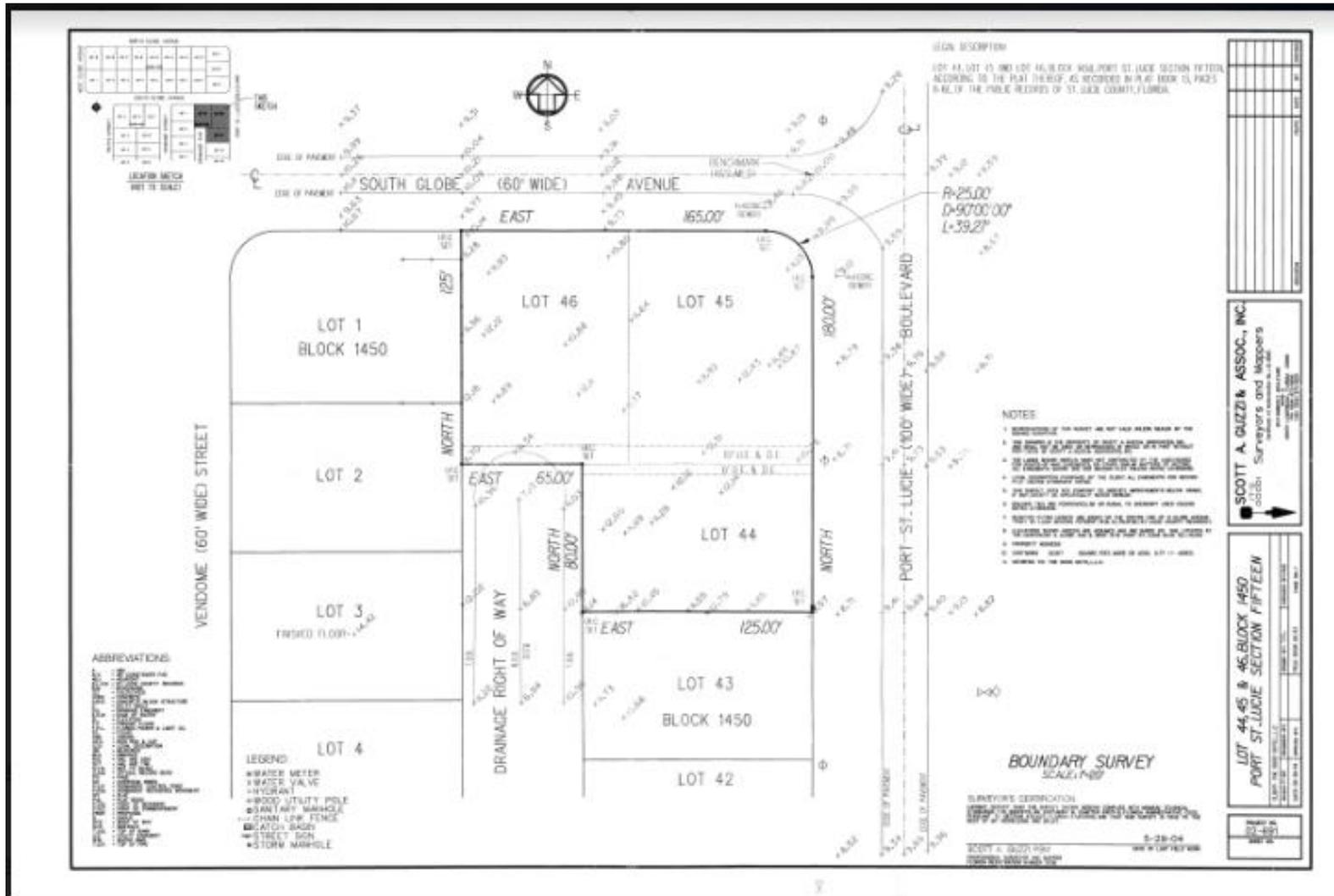
**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

# Property Aerial

**0.77 AC Commercial Land**  
3358 SW Port St. Lucie Blvd. Port St. Lucie FL 34953



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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