

FOR SALE

\$299,000

Prime Commercial Development Site

1466 SE Port St. Lucie Blvd. Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matthew Mondo | 772-236-7780 | mmondo@commercialrealestatellc.com

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

Property Details

Prime Commercial Development Site

1466 SE Port St. Lucie Blvd. Port St. Lucie FL 34952

| | |
|---------------|---------------------|
| PRICE | \$299,000 |
| LAND SIZE | 31,250 sf |
| ACREAGE | .72 AC |
| FRONTAGE | 250' |
| TRAFFIC COUNT | 39,500 ADT |
| ZONING | P - Professional |
| LAND USE | ROI |
| UTILITIES | Undisclosed |
| PARCEL ID | 3422-525-0665-000-6 |

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.

- Prime development opportunity along the heavily traveled SE Port St. Lucie Blvd.
- The 0.72 acre site was previously approved for a 8,450 sf plaza, consisting of 5,600 sf of office/retail and 2,850 sf of 2nd floor storage space.
- Easily accessible as it features two right turns heading east, and a left turn-in heading west. There is also an established bus stop on SE Bordeaux Court.
- Located just less than 2 miles from US-1, and less than 10 minutes away from the Florida's Turnpike.



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Property Demographics

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| 2019 Population Estimate | | 2019 Average Household Income | | Average Age | |
|----------------------------|---------|-------------------------------|----------|-------------|-------|
| 1 Mile | 6,639 | 1 Mile | \$64,731 | 1 Mile | 45.20 |
| 3 Mile | 62,119 | 3 Mile | \$62,680 | 3 Mile | 43.90 |
| 5 Mile | 140,388 | 5 Mile | \$65,066 | 5 Mile | 42.90 |
| 2024 Population Projection | | 2019 Median Household Income | | Median Age | |
| 1 Mile | 7,397 | 1 Mile | \$49,599 | 1 Mile | 49.20 |
| 3 Mile | 68,914 | 3 Mile | \$47,951 | 3 Mile | 46.30 |
| 5 Mile | 154,930 | 5 Mile | \$49,296 | 5 Mile | 45.10 |

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Zoning Information

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Sec. 158.122. - Professional Zoning District (P).

(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) 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.

(4) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(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 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.

(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 Landscaping.

(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) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

(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.

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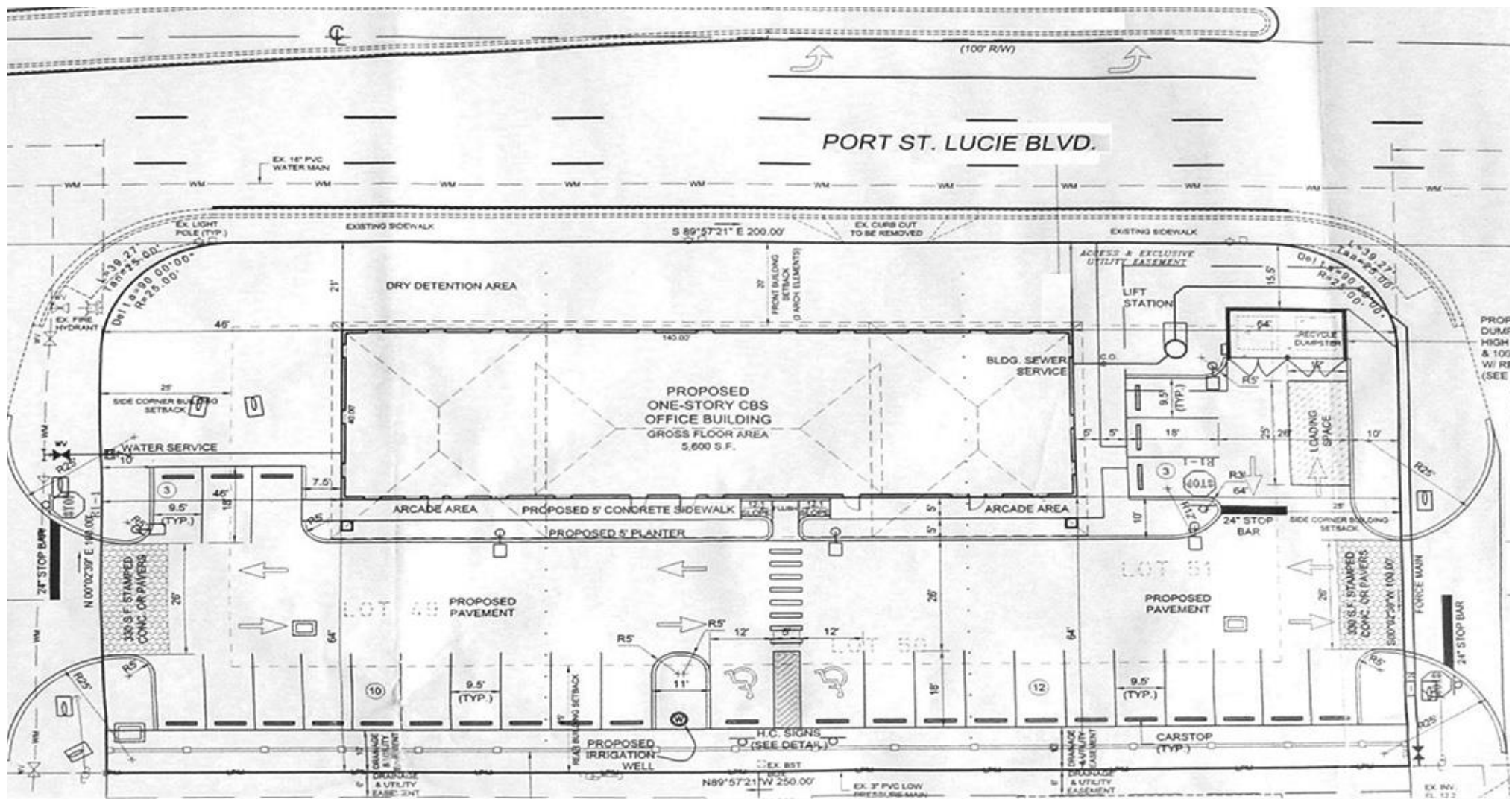
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Preliminary Site Plan

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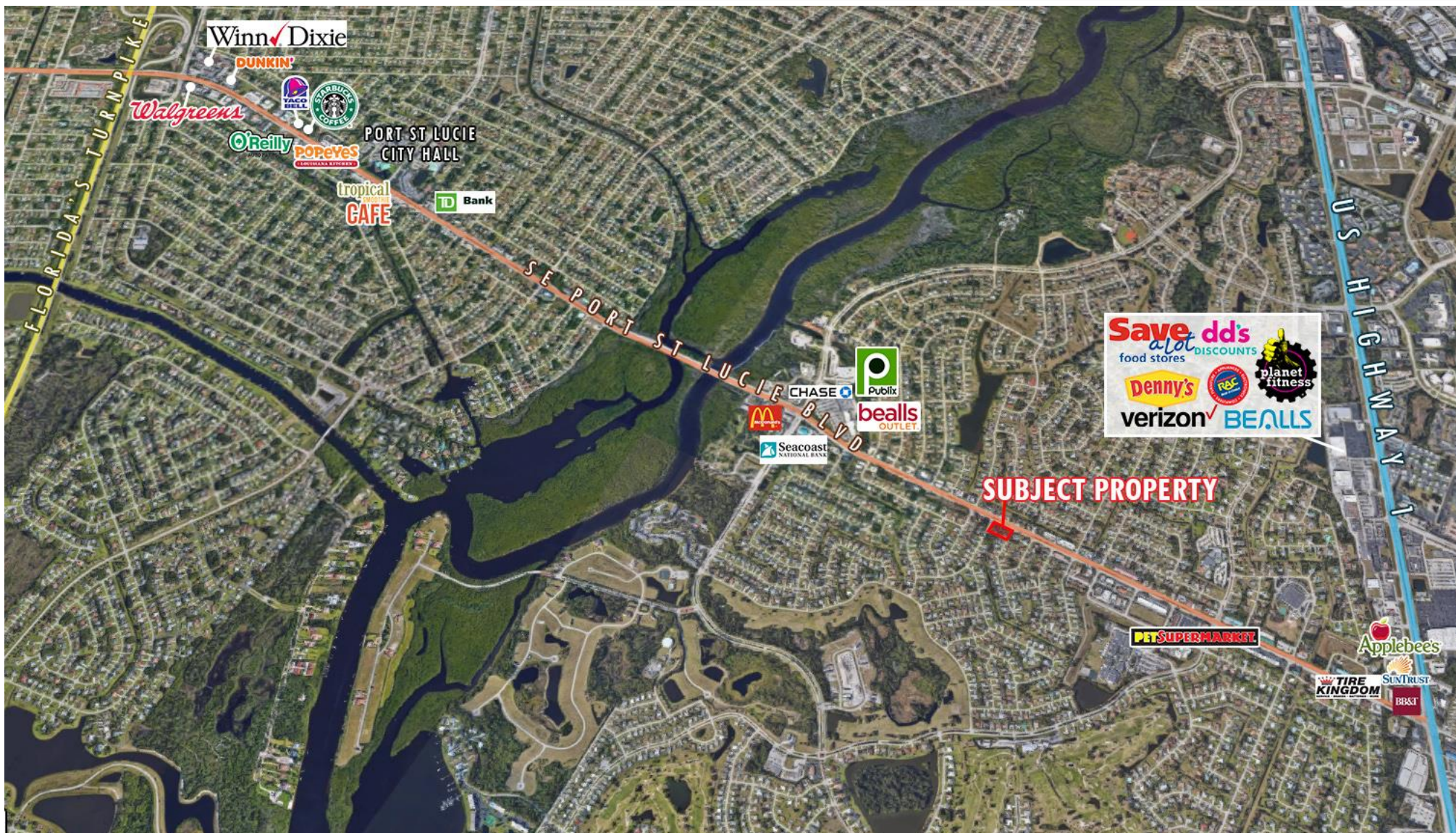
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Trade Area Map

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