

# 100% LEASED SHOPPING CENTER

234-242 SW Port St. Lucie Blvd. Port St. Lucie FL 34984



**FOR SALE | \$1,749,000**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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**Matt Crady**

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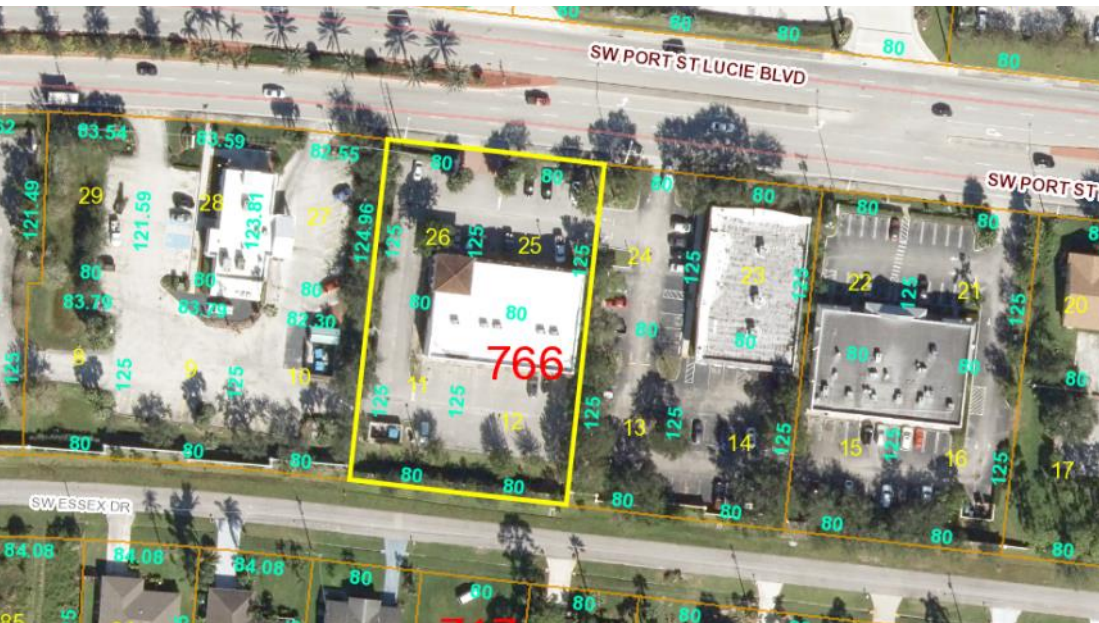
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# PROPERTY OVERVIEW

- Exceptional fully leased commercial plaza located just off SW Port St. Lucie Blvd.
- Site features ample parking in the front and rear of property, great visibility to the main road, and in close proximity to many National brands such as RaceTrac, Winn-Dixie, Dollar Tree, Papa John's, Burger King, Walgreens, and more.
- Located on the south side of Port St. Lucie Blvd and just across from the Florida's Turnpike access ramp.



PRICE	\$1,749,000
BUILDING SIZE	6,784 SF
BUILDING TYPE	Shopping Center
ACREAGE	0.92 AC
FRONTAGE	160'
TRAFFIC COUNT	47,500 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	CBS
PARKING SPACE	20 (Front & Rear)
ZONING	General Commercial (PSL)
LAND USE	CG
PARCEL ID	3420-585-2696-000-6

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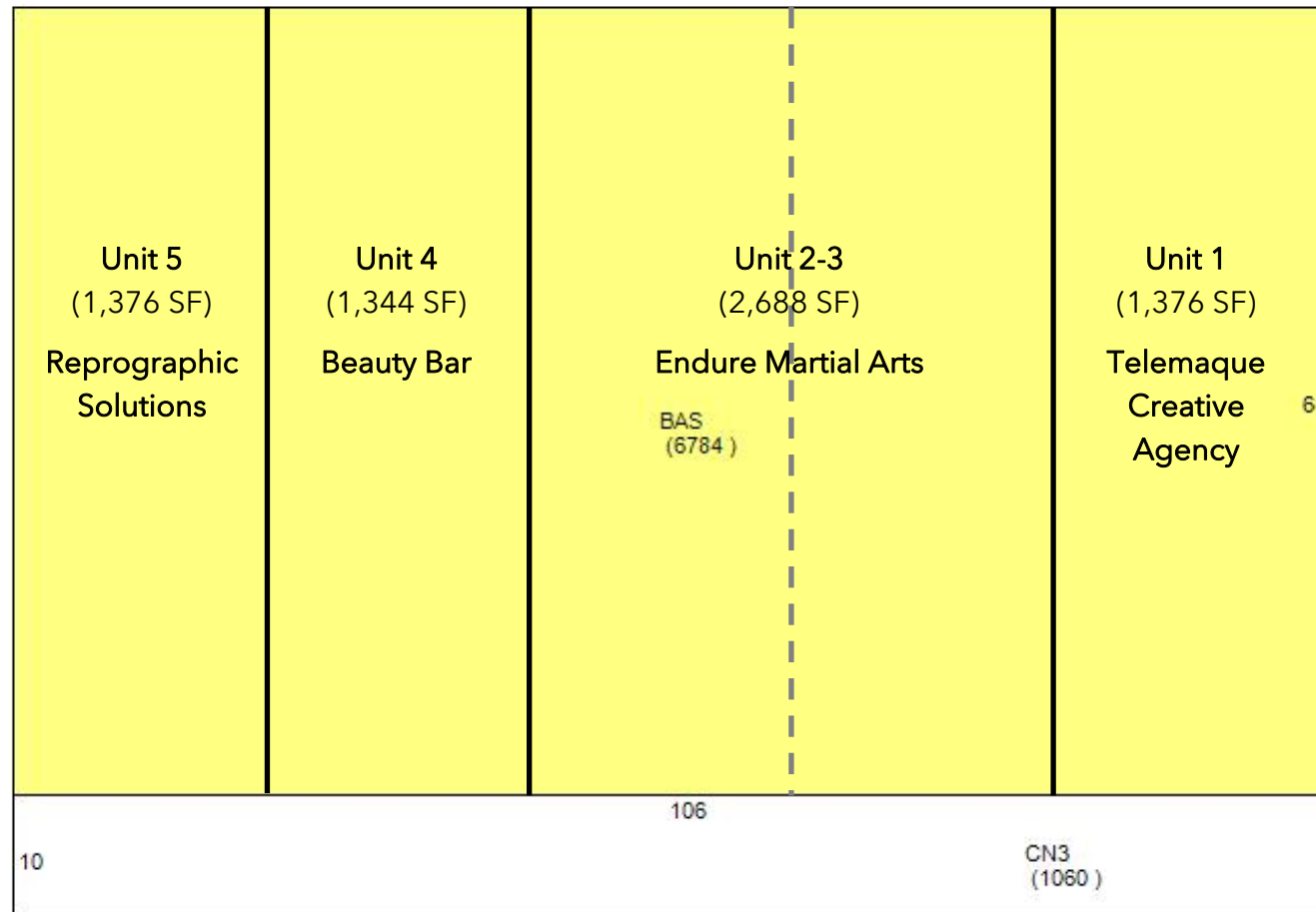
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# FLOOR SKETCH



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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	9,767	1 Mile	\$75,533	1 Mile	39.60
3 Mile	79,505	3 Mile	\$73,896	3 Mile	40.20
5 Mile	181,209	5 Mile	\$73,755	5 Mile	42.10

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	10,752	1 Mile	\$62,558	1 Mile	40.20
3 Mile	87,698	3 Mile	\$58,918	3 Mile	41.10
5 Mile	200,135	5 Mile	\$57,009	5 Mile	43.60

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# ZONING INFORMATION

## Sec. 158.124. - General Commercial Zoning District (CG).

(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, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
- (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.
- (9) 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.

(10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

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

(12) Kennel, enclosed.

(13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(14) Pharmacy.

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

- (1) 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.
- (2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.
- (3) Semi-public facility or use.
- (4) Car wash (full or self-service).
- (5) Kennel, enclosed with outdoor runs.
- (6) Bars, lounges, and night clubs.
- (7) Schools (public, private or parochial) or technical or vocational schools.
- (8) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.
- (9) Automobile fuel sales, services or repairs, including oil lubrication businesses.
- (10) Retail convenience stores with or without fuel service station.
- (11) Hospitals, free standing emergency department, nursing, or convalescent homes.
- (12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include

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# TRADE AREA MAP



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