

# .66 AC GENERAL COMMERCIAL LOT

SE Lennard Rd. Port St. Lucie, FL



.66 ac Commercial Land

FOR SALE | \$550,000

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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# PROPERTY OVERVIEW

- Great opportunity to purchase undeveloped commercial property in the heart of Port St. Lucie.
- Nested between US1 and Lennard Road the site features .66 ac of space in a high traffic area and great frontage.
- Surrounding area features residential neighborhood and local and national retailers.
- Zoned for commercial use the site offers a variety of development options.



PRICE	\$550,000
ACREAGE	.66ac
FRONTAGE	100'
TRAFFIC COUNT	16,300 ADT
ZONING	Comm Gene
LAND USE	COM
PARCEL ID	3414-501-5002-100-8

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# SITE PHOTOS



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	8,227	1 Mile	\$55,157	1 Mile	42
3 Mile	44,601	3 Mile	\$58,136	3 Mile	42
5 Mile	118,955	5 Mile	\$61,730	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	9,413	1 Mile	\$38,145	1 Mile	41
3 Mile	50,876	3 Mile	\$40,191	3 Mile	40
5 Mile	135,116	5 Mile	\$42,890	5 Mile	41

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# ZONING INFORMATION

## S. CG COMMERCIAL, GENERAL.

1. *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. Amphitheaters. (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)
  - aa. General merchandise stores. (53)
  - bb. Health services. (80)
  - cc. Home furniture and furnishings. (57)

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- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
  - (1) Drug stores. (591)
  - (2) Used merchandise stores. (593)
  - (3) Sporting goods. (5941)
  - (4) Book and stationary. (5942/5943)
  - (5) Jewelry. (5944)
  - (6) Hobby, toy and games. (5945)
  - (7) Camera and photographic supplies. (5946)
  - (8) Gifts, novelty and souvenir. (5947)
  - (9) Luggage and leather goods. (5948)
  - (10) Fabric and mill products. (5949)
  - (11) Catalog, mail order and direct selling. (5961/5963)
  - (12) Liquefied petroleum gas (propane). (5984)
  - (13) Florists. (5992)
  - (14) Tobacco. (5993)
  - (15) News dealers/newsstands. (5994)
  - (16) Optical goods. (5995)
  - (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
  - (1) Tax return services. (7291)
  - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
  - (1) Detective, guard and armored car services. (7381)
  - (2) Security system services. (7382)
  - (3) News syndicate. (7383)
  - (4) Photofinishing laboratories. (7384)
  - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)

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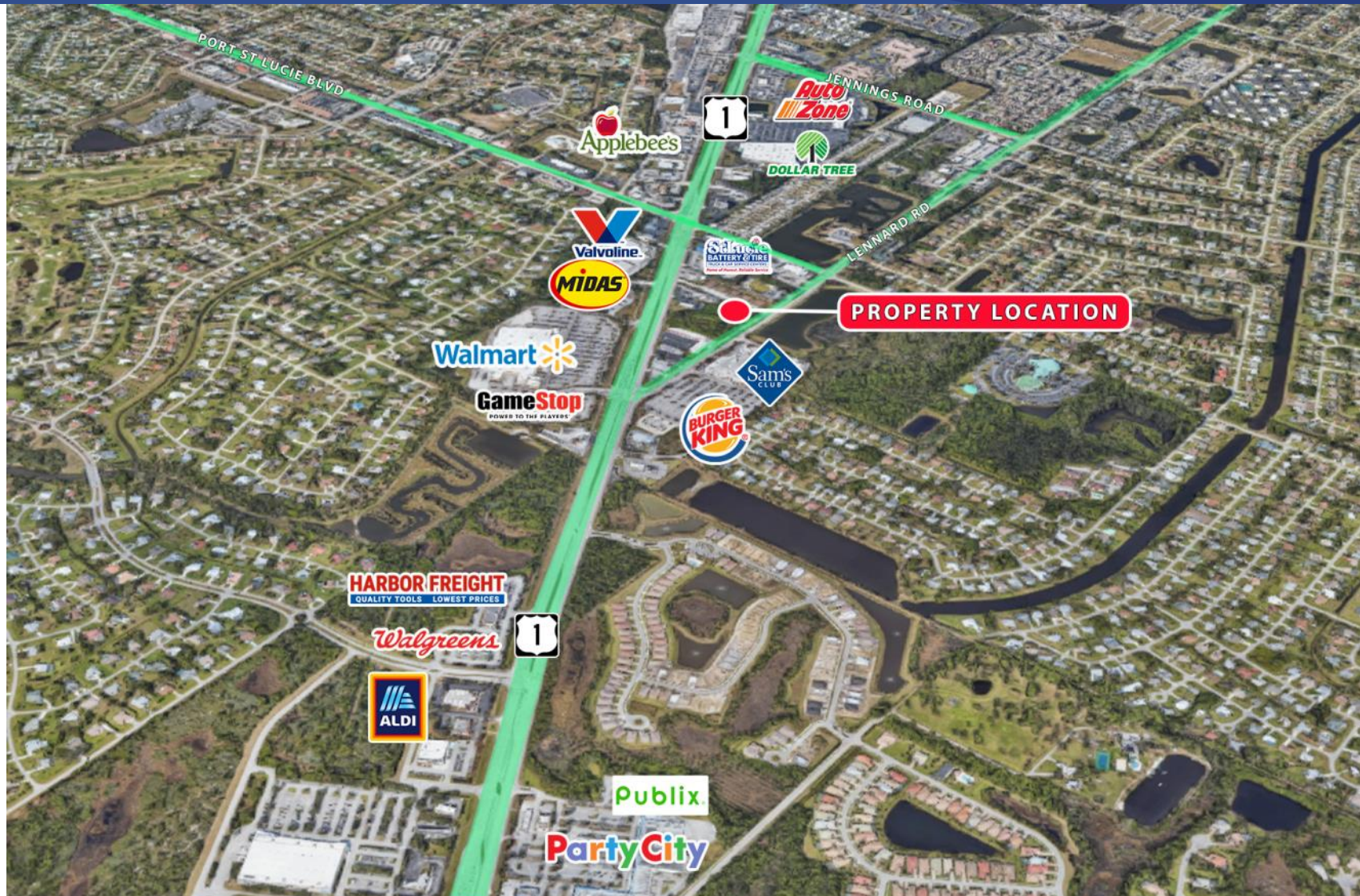
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# TRADE AREA MAP



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