

MAINSTREET VILLAGE COMMERCIAL PLAZA

0 Reserve Blvd. Port St. Lucie FL 34986



FOR LEASE | CALL FOR PRICING

RETAIL | RESTAURANT | OFFICE | SPACES AVAILABLE 2024

Site Rendering Not Final

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Exceptional lease opportunity in the distinguished St. Lucie West area! Proposed plans consisting of two (2) one-story commercial buildings ideal for a variety of tenants ranging from retail, dining, medical, and office.
- Site is located to the West of the I-95 access ramp which receives a high volume of traffic upwards of 48,500 cars annually.
- In close proximity to many national and regional retailers, prominent hotels, and restaurants such as: Hilton, Walmart Supercenter, Starbucks, AMC Theaters, Sprouts Farmers Market, and many others. Centrally located within many residential communities.



FOR LEASE	Call for Pricing
PROPOSED BUILDING SIZE(S)	11,500 SF + 8,500 SF
PROPOSED BUILDING TYPE	Retail / Office
ACREAGE	2.83 AC
FRONTAGE	366' to Reserve Blvd.
TRAFFIC COUNT (2021)	15,600 ADT
ZONING	CG - SLC
LAND USE	Commercial
PARCEL ID	3327-808-0002-000-7

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PROPOSED CONCEPT DESIGN



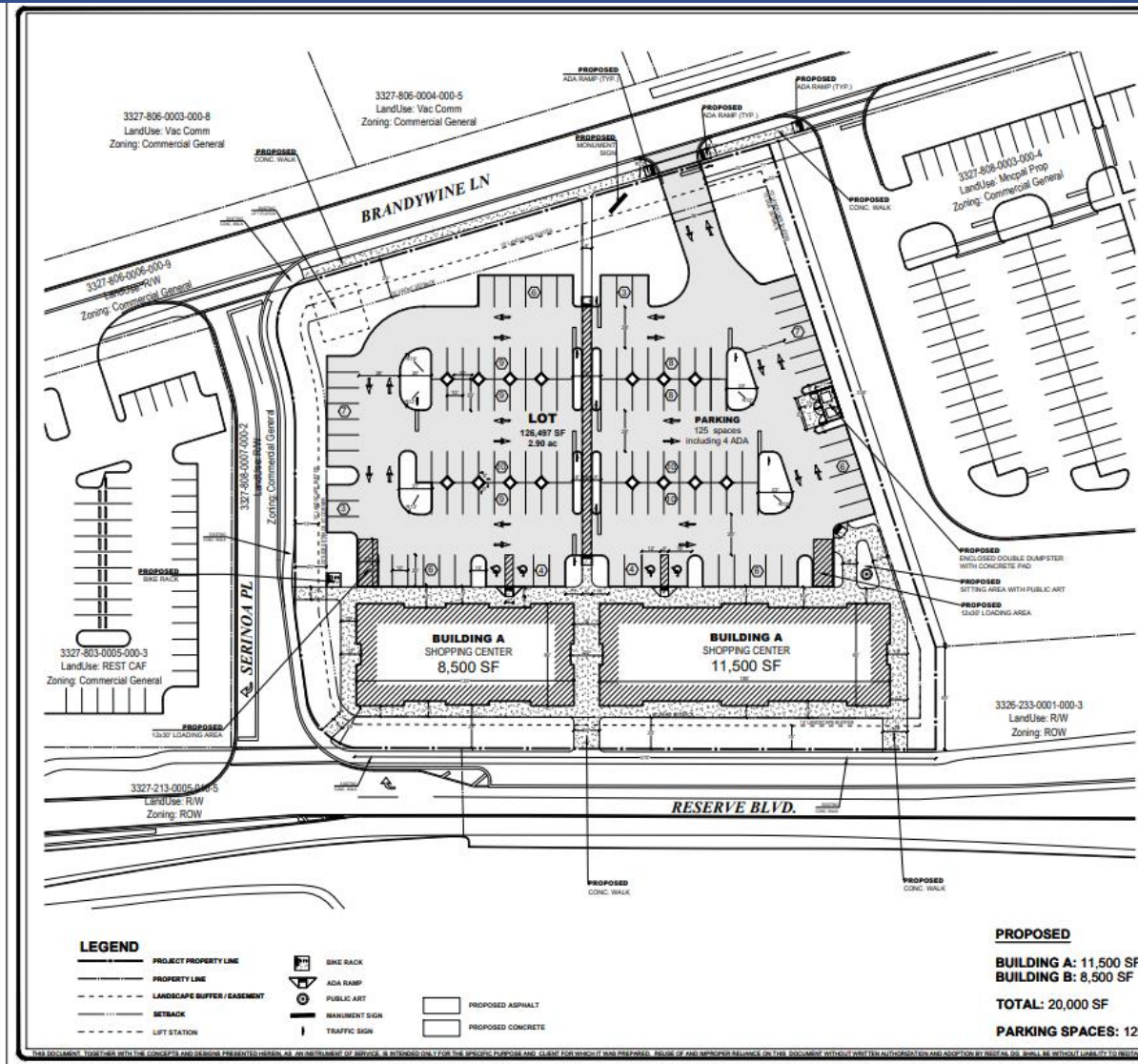
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PROPOSED SITE PLAN



LOCATION (NTS)

SITE DATA

- PROJECT NAME: 121 WEST - MAIN STREET
 - PARCEL ID: 3327-806-000-000-7
 - LOCATION: To be determined
 - SECTION / TOWNSHIP / RANGE: S27 / T30S / R30E
 - APPLICANT: Redial CG - Tool Mowery, ACP
100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 team@redialcg.com
 - OWNER: Brandywine Three LLC
8114 Sawgrass Way
Fort St. Louis
Florida 34986
 - TYPE OF PROJECT: Site Plan
 - ZONING: CG - Commercial General
 - FUTURE LAND USE: COM (Commercial)
 - FLOOD ZONE: X
Map Number: 12111C027LJ
Date: 8/16/2012
 - MAX. BUILDING HEIGHT: Allowed: 60 ft Proposed: 28 ft
 - ZONING REQUIREMENTS
- | LOT SIZE | REQUIRED | PROVIDED |
|--------------------|-----------|------------|
| Min. Lot Area | 20,000 SF | 126,487 SF |
| Min. Lot Width | 100 ft | 320 ft |
| Min. Road Frontage | 60 ft | 320 ft |
- | YARDS | REQUIRED | PROVIDED |
|----------------------------|----------|----------|
| Min. Front Yard | 25 ft | 152 ft |
| Min. Side Yard | 25 ft | 27 ft |
| Min. Side Yard (at corner) | 10 ft | 10 ft |
| Min. Side Yard (at corner) | 20 ft | 20 ft |
- PARKING
SOURCE: Institute of Transportation Engineers (ITE) Parking Generation (Fourth Edition)
Land Use Code: 600
Nature of Use: Shopping Center
Required amount of parking spaces: 4.67 spaces per 1,000 s.f. of GFA
TOTAL REQUIRED: 20,000 s.f. x 4.67 / 1,000 = 93.40 94 spaces
Handicapped Spaces Required (75-100 ft²) 4 spaces
Regular Spaces Required (107 x 207) 90 spaces
TOTAL PROVIDED: 125 spaces
Handicapped Spaces Provided (12' x 18') 4 spaces
Regular Spaces Provided (10' x 20') 121 spaces
 - LOADING
Land Development Code T 08.02 A.3.a
Building size (5 to 24,999 s.f.) - Number of spaces: 1
Land Development Code T 08.02 B.2
For buildings less than fourteen thousand one hundred ninety-nine (14,999) square feet, the required delivery spaces may have a minimum dimension of seven (7) feet. For buildings less than one hundred feet vertical clearance.
TOTAL REQUIRED: Two (2) x 20' loading spaces
TOTAL PROVIDED: Two (2) x 20' loading spaces



PLANNER
REDIAL DESIGN GROUP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555



121 WEST - MAIN STREET
Front parcel commercial
SITE PLAN
ST. LUCIE COUNTY FLORIDA

SHEET
2 of 2

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SITE AERIAL



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,087	1 Mile	\$92,790	1 Mile	46.70
3 Mile	43,898	3 Mile	\$84,615	3 Mile	45.90
5 Mile	113,604	5 Mile	\$79,147	5 Mile	41.60
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,825	1 Mile	\$66,282	1 Mile	50.90
3 Mile	49,527	3 Mile	\$62,990	3 Mile	49.40
5 Mile	126,798	5 Mile	\$60,306	5 Mile	43.00

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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)

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ZONING INFORMATION

- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- 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)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social Services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)

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ZONING INFORMATION

3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-Street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses:

a. Adult establishments subject to requirements of Section 7.10.10. (999)

b. Drinking places (alcoholic beverages) - free-standing. (5813)

c. Disinfecting and pest control services. (7342)

d. Amusement parks. (7996)

e. Go-cart tracks. (7999)

f. Hotels and motels. (701)

g. Household goods warehousing and storage-mini-warehouses. (999)

h. Marina - recreational boats only. (4493)

i. Motor vehicle repair services - body repair. (753)

j. Sporting and recreational camps. (7032)

k. Retail trade:

(1) Liquor stores. (592)

l. Stadiums, arenas, and race tracks. (794)

m. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).

b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).

c. Retail trade:

(1) Undistilled alcoholic beverages (accessory to retail sale of food).

d. Solar energy systems, subject to the requirements of Section 7.10.28.

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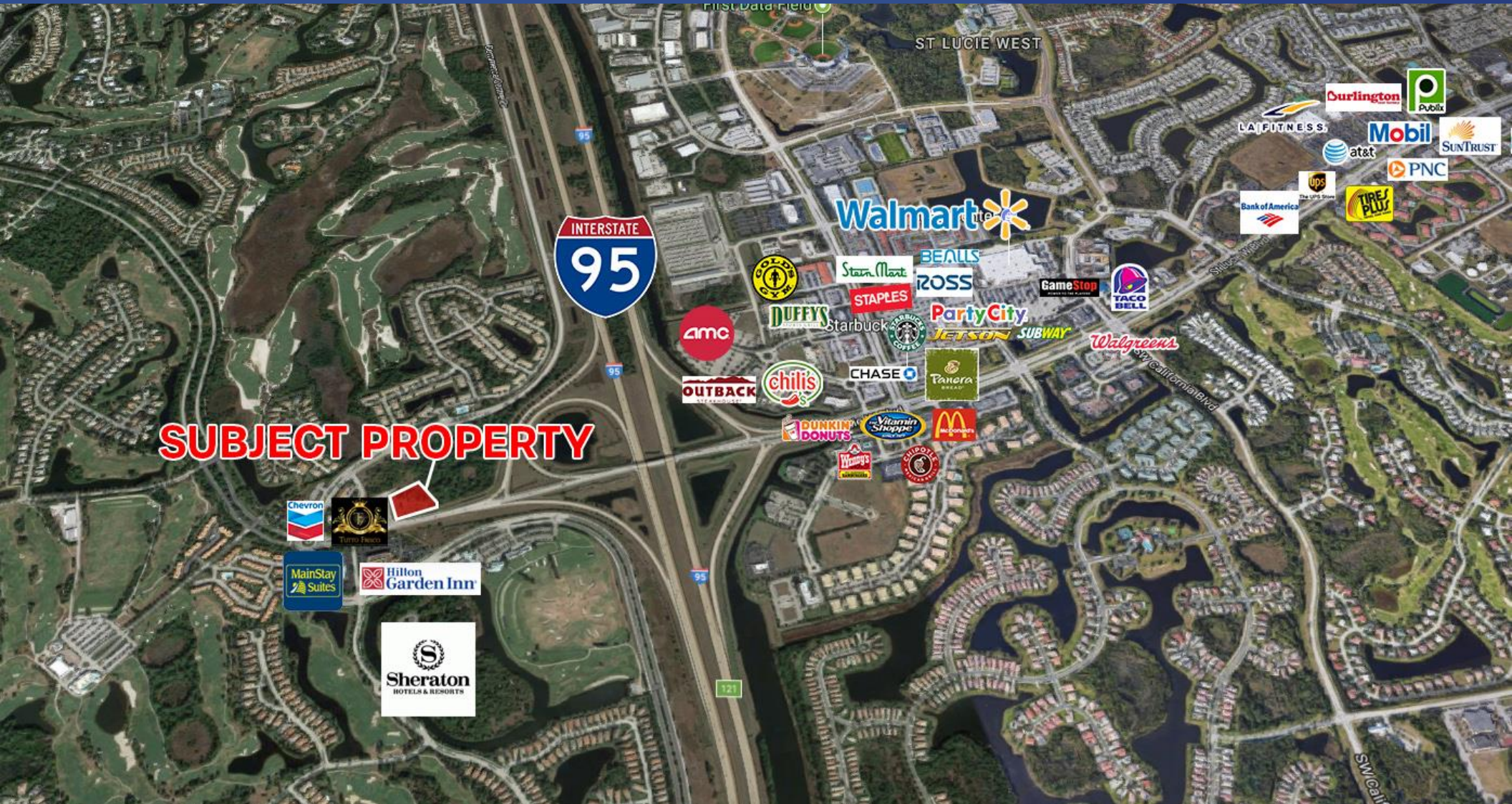
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TRADE AREA MAP



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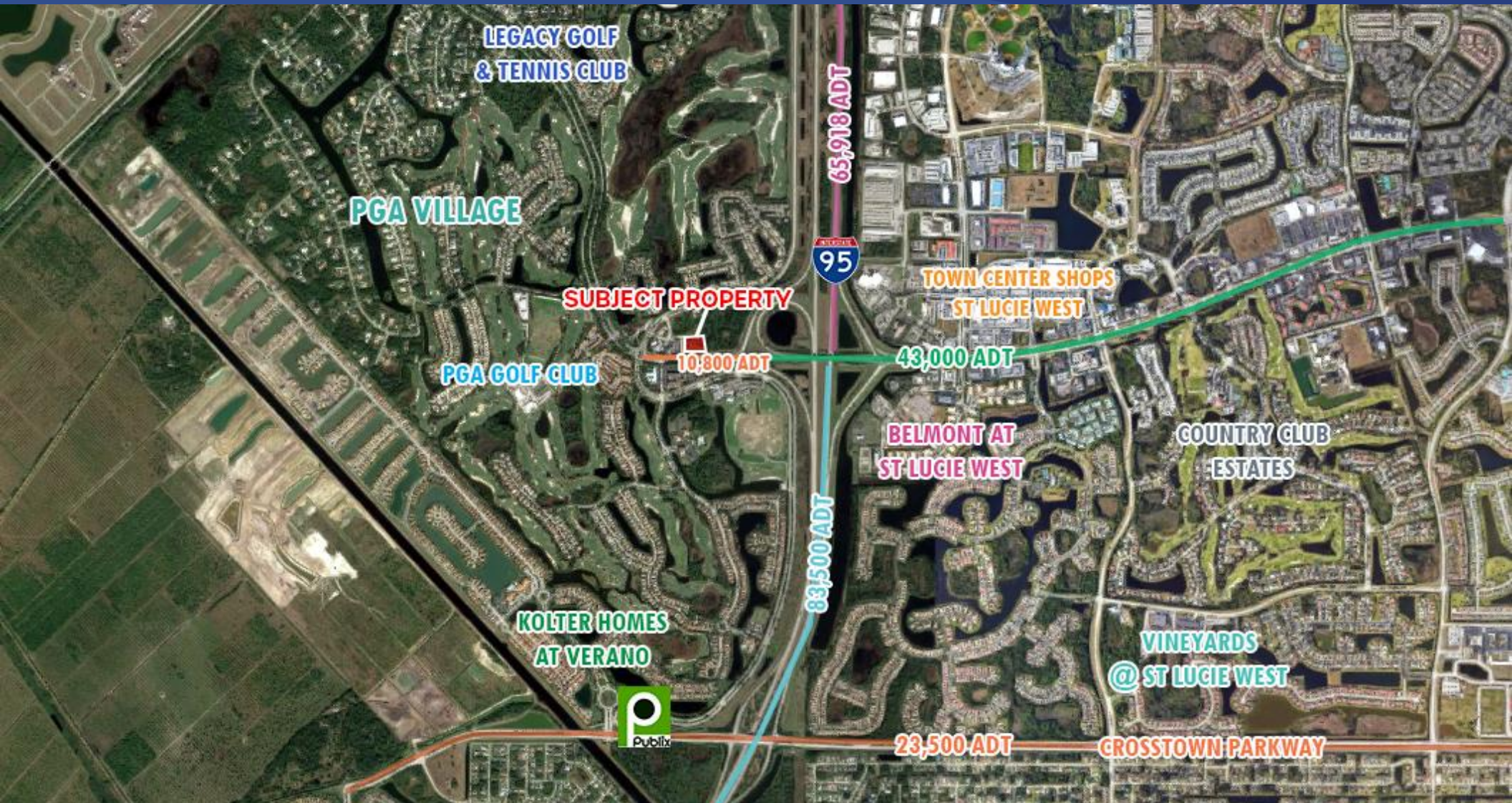
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AREA MAP WITH TRAFFIC COUNTS



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