

FREESTANDING RESTAURANT SPACE

220 NW Peacock Blvd. Port St. Lucie, FL 34986



FOR LEASE | Call for Pricing

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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Jeremiah Baron

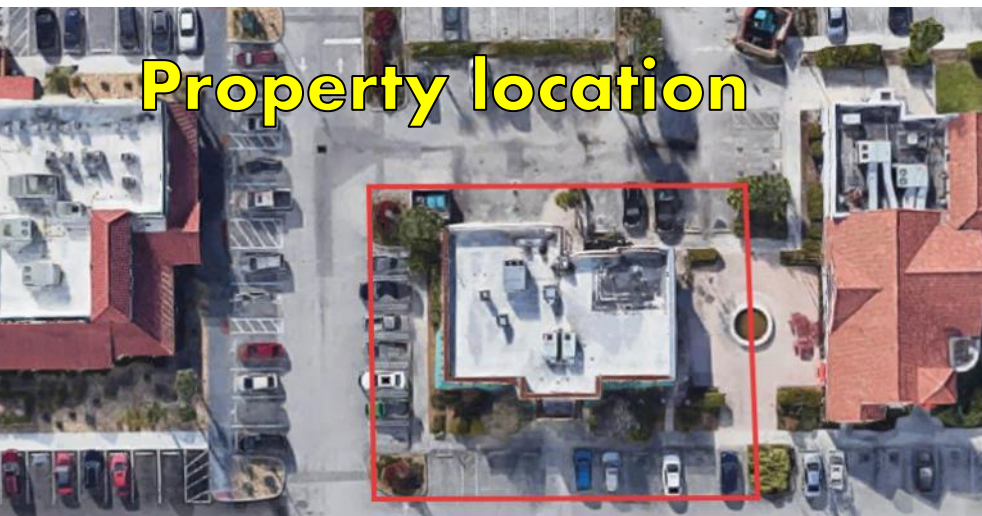
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PROPERTY OVERVIEW

- Located in St. Lucie West steps from the Town Center Plaza and less than half a mile from I-95 is a free-standing restaurant space is comprised of 3,663 sf.
- The property hosts a stylish interior, 15-seat bar, and a dining room roller door for optimal interior & exterior seating options. A patio area with a charming fountain that flanks the northern side of the building offering additional guest space.
- Neighboring businesses include Clover Field, Superplay, AMC movie theater, a bustling shopping area and approximately 6 hotels.



| | |
|-------------------|---------------------|
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| BUILDING SIZE | 3,663 sf |
| BUILDING TYPE | REST |
| ACREAGE | 0.94 |
| FRONTAGE | 142' |
| TRAFFIC COUNT | 18,000 ADT |
| YEAR BUILT | 2001 |
| CONSTRUCTION TYPE | Brk/Masonry |
| PARKING SPACE | Ample |
| ZONING | General Co |
| PARCEL ID | 3326-704-0001-000-8 |

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SITE PHOTOS



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DEMOGRAPHICS

| 2022 Population Estimate | | 2022 Average Household Income | | Average Age | |
|--------------------------|---------|-------------------------------|----------|-------------|----|
| 1 Mile | 3,377 | 1 Mile | \$82,901 | 1 Mile | 42 |
| 3 Mile | 105,208 | 3 Mile | \$79,288 | 3 Mile | 42 |
| 5 Mile | 235,283 | 5 Mile | \$74,806 | 5 Mile | 42 |

| 2027 Population Projection | | 2022 Median Household Income | | Median Age | |
|----------------------------|---------|------------------------------|----------|------------|----|
| 1 Mile | 5,529 | 1 Mile | \$64,672 | 1 Mile | 41 |
| 3 Mile | 166,238 | 3 Mile | \$66,021 | 3 Mile | 40 |
| 5 Mile | 340,459 | 5 Mile | \$61,614 | 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)
 - dd. Landscape and horticultural services. (078)

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ZONING INFORMATION

- 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)

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TRADE AREA MAP



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