

# BUILT OUT RESTAURANT SPACE

1327 NW Saint Lucie West Blvd. Port St. Lucie, FL 34986



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Rare opportunity to purchase the 15-year lease of a built-out restaurant space with equipment in the bustling St. Lucie West corridor.
- Equipment inventory includes a brand-new oven hood, cold case food display, side by side refrigerators and a cooking range. Total value of space upgrades & restaurant appliances equals approximately \$400k.
- The restaurant space hosts a small check-out/take-out counter with some interior and exterior seating.
- Plaza anchor stores include LA Fitness, HomeGoods, Beals Outlet, 5 Below and Burlington.
- Ideal spot for breakfast takeout, bakery, coffee shop, taco stand, smoothie shop and much more. Restricted uses include Italian & Chinese eateries.



PRICE	\$149,000
UNIT SIZE	1,000 sf
BUILDING TYPE	NSCT
ACREAGE	25.02
TRAFFIC COUNT	48,500 ADT
YEAR BUILT	1992
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	General Commercial
LAND USE	CG
PARCEL ID	3323-661-0001-000-9

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.

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# SITE PHOTOS



**Jeremiah Baron  
& CO.**  
Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

Matthew Mondo  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	6,640	1 Mile	\$76,960	1 Mile	57.10
3 Mile	70,196	3 Mile	\$75,225	3 Mile	57.40
5 Mile	153,040	5 Mile	\$77,130	5 Mile	56.50
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	3,850	1 Mile	\$61,497	1 Mile	65
3 Mile	30,829	3 Mile	\$62,436	3 Mile	66
5 Mile	65,895	5 Mile	\$64,359	5 Mile	65

**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# 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)
  - ee. Laundry, cleaning and garment services. (721)

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# ZONING INFORMATION

- 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)

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# PLAZA AERIAL

## PROPERTY LOCATION



**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# TRADE AREA MAP



**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

Matthew Mondo  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)