



INDUSTRIAL SERVICE BUILDING

INVESTMENT OR OWNER/USER

1601 SE VILLAGE GREEN DR. PORT ST. LUCIE FL 34952



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



INDUSTRIAL SERVICE BUILDING

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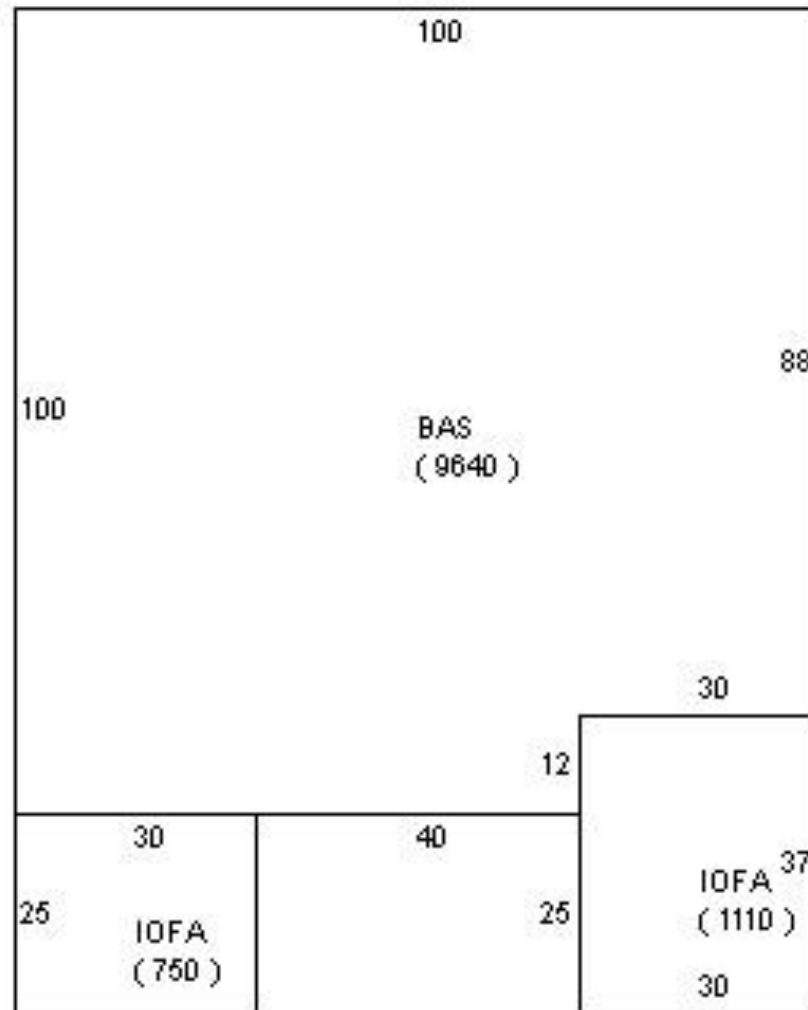
PROPERTY DETAILS

1601 SE VILLAGE GREEN DR. PORT ST. LUCIE FL 34952	
PRICE	\$2,000,000
BUILDING SIZE	11,500 SF
BUILDING TYPE	Light Manufacturing
ACREAGE	1.09 AC
FRONTAGE	186.86'
TRAFFIC COUNT	12,500 AADT
YEAR BUILT	1979
CONSTRUCTION TYPE	CB Stucco
ZONING	Warehouse Industrial (PSL)
LAND USE	LI/CS
PARCEL ID	3435-600-0012-000-4

- Excellent flexible opportunity of a freestanding service building located in an industrial regional of Port St. Lucie, Florida.
- The building is occupied by two separate tenants that provide auto-related services. The leases are currently on a month-to-month basis allowing the option for an owner-user operation or maintain it as an investment.
- Building features multiple roll-up doors, parking that wraps around the front and west side of the building, in addition to some additional parking towards the back of the building.
- Site is located between Fort Pierce and Jensen Beach and has quick accessibility to US-1 and the Crosstown Parkway extension that's only less than 10 miles away from the I-95 access ramp and Florida's Turnpike.



FLOOR SKETCH



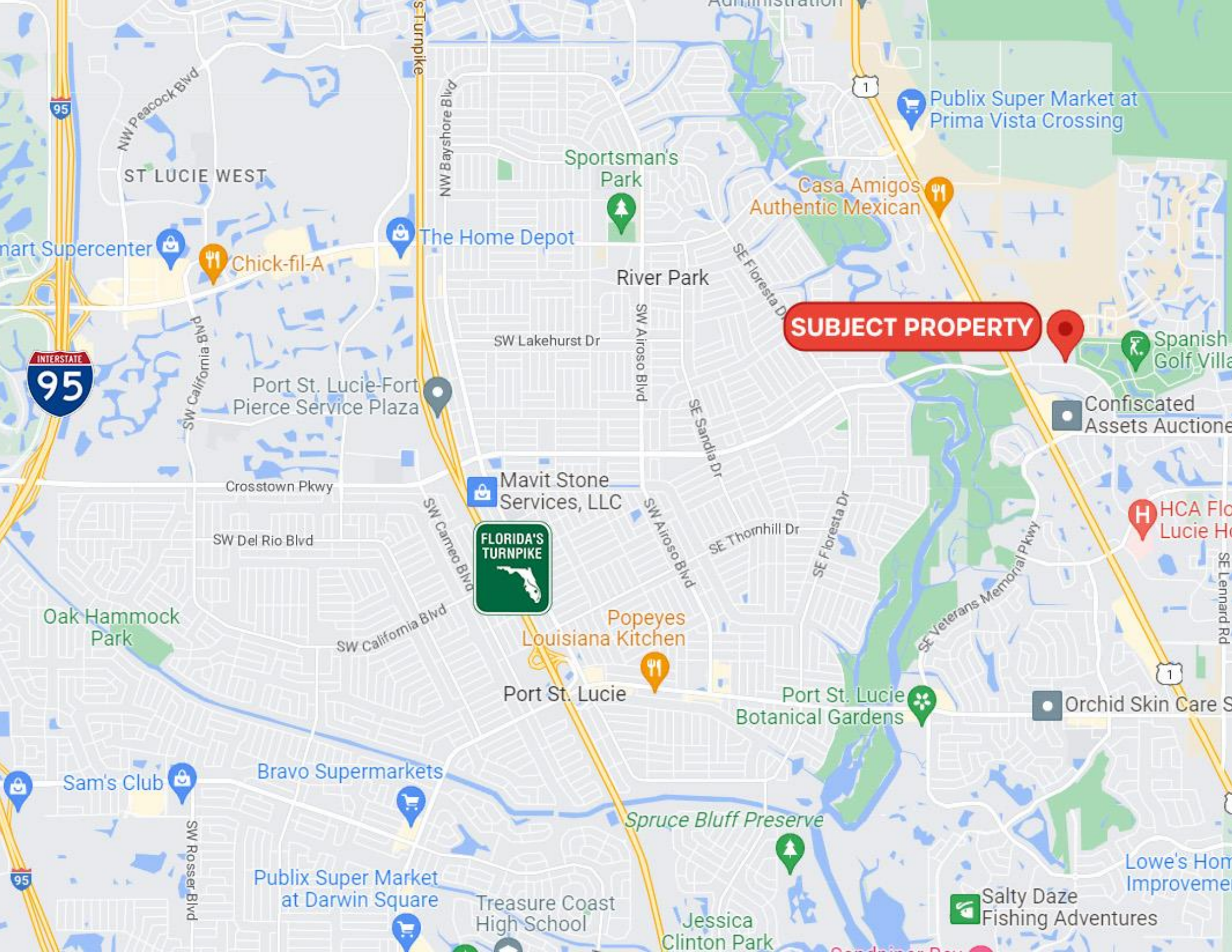
SUBJECT PROPERTY



US HIGHWAY 1

WILMINGTON PARKWAY

SE VILLAGE GREEN PARKWAY



SUBJECT PROPERTY



ZONING INFORMATION

Sec. 158.135. - Warehouse Industrial Zoning District (WI).

(A) Purpose. The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

(B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances that would adversely affect surrounding businesses and properties.

- a. Cabinet making, carpentry shop or other trade shop.
- b. Food processing facility.
- c. Cold storage warehouse and pre-cooling plant.
- d. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
- e. Public or semi-public facility or use.
- f. Warehousing, provided that no more than thirty (30) percent of each building be devoted to office or retail space associated with the warehouse use and not as a separate unrelated business.
- g. Television and broadcasting station.
- h. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
- i. Commercial laundry facility and linen supply.
- j. Analytical laboratory.
- k. Wholesale trade, provided that no more than fifty (50) percent of the total floor area

is devoted to the display of goods and materials or office space, including the wholesale trade of alcoholic beverages.

- l. Furniture sales.
 - m. 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.
 - n. Retail and business services primarily intended to serve the industrial facilities.
 - o. One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
 - p. Commercial driving school.
 - q. Fine arts studio.
 - r. Music recording studios.
 - s. Microbrewery.
- (2) The following principal uses which need not be fully enclosed in a building or structure are permitted.
- a. Public utility facility, including water pumping plant, reservoir, and electrical substation.
 - b. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
 - c. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
 - d. Building material sales and/or lumber yard.
 - e. Self-service storage facility in accordance with 158.227.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Estimated Population	6,310	122,448	357,597
2027 Projected Population	7,193	140,173	408,945
2010 Census Population	6,047	107,700	285,798
2022 Estimated Households	3,319	48,862	141,591
2027 Projected Households	3,744	55,963	160,408
2010 Census Households	3,286	43,678	115,015
2022 Estimated White	5,426	96,219	278,133
2022 Estimated Black or African American	648	19,846	60,990
2022 Estimated Hawaiian & Pacific Islander	4	122	418
2022 Estimated American Indian or Native Alaskan	19	591	2,078
2022 Estimated Other Races	112	3,075	8,544
2022 Estimated Average Household Income	\$47,295	\$72,288	\$78,751
2022 Estimated Median Household Income	\$34,497	\$60,242	\$63,526
Median Age	59.7	46.4	46.5
Average Age	52.9	44.5	44.6