

# FREESTANDING RESTAURANT BUILDING

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



FOR SALE | Call for Pricing

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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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 flanks 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.

PRICE	Call For Pricing
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	PUD (PSL)
LAND USE	CH / CG
PARCEL ID	3326-704-0001-000-8

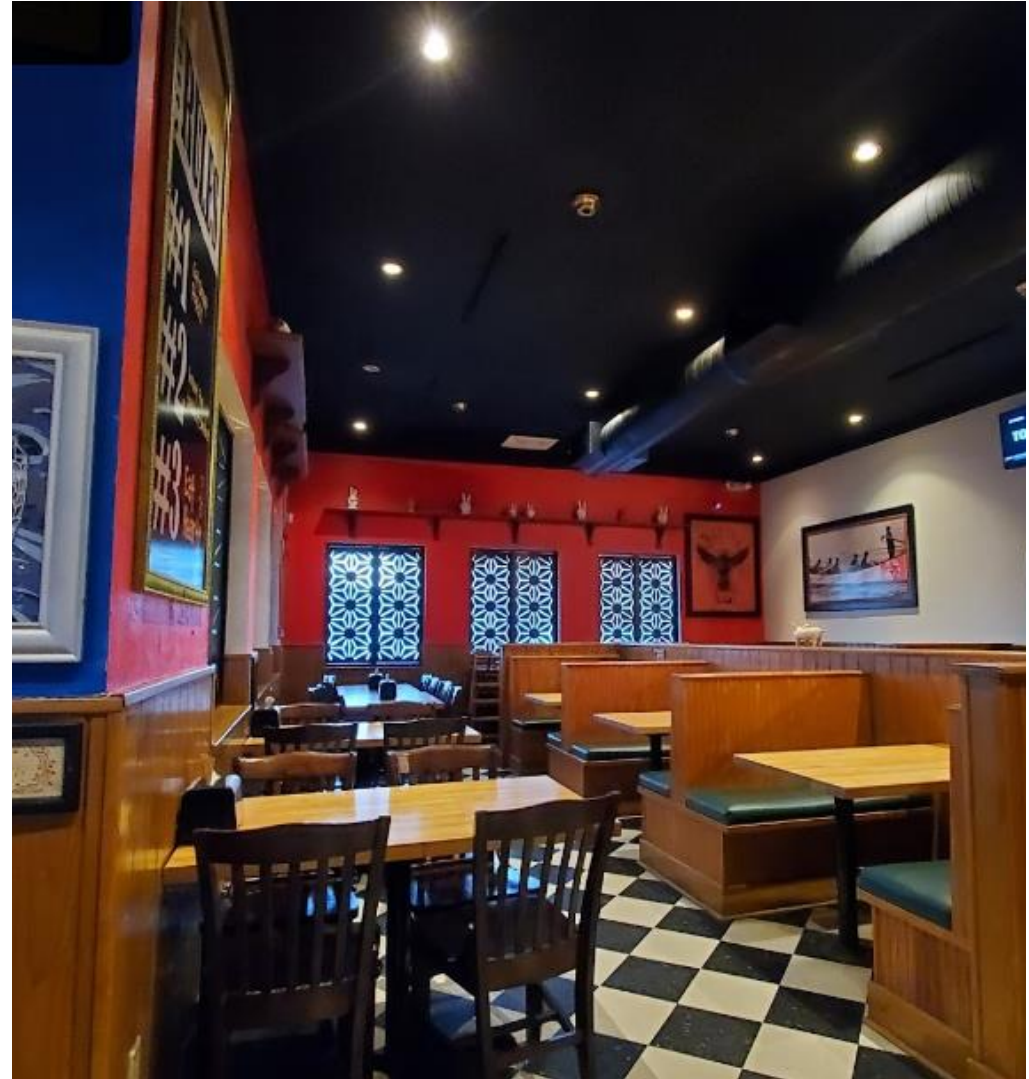
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# SITE PHOTOS



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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

## ARTICLE X. PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

### Sec. 158.170. Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of new neighborhood or community areas offering a physical, social, and economic environment of high quality. Specific objectives of the district include the establishment of an orderly pattern of land uses geared to accommodate both near-term and long-term community needs; the efficient and economical use of land; and appropriate and harmonious variety in physical development; creative design; a high level of living and working amenities, including plentiful open space and recreation opportunities; efficient and effective systems of public facilities and services; a high degree of compatibility with adjacent and nearby existing and future development; appropriate conservation and preservation of natural features and resources; and the staging of development so as to best serve the general welfare of the City.

(B) Regulations for planned unit developments are intended to accomplish the purposes of zoning, subdivision regulation, and other applicable City regulations to the same degree as in instances where City regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach. However, it is essential that the regulations and requirements applying to planned unit developments be sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by official action upon a specific planned unit development, the latter requirements shall govern.

(Ord. No. 98-84, § 1, 3-22-99)

### Sec. 158.173. Permitted Uses.

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)

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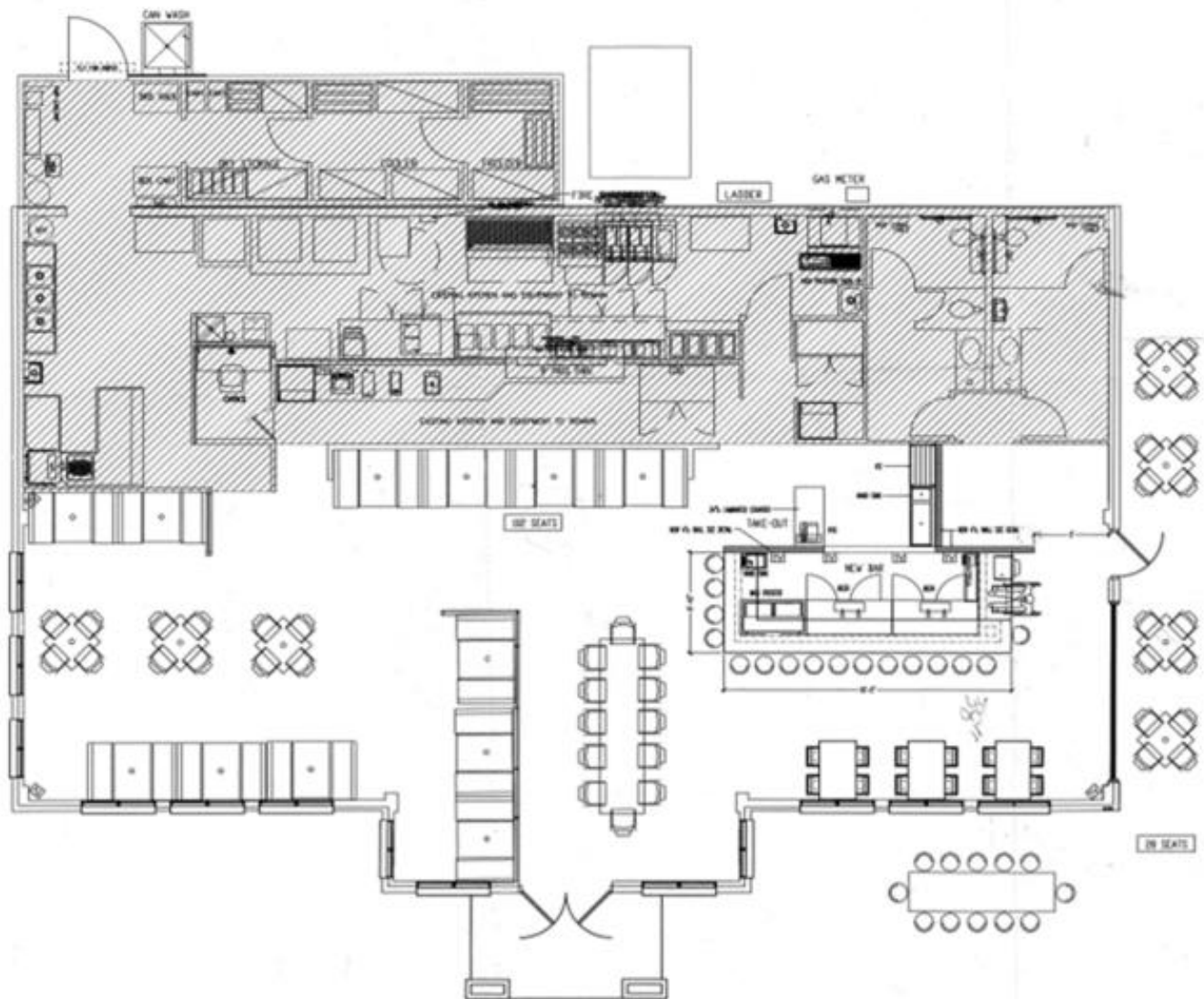
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# SITE PLAN



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