

FLEX WAREHOUSE BUILDING

792 SW Grove Ave. Port St. Lucie FL 34983



FOR SALE | \$2,700,000



COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Excellent multi-tenant warehouse property located in an industrial region between SW S Macedo Blvd. and SW Bayshore Blvd. in Port St. Lucie, FL.
- Currently a vacant property ideal for an owner-user or potential investment property as the site can accommodate up to 8 individual tenants.
- One unit is currently in the process of being fully restored due to fire damage.
- Centralized location with quick access to Crosstown Parkway which connects to both US-1 and the I-95 access ramp, in addition to being minutes away from Florida's Turnpike.



PRICE	\$2,700,000
BUILDING SIZE	12,000 SF
BUILDING TYPE	Light Manufacturing
ACREAGE	1.09 AC
FRONTAGE	250'
TRAFFIC COUNT	25,500 ADT (SW Bayshore Blvd) 38,700 ADT (FL Turnpike)
YEAR BUILT	2003
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	30
ZONING	Service Commercial (PSL)
LAND USE	LI/CS
PARCEL ID	3420-635-0630-000-4

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	9,145	1 Mile	\$77,946	1 Mile	40.6
3 Mile	187,294	3 Mile	\$77,344	3 Mile	42.7
5 Mile	324,560	5 Mile	\$80,354	5 Mile	43.6

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	9,698	1 Mile	\$65,489	1 Mile	41
3 Mile	200,001	3 Mile	\$64,563	3 Mile	43.8
5 Mile	344,041	5 Mile	\$65,061	5 Mile	45.1



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ZONING INFORMATION

Sec. 158.126. Service Commercial Zoning District (CS).

(A) Purpose. The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; 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. 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, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) 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.
- (3) Building material sales.
- (4) Cabinet shop.
- (5) Contractor's shop.

- (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
- (7) Sign company.
- (8) Public facility or semi-public facility or use.
- (9) Trade shop (roofing, plumbing, electrical, and the like).
- (10) Wholesale establishment.
- (11) Food processing facility.
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
- (13) Television and broadcasting station.
- (14) Analytical laboratory.
- (15) 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.
- (16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (17) Kennel, enclosed.



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ZONING INFORMATION

(C) Principal uses. The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall, except as noted:

- (1) Public or semi-public facility use.
- (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
- (3) Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (4) Lumber yard.
- (5) Material or vehicle storage yard.
- (6) Contractor's storage yard.
- (7) Mobile home sales or storage. No storage of vehicles permitted outside of the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (8) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence

or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall

- (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and 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, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (10) Equipment rental business.
- (11) Self-service storage facilities in accordance with Section 158.227.
- (D) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
 - (1) Kennel (enclosed), with outdoor runs.
 - (2) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
 - (3) Wireless communication antennas and towers, as set forth in section 158.213.
 - (4) Commercial driving school.
 - (5) [Reserved.]

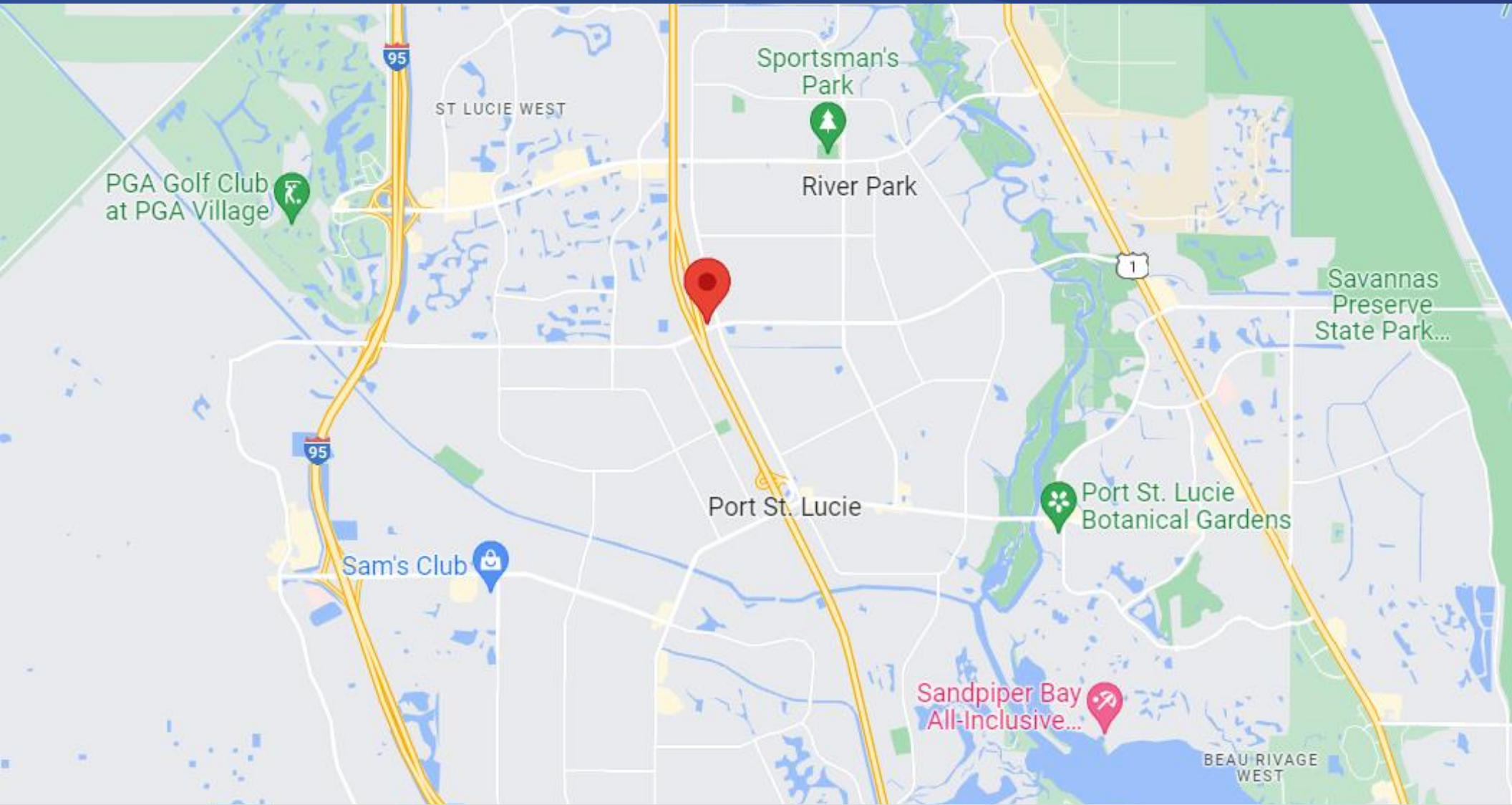
- (6) Recreational vehicle park.
- (7) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.
- (8) Indoor shooting facility.
- (9) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (10) Bars, lounges and night clubs.
- (11) Car wash (full or self-service).
- (12) Schools (public, private or parochial) or technical or vocational schools.
- (13) Automobile fuel services.
- (14) Retail convenience stores with or without fuel service station.
- (15) Secondary metals recycler in accordance with Chapter 117
- (16) Medical Marijuana Dispensing Facilities.
- (17) Pharmacy.



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REGIONAL MAP



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TRADE AREA MAP



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