

Retail/Office Pad | South Port Plaza

2711 SE Morningside Blvd. Port St Lucie, FL 32952



GROUND LEASE | \$40,000/Yr NNN

**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- 0.413 ac of vacant land positioned in an established plaza, perfect for office and retail usage.
- Site offers great frontage, generous parking, and exterior lighting.
- The surrounding real estate includes mostly residential properties and some commercial establishments.



PRICE	\$40,000/Yr NNN
ACREAGE	+/- 0.413
FRONTAGE	108"
TRAFFIC COUNT	2,700 ADT
PARKING SPACE	Ample
ZONING	Neighborhood Commercial
LAND USE	CL
PARCEL ID	4414-241-0021-000-7 4414-241-0022-000-4

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,646	1 Mile	\$87,937	1 Mile	50.50
3 Mile	53,467	3 Mile	\$84,940	3 Mile	50.60
5 Mile	126,356	5 Mile	\$83,441	5 Mile	50.00

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,069	1 Mile	\$74,373	1 Mile	55
3 Mile	56,502	3 Mile	\$70,741	3 Mile	57
5 Mile	158,551	5 Mile	\$67,243	5 Mile	55

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ZONING INFORMATION

Sec. 158.120. Neighborhood Convenience Commercial (CN).

- (A) **Purpose.** The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.
- (1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110.
 - (2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.
 - (3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
 - (4) Office for administrative, business, or professional use.
 - (5) 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.
 - (6) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) 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.
 - (2) Publicly-owned or operated building or use.
 - (3) Public utility facility, including water pumping plant, reservoir, and electrical substation.
 - (4) Service station (as separate use or in conjunction with a permitted use).
 - (5) Retail plant nursery with outside sales and storage of living plant material.
 - (6) Retail convenience stores with or without fuel service station and without drive-through service.
 - (7) Bars, lounges, and night clubs in accordance with Chapter 110.
- (D) **Accessory Uses.** As set forth in section 158.217.
- (E) **Minimum and Maximum Lot Requirement.** A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. The maximum lot size shall not exceed four (4) acres. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

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TRADE AREA MAP



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