

COMMERCIAL LAND WITH PROPOSED PLANS

913 SW South Globe Ave. Port St. Lucie FL 34953



FOR SALE | \$620,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Presenting a distinguished investment opportunity located along SW Port St. Lucie Blvd.
- This spacious 1.18-acre lot offers the ideal foundation for a proposed 3,750 sq. ft. restaurant with outdoor seating.
- Nestled in a thriving community, this property provides ample room for a culinary vision to take shape.
- With strategic placement, it ensures visibility and accessibility, enhancing its appeal to potential patrons.
- The vicinity is surrounded by residential properties and a mix of national and local retailers.



PRICE	\$620,000
PROPOSED BUILDING SIZE	3,750 SF
ACREAGE	1.18 AC
FRONTAGE	248' to PSL / 209' to Globe
TRAFFIC COUNT	17,300 ADT
ZONING	Limited Mixed Use
LAND USE	ROI
PARCEL ID	3420-570-0276-000-6

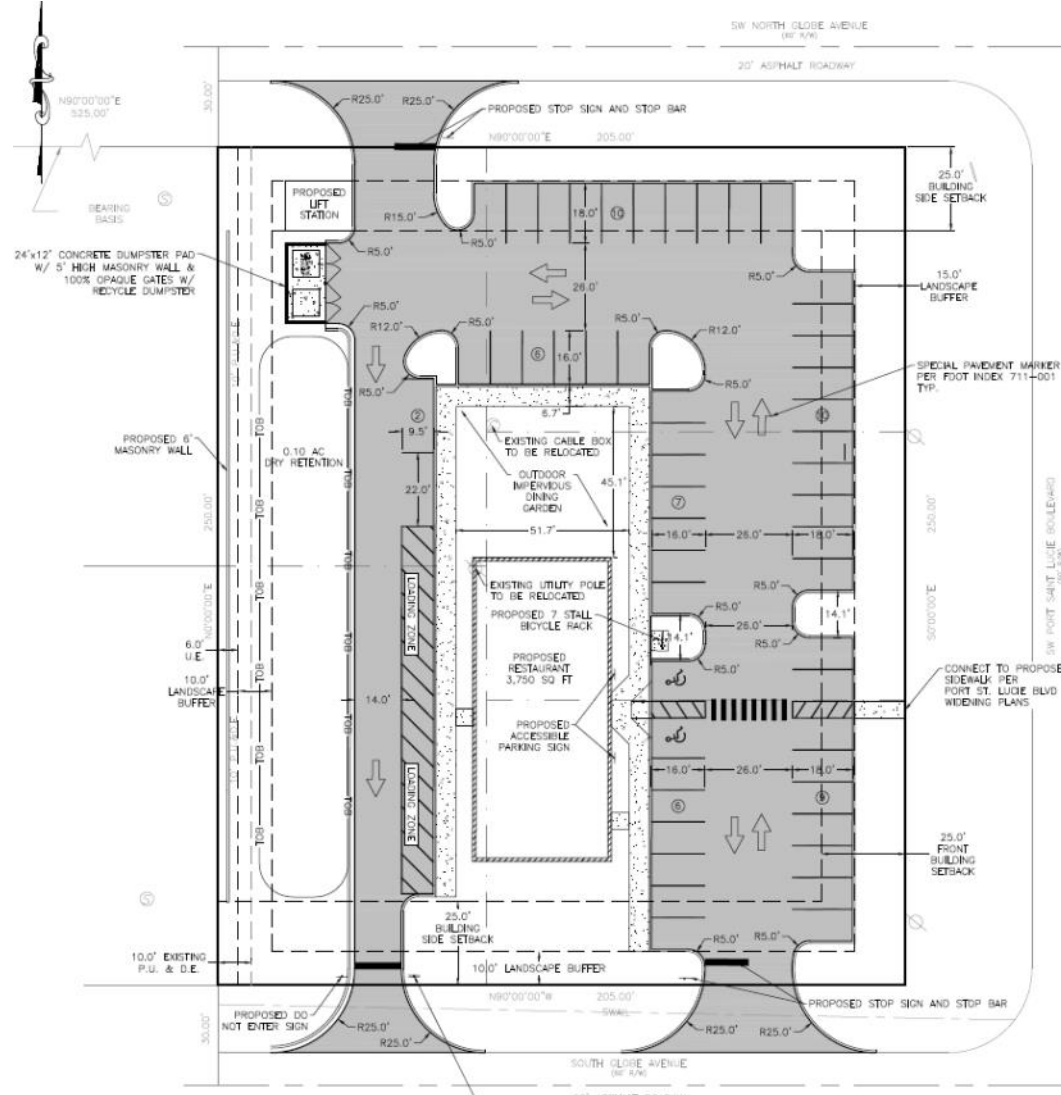
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PROPOSED SITE PLAN

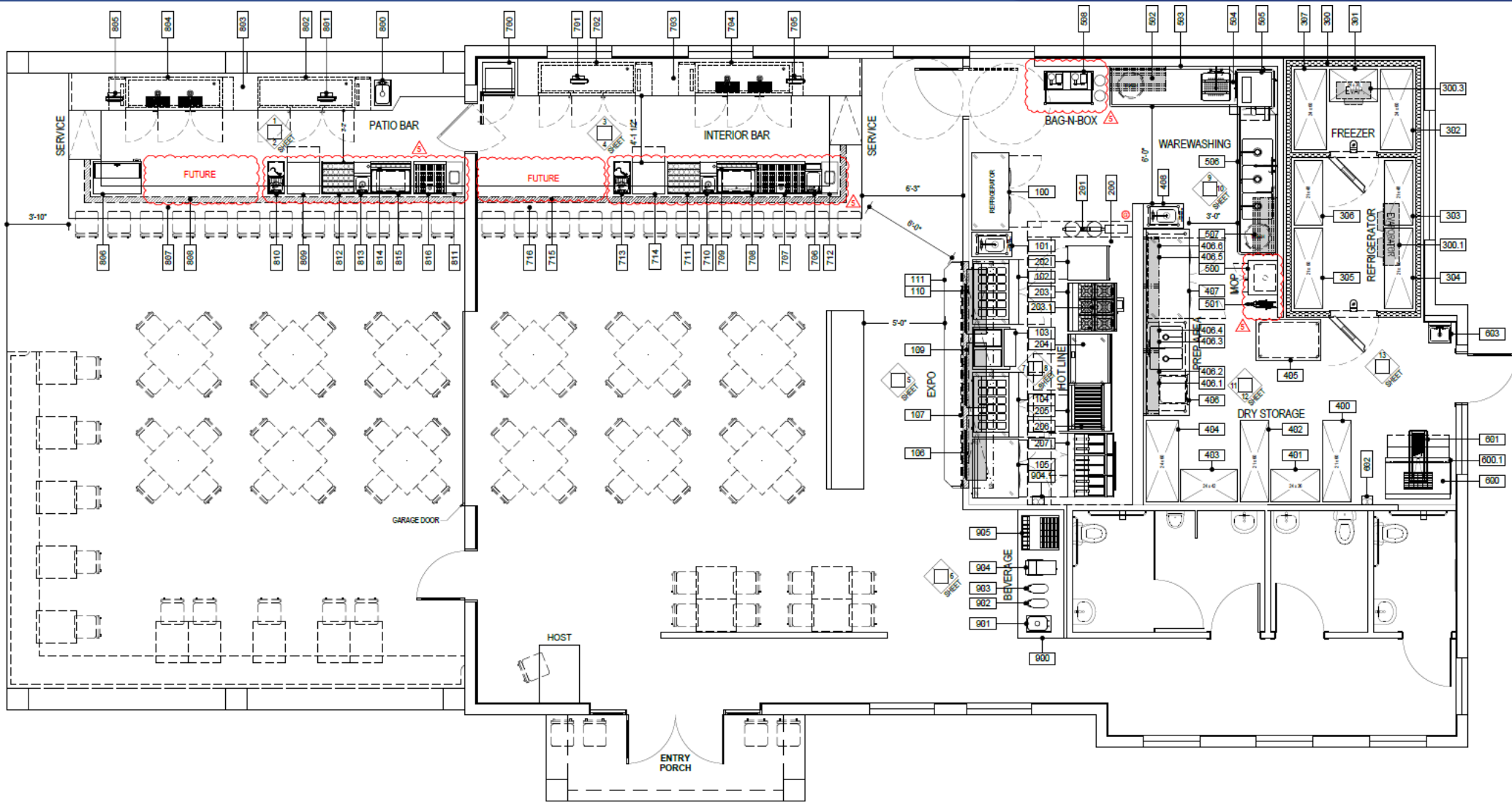


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PROPOSED INTERIOR LAYOUT



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	11,782	1 Mile	\$80,493	1 Mile	34.6
3 Mile	153,240	3 Mile	\$83,641	3 Mile	38.4
5 Mile	313,787	5 Mile	\$83,757	5 Mile	39.4

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	12,591	1 Mile	\$65,562	1 Mile	35.0
3 Mile	164,621	3 Mile	\$69,901	3 Mile	39.0
5 Mile	330,967	5 Mile	\$69,901	5 Mile	39.0

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ZONING INFORMATION

Sec. 158.155. Limited Mixed Use Zoning District (LMD).

(A) Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

(B) Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

(C) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses 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, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(5) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.

(D) Special Exception Use.

- (1) Any special exception use listed in the professional zoning district (P).
- (2) Any special exception use listed in institutional zoning district (I).
- (3) Any special exception use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail plant nursery.
- (5) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, 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, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
- (6) Any use exceeding five thousand (5,000) square feet.

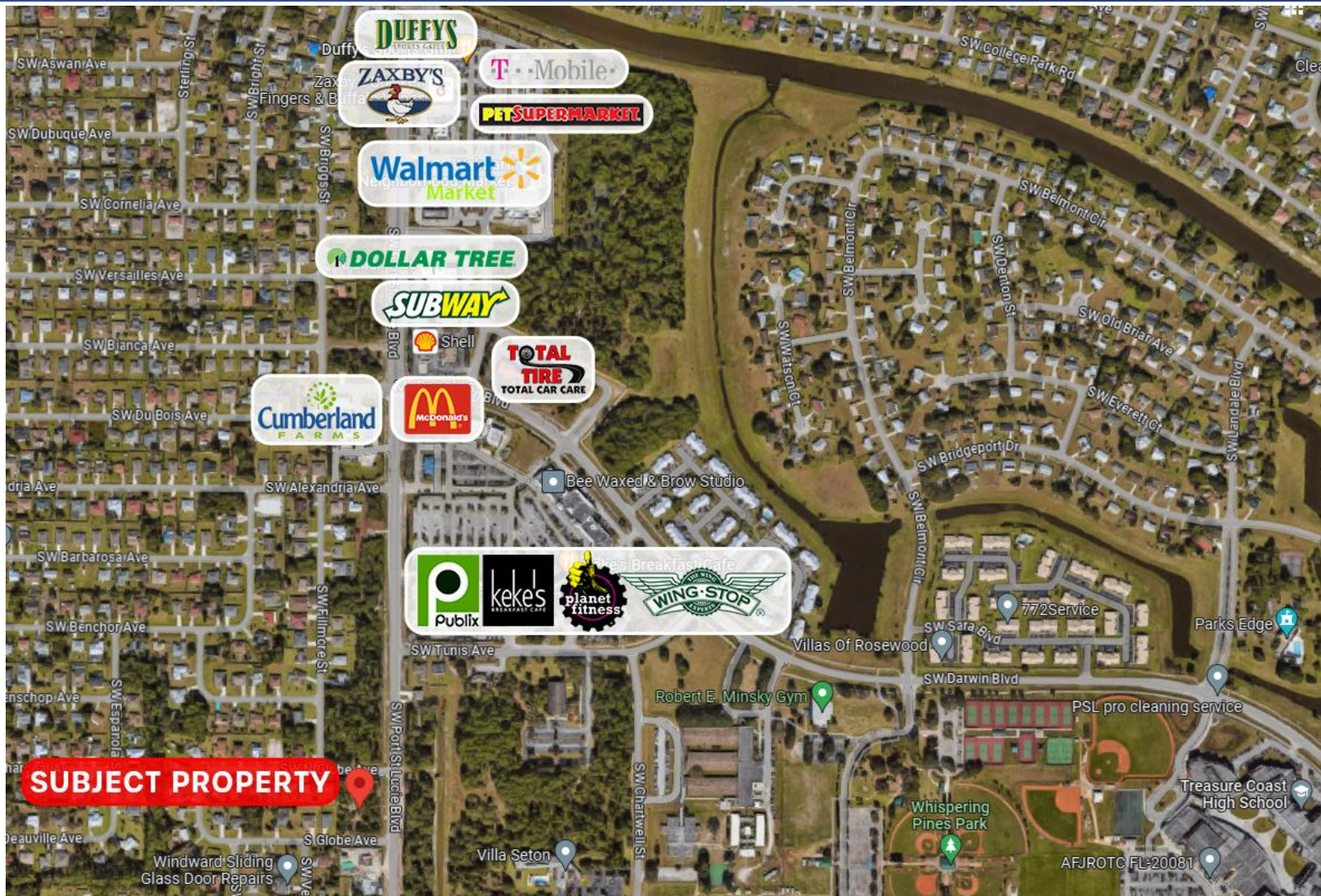
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TRADE AREA MAP



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