

# FREESTANDING COMMERCIAL BUILDING

10011 S US1 Hwy., Port St, Lucie FL 34952



**FOR SALE | \$6,400,000**

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Explore a unique redevelopment opportunity ideal for an owner/user or investor seeking flexibility in Port St. Lucie, FL. This 44,320 square foot space, located directly on US-1, is well-suited for a national tenant or could accommodate multiple users through short-term leases, enhancing income potential.
- With ample parking and positioned between a new apartment complex and a thriving retail plaza—anchored by Planet Fitness, Bealls, Denny's, and the upcoming Crunch Fitness—this property ensures excellent exposure and accessibility.
- This adaptable space is ready to be tailored to diverse business needs, making it a prime choice for those aiming to create a high-impact presence in one of Port St. Lucie's top retail corridors.



<b>PRICE</b>	\$6,400,000
<b>SPACE AVAILABLE</b>	44,320 SF
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	4.5 AC
<b>FRONTAGE</b>	336'
<b>TRAFFIC COUNT</b>	41,000 ADT
<b>PARKING SPACES</b>	180 on-site
<b>YEAR BUILT</b>	1987
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>ZONING</b>	General Commercial
<b>LAND USE</b>	CG
<b>PARCEL ID</b>	4401-701-0001-000-2

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# KEY FEATURES

Fire sprinklers throughout

25' ceiling height

Single / Multi-tenant Potential

Open concept

Fenced yard

Cross access / Cross parking permit

## Surrounding Regional & National Tenants



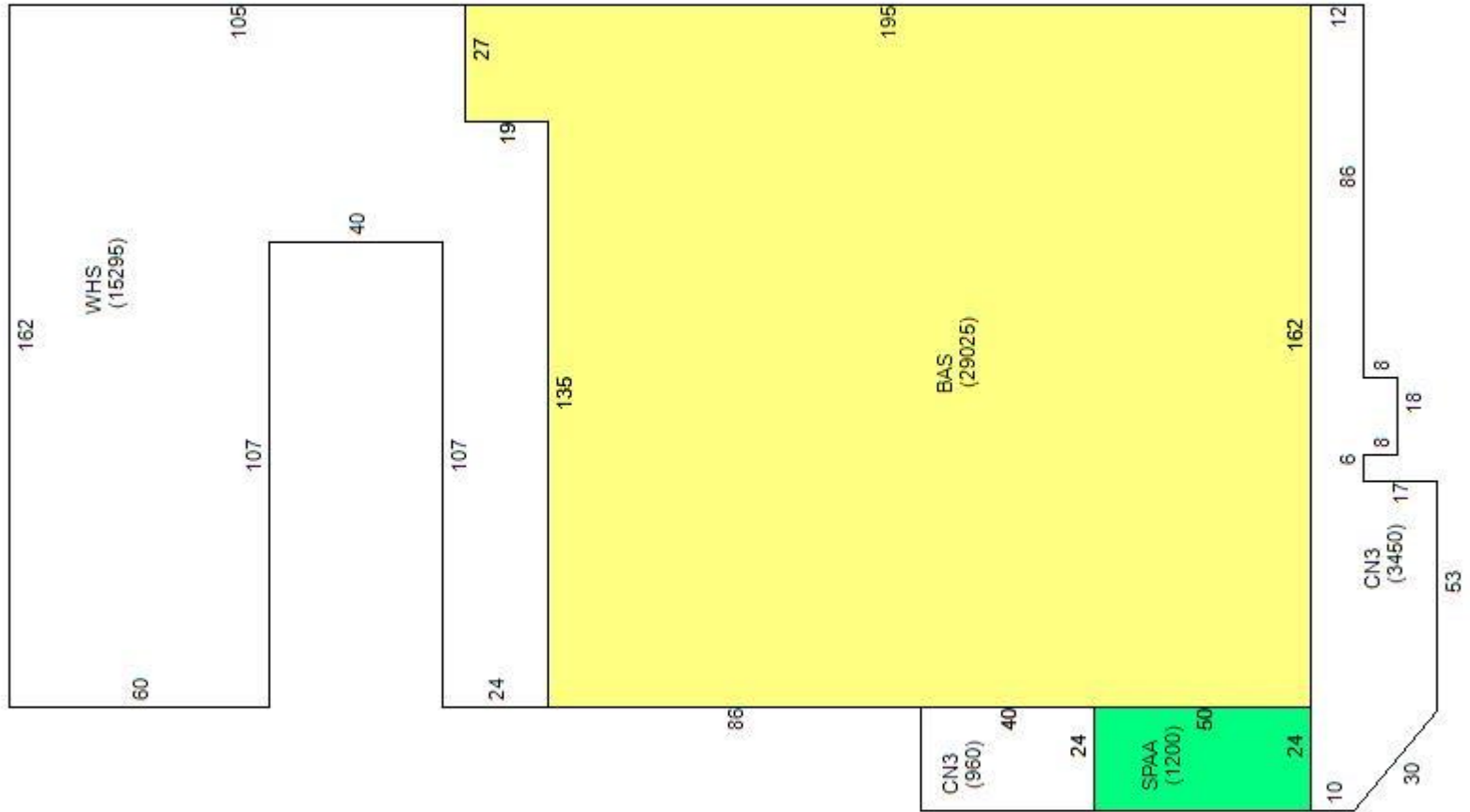
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# SITE LAYOUT



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# AERIAL PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	10,268	1 Mile	\$73,641	1 Mile	41.40
3 Mile	124,194	3 Mile	\$79,387	3 Mile	41.30
5 Mile	358,594	5 Mile	\$83,432	5 Mile	41.60

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	10,807	1 Mile	\$56,729	1 Mile	41
3 Mile	130,260	3 Mile	\$63,615	3 Mile	41
5 Mile	377,447	5 Mile	\$66,696	5 Mile	42

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# ZONING INFORMATION

## Sec. 158.124. General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

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

(1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.

(2) Horticultural nursery, garden supply sales, or produce stand.

(3) Office for administrative, business, or professional use.

(4) Public facility or use.

(5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.

(6) Retail sales of alcoholic beverages for incidental on- and off-premises consumption in accordance with Chapter 110.

(7) Park or playground or other public recreation.

(8) Motel, hotel, or motor lodge.

(9) 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.

(10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

(11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(12) Kennel, enclosed.

(13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(14) Pharmacy.

(15) Cat cafés in accordance with Section 158.235.

(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) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

(3) Semi-public facility or use.

(4) Car wash (full or self-service).

(5) Kennel, enclosed with outdoor runs.

(6) Bars, lounges, and night clubs.

(7) Schools (public, private or parochial) or technical or vocational schools.

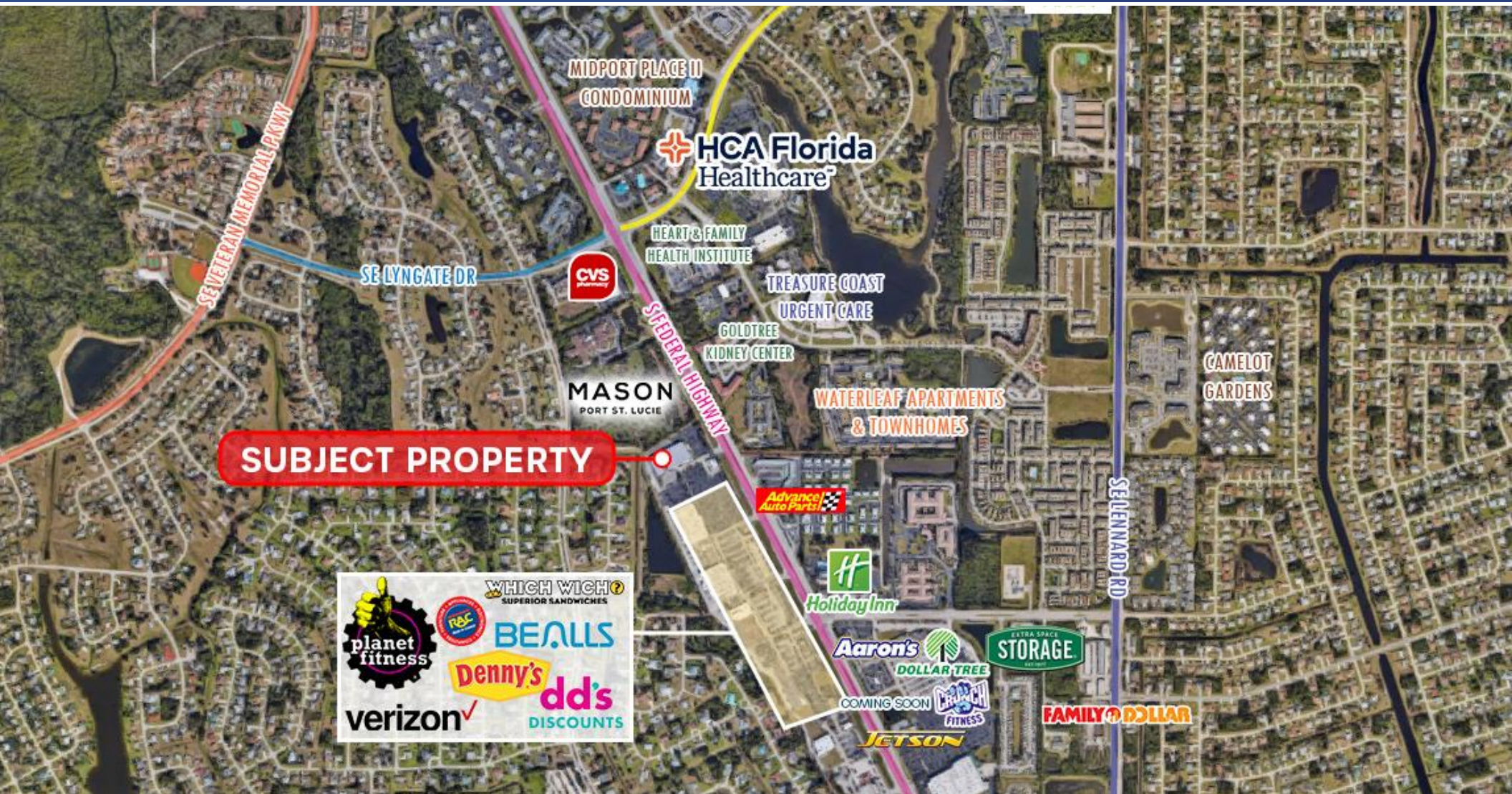
(8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required

# ZONING INFORMATION

- (9) Automobile fuel sales.
- (10) Repair and maintenance of vehicles. 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.
- (11) Retail convenience stores with or without fuel service station.
- (12) Hospitals, free standing emergency department, nursing, or convalescent homes.
- (13) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (14) Pain management clinic as set forth in Section 158.231.
- (D) Accessory Uses. As set forth in section 158.217.
- (E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development. 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.
- (F) Maximum Building Coverage. Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.
- (G) Maximum Building Height. Thirty-five (35) feet. (See subsection 158.174(E) for height variations allowed through PUD zoning.)
- (H) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations and drive-through restaurants: nine hundred (900) square feet.
- (I) Setback Requirements and Landscaping.
- (1) Front Setback. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
- (2) Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.
- (3) Rear Setback. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.
- (4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan.
- (J) Off-Street Parking and Service Requirements. As set forth in section 158.221.
- (K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of section 158.235 through 158.245.



# TRADE AREA MAP



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