

SITE PLAN APPROVED COMMERCIAL LAND

1962 SW Bayshore Blvd. Port St. Lucie, FL 34984



FOR SALE | \$619,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Situated in the thriving community of Port St. Lucie, this retail development site enjoys prime visibility and accessibility. Located in a dense commerce and residential oriented area, your business will benefit from a robust flow of local and commuter traffic.
- The proposed 8,000 square foot retail building is designed to accommodate a diverse range of businesses.
- This site offers a development opportunity promises to become a hub for the community, providing both essential services and leisure opportunities, fostering a strong sense of local pride.



PRICE	\$619,000
PROPOSED BLDG SIZE	8,000 SF
PROPOSED BUILDING TYPE	Retail
ACREAGE	1.15 AC
FRONTAGE	400'
TRAFFIC COUNT	27,000 ADT
ZONING	General Commercial (PSL)
LAND USE	CG
PARCEL ID	3420-560-2437-000-6

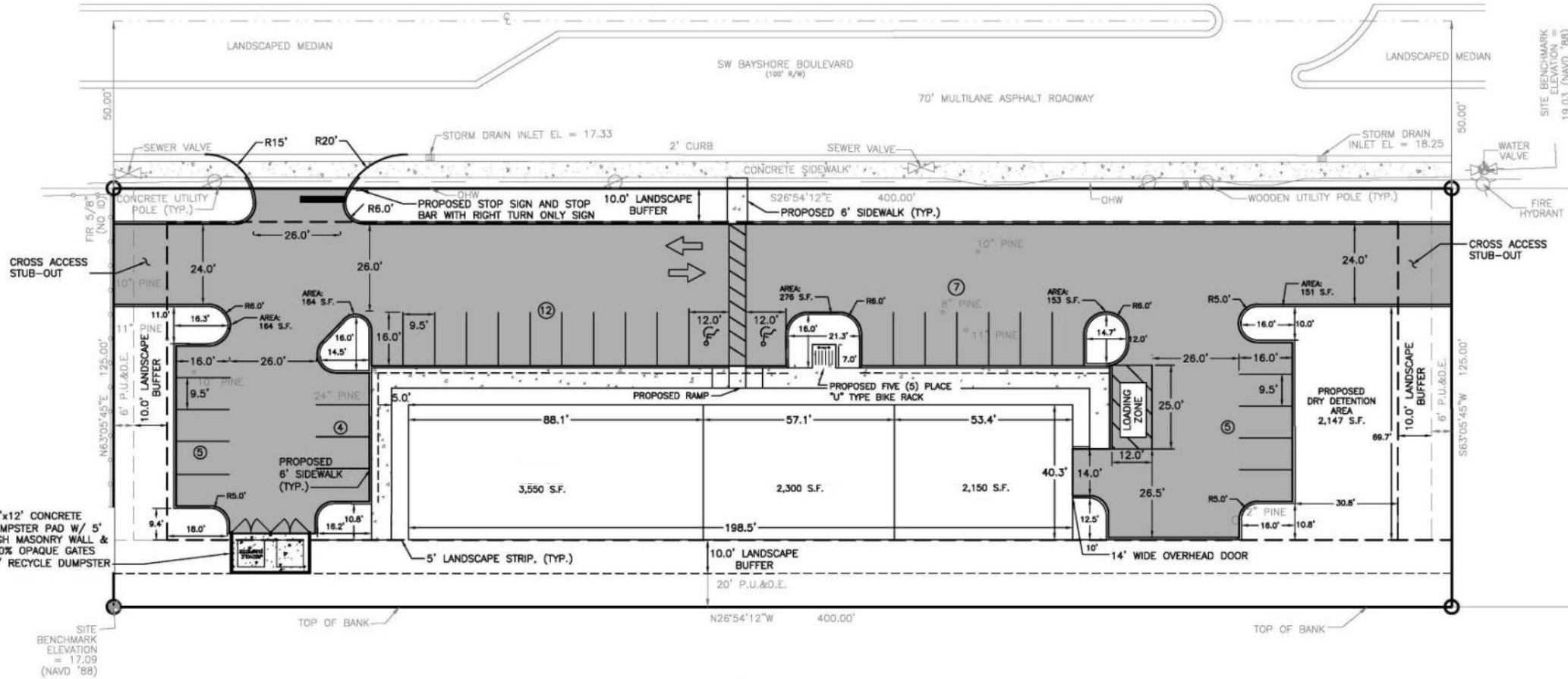
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PROPOSED SITE PLAN

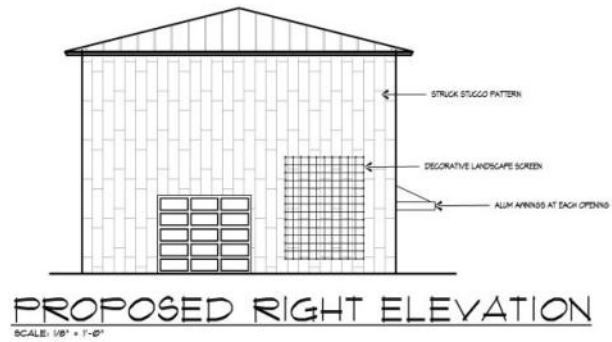
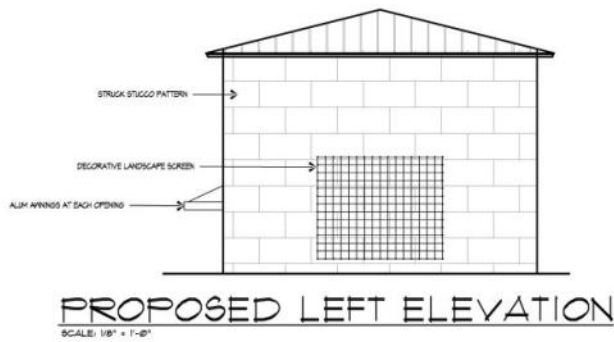
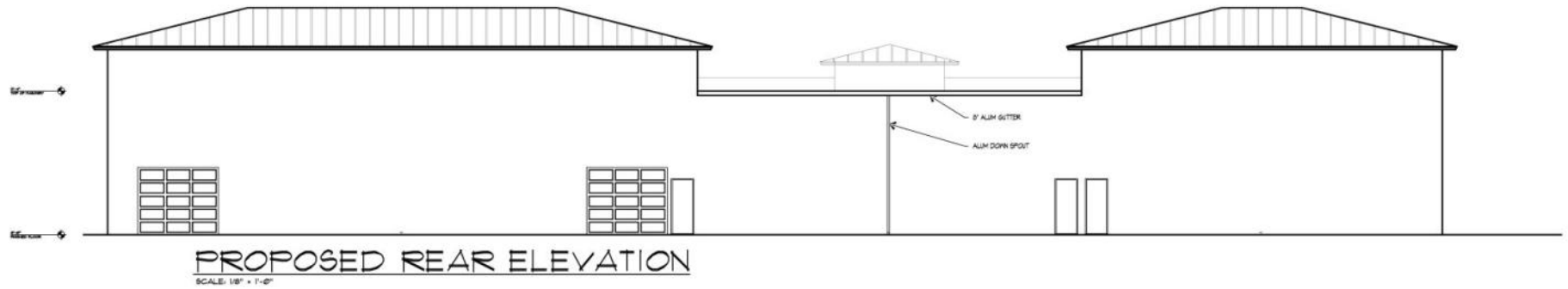
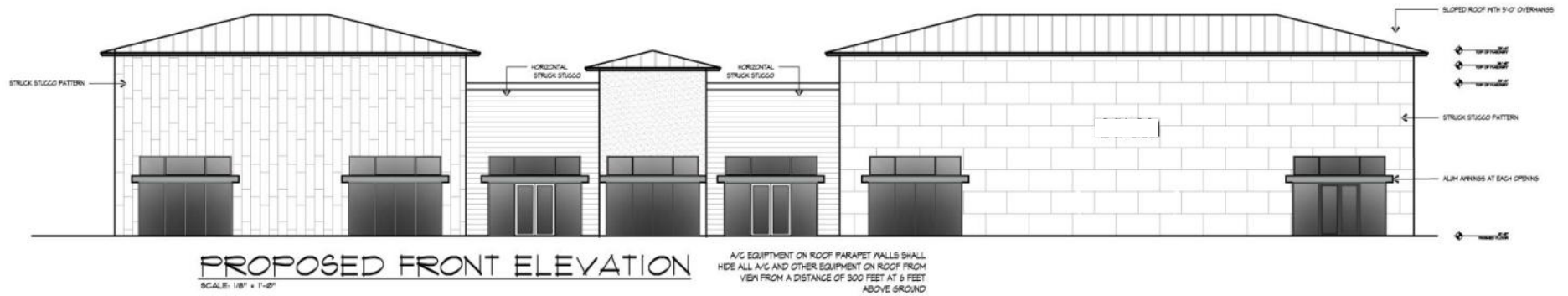


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ELEVATIONS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	11,084	1 Mile	\$80,356	1 Mile	38.2
3 Mile	88,877	3 Mile	\$81,610	3 Mile	39.8
5 Mile	202,403	5 Mile	\$82,548	5 Mile	41.4

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	13,325	1 Mile	\$73,794	1 Mile	38.2
3 Mile	106,661	3 Mile	\$69,005	3 Mile	40.2
5 Mile	244,316	5 Mile	\$69,207	5 Mile	43.1

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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.

TRADE AREA MAP



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