

RESTAURANT LOUNGE FOR SALE

269 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984



FOR SALE | \$399,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Stuart FL, 34996
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PROPERTY OVERVIEW

- This restaurant and lounge offers an open concept with both indoor and outdoor bars, as well as an entertainment area.
- The sale includes all restaurant inventory & a transferable lease.
- The property is located on a corner lot in St. Lucie County, with easy access to the Florida Turnpike and I-95.
- It is anchored by well-known national and regional retailers such as Winn-Dixie, Dollar Tree, and Xfinity.



PRICE	\$399,000
BUILDING SIZE	6,000 SF
BUILDING TYPE	Retail
ACREAGE	9.9 AC
FRONTAGE	543'
TRAFFIC COUNT	48,000 AADT (Port St Lucie Blvd)
YEAR BUILT	1990
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	CG-General Commercial
LAND USE	Commercial
PARCEL ID	4408-510-0001-000-7

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	10,786	1 Mile	\$80,443	1 Mile	38.7
3 Mile	86,682	3 Mile	\$81,726	3 Mile	39.8
5 Mile	204,072	5 Mile	\$83,140	5 Mile	42.2

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	12,941	1 Mile	\$70,188	1 Mile	38.8
3 Mile	104,128	3 Mile	\$69,560	3 Mile	40.2
5 Mile	246,135	5 Mile	\$69,096	5 Mile	42.9

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ZONING INFORMATION

S. CG COMMERCIAL, GENERAL.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores. (591)
 - (2) Used merchandise stores. (593)
 - (3) Sporting goods. (5941)
 - (4) Book and stationary. (5942/5943)
 - (5) Jewelry. (5944)
 - (6) Hobby, toy and games. (5945)
 - (7) Camera and photographic supplies. (5946)
 - (8) Gifts, novelty and souvenir. (5947)
 - (9) Luggage and leather goods. (5948)
 - (10) Fabric and mill products. (5949)
 - (11) Catalog, mail order and direct selling. (5961/5963)

ZONING INFORMATION

(12) Liquefied petroleum gas (propane). (5984)

(13) Florists. (5992)

(14) Tobacco. (5993)

(15) News dealers/newsstands. (5994)

(16) Optical goods. (5995)

(17) Misc. retail (See SIC Code for specific uses). (5999)

hh. Miscellaneous personal services (see SIC Code Major Group 72):

(1) Tax return services. (7291)

(2) Misc. retail (See SIC Code for specific uses). (7299)

ii. Miscellaneous business services (see SIC Code Major Group 73):

(1) Detective, guard and armored car services. (7381)

(2) Security system services. (7382)

(3) News syndicate. (7383)

(4) Photofinishing laboratories. (7384)

(5) Business services - misc. (7389)

jj. Mobile home dealers. (527)

kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)

ll. Motion pictures. (78)

mm. Motor vehicle parking-commercial parking and vehicle storage. (752)

nn. Museums, galleries and gardens. (84)

oo. Personnel supply services. (736)

pp. Photo finishing services. (7384)

qq. Photographic services. (722)

rr. Postal services. (43)

ss. Recreation facilities. (999)

tt. Repair services. (76)

uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)

vv. Social Services:

(1) Individual and family social services. (832/839)

(2) Child care services. (835)

(3) Job training and vocational rehabilitation services. (833)

ww. Travel agencies. (4724)

xx. Veterinary services. (074)

yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-Street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.

ZONING INFORMATION

7. Conditional Uses:

- a. Adult establishments subject to requirements of Section 7.10.10. (999)
- b. Drinking places (alcoholic beverages) - free-standing. (5813)
- c. Disinfecting and pest control services. (7342)
- d. Amusement parks. (7996)
- e. Go-cart tracks. (7999)
- f. Hotels and motels. (701)
- g. Household goods warehousing and storage-mini-warehouses. (999)
- h. Marina - recreational boats only. (4493)
- i. Motor vehicle repair services - body repair. (753)
- j. Sporting and recreational camps. (7032)
- k. Retail trade:
 - (1) Liquor stores. (592)
- l. Stadiums, arenas, and race tracks. (794)
- m. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

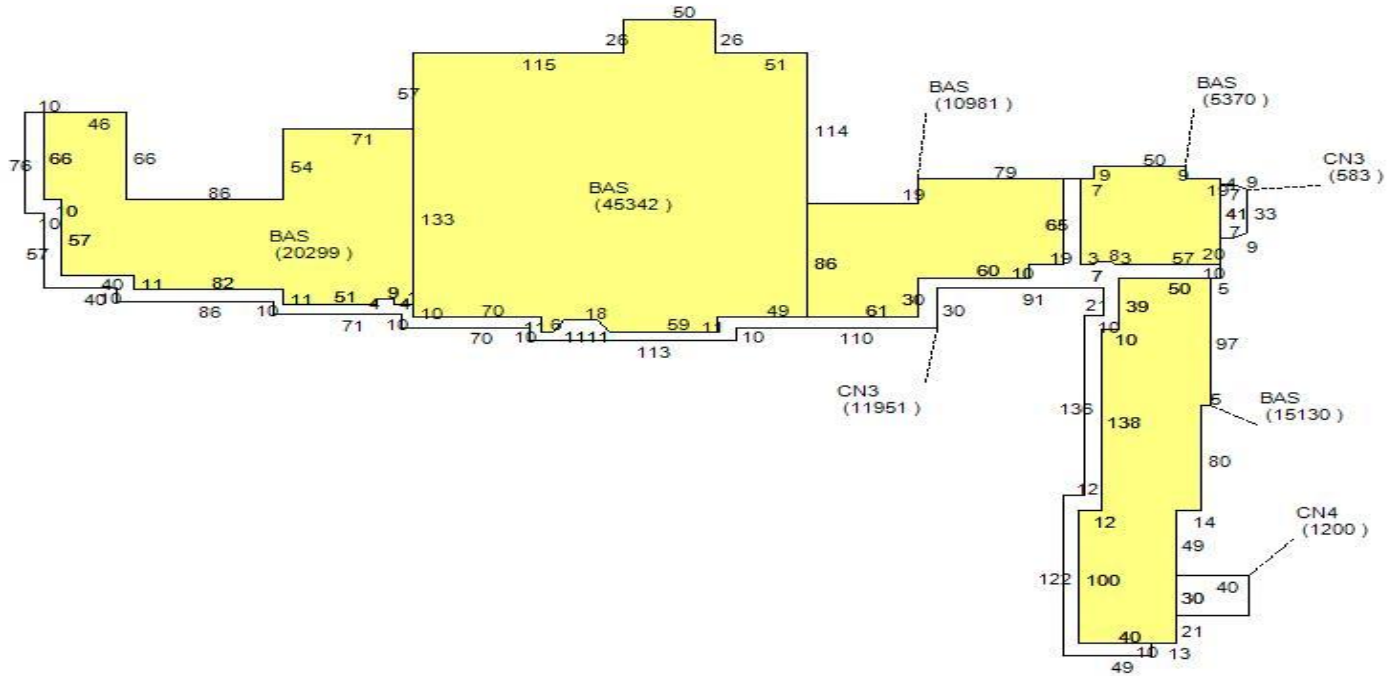
8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
- b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
- c. Retail trade:

(1) Undistilled alcoholic beverages (accessory to retail sale of food).

- d. Solar energy systems, subject to the requirements of Section 7.10.28.

SITE PLAN



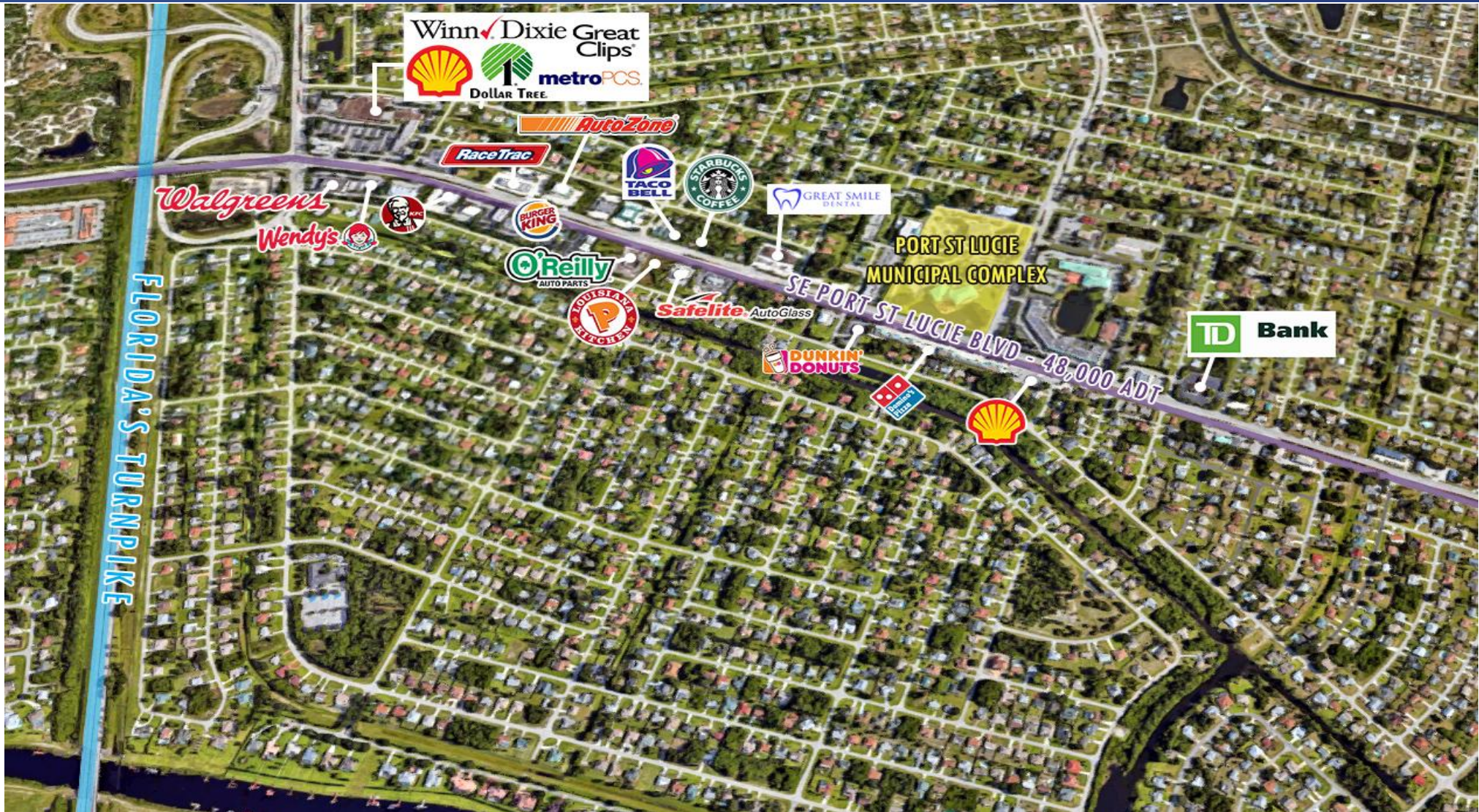
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TRADE AREA MAP



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