

3.34 AC VACANT LAND

Savona Blvd. Port St. Lucie, FL 34953



FOR SALE | \$2,200,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Prime commercial real estate opportunity located at the bustling intersection of Paar Drive and Savona Boulevard, offering excellent visibility and accessibility.
- This 3.34-acre vacant parcel is strategically positioned with close proximity to major thoroughfares, including I-95 and Port St. Lucie Boulevard, ensuring high traffic exposure.
- The property is surrounded by a diverse mix of established, thriving businesses, including churches, auto repair, and home services, creating a dynamic and robust commercial environment.
- Ideal for a range of development opportunities, this location offers significant growth potential.



PROPOSED PRICE \$2,200,000

ACREAGE 3.34 AC

FRONTAGE 458' (Savona Blvd), 320' (Paar Dr.)

TRAFFIC COUNT 8,000 ADT

ZONING General Commercial

PARCEL ID 3420-590-0005-000-8

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	13,003	1 Mile	\$95,919	1 Mile	36.9
3 Mile	59,075	3 Mile	\$94,003	3 Mile	38.2
5 Mile	121,795	5 Mile	\$92,721	5 Mile	40.5

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	15,796	1 Mile	\$72,599	1 Mile	37
3 Mile	71,605	3 Mile	\$76,063	3 Mile	38.5
5 Mile	147,914	5 Mile	\$76,319	5 Mile	41.2

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ZONING INFORMATION

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)

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ZONING INFORMATION

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)
- (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.

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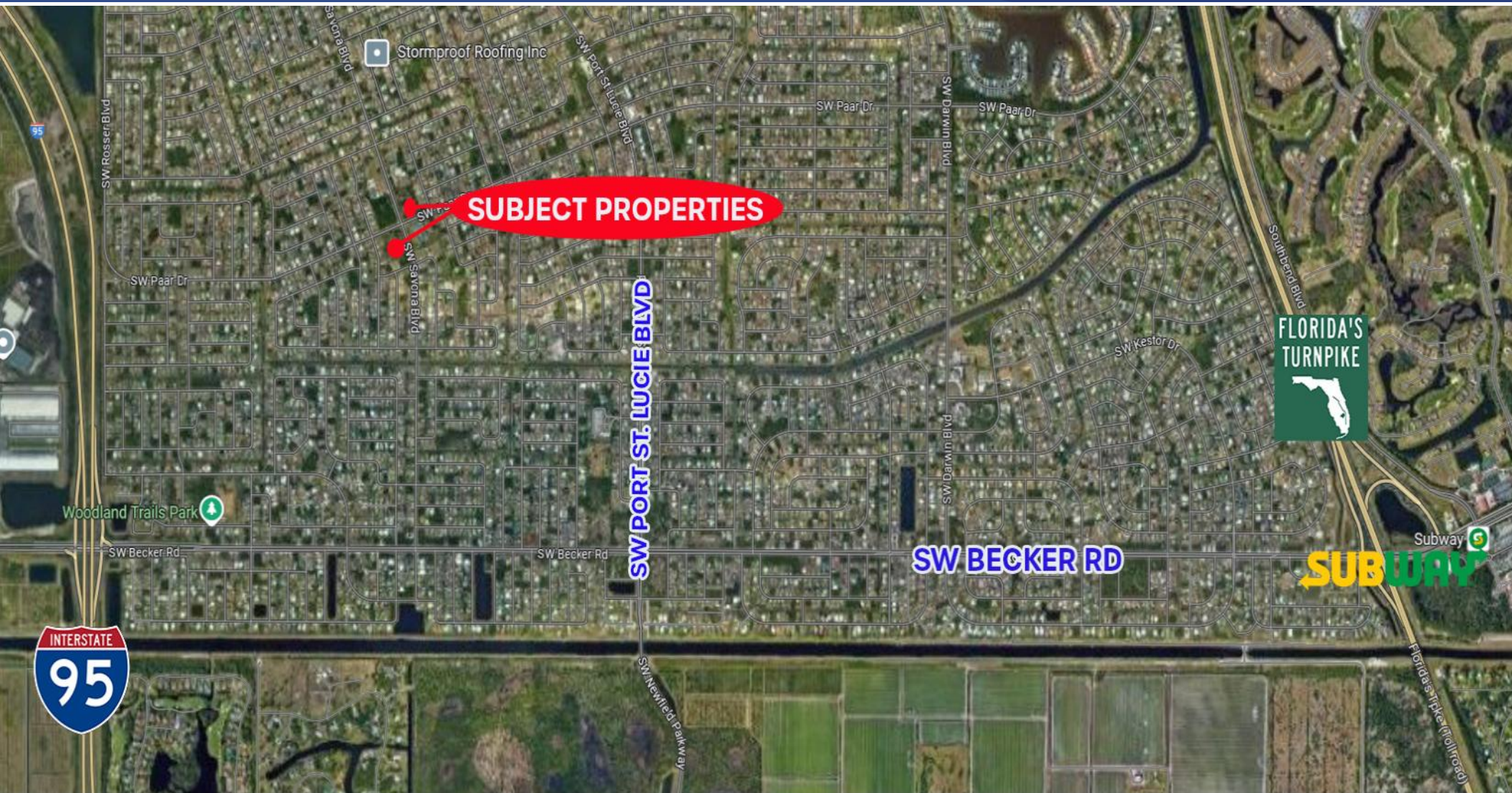
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TRADE AREA MAP



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