

0.69-AC COMMERCIAL LAND

1738-1750 SW Bayshore Blvd. Port St. Lucie, FL 34984



FOR SALE | \$450,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Exceptional commercial development opportunity consisting of three contiguous parcels totaling 0.69 acres.
- Zoned General Commercial (CG), the site offers the flexibility to accommodate a wide range of retail, office, medical, restaurant, and service-oriented uses, making it an attractive option for developers, investors, and owner-users alike.
- Situated along a highly visible commercial corridor, the property benefits from strong exposure and convenient access to major transportation routes including Crosstown Parkway and the Florida's Turnpike. The location provides connectivity to established residential neighborhoods, expanding commercial developments, and key employment centers throughout Port St. Lucie.
- With flexible zoning, excellent accessibility, and a growing customer base, this property presents a valuable opportunity to capitalize on the continued growth of Florida's Treasure Coast.



PRICE	\$450,000
ACREAGE	0.69 acres
FRONTAGE	241'
TRAFFIC COUNT	22,000 AADT
ZONING	(GC) General Commercial
LAND USE	Commercial
PARCEL ID	3420-560-2320-000-3 3420-560-2319-000-3 3420-560-2318-000-6

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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	10,042	89,169	184,207
2025 Population	11,701	101,004	215,868
2030 Population Projection	13,452	115,644	248,350
Annual Growth 2020-2025	3.3%	2.7%	3.4%
Households			
2020 Households	3,445	32,323	70,131
2025 Households	3,931	35,772	80,596
2030 Household Projection	4,510	40,864	92,575
Households By Income			
Avg Household Income	\$85,277	\$91,665	\$92,712
Median Household Income	\$72,860	\$73,695	\$73,849
Worker Travel Time To Job			
<30 Minutes	2,826	24,484	49,945
30-60 Minutes	2,241	16,238	33,504
60+ Minutes	597	4,979	10,082

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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).

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ZONING INFORMATION

- (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 number of parking spaces for the building.
- (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.

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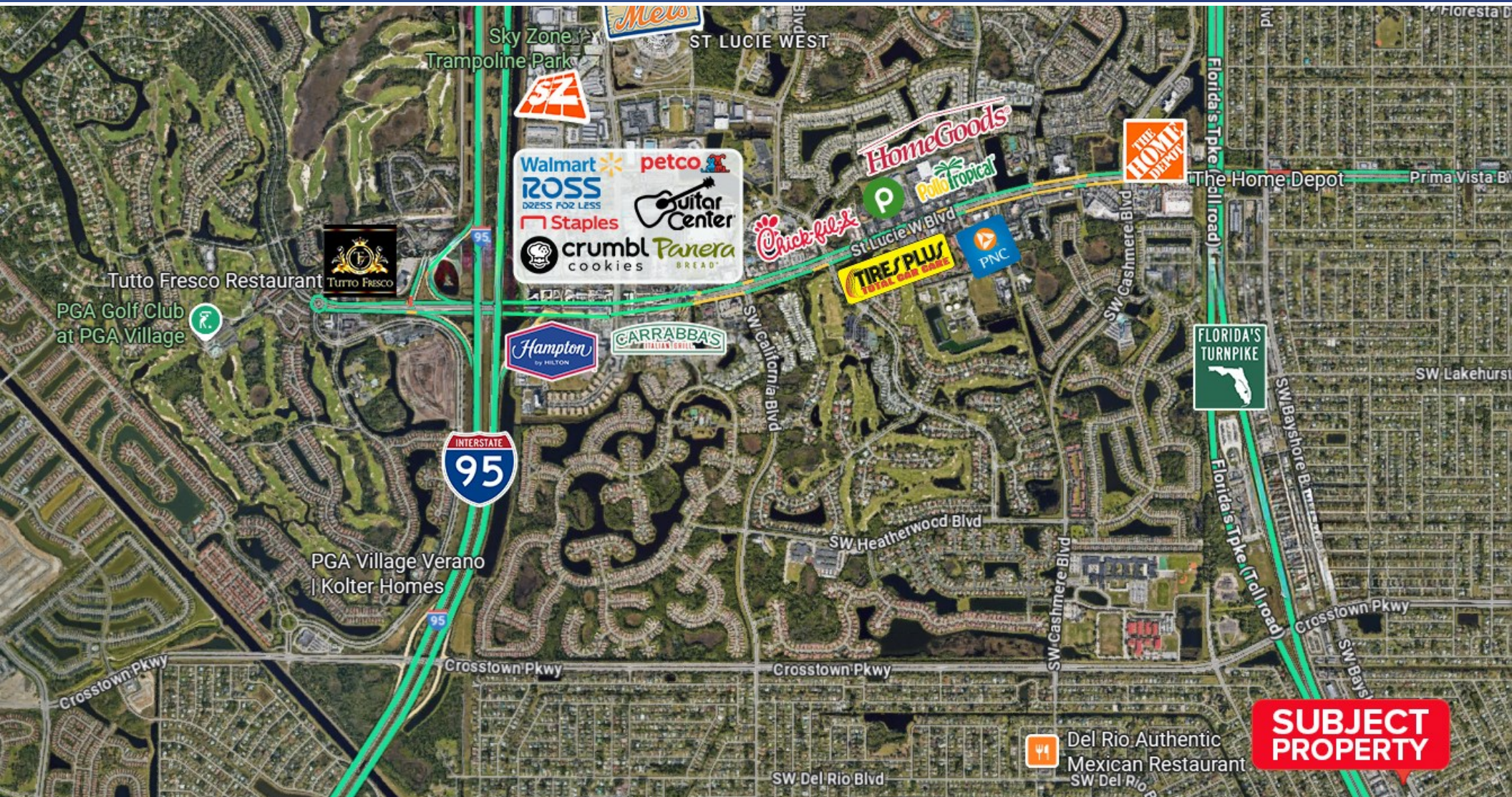
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LOCAL AREA MAP



**SUBJECT
PROPERTY**

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