

THREE 0.23-AC VACANT LOTS

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



SW BAYSHORE BLVD

FOR SALE | \$450,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Jerry Follano
772.286.5744 Office
772.360.4430 Mobile
jfollano@commercialrealestatellc.com

PROPERTY OVERVIEW

Prime commercial development opportunity to develop these three contiguous lots, totaling 0.69 acres.

- Strategically positioned along a high-visibility corridor, this site boasts excellent exposure and direct access to key roadways including the Florida Turnpike and Crosstown Parkway.
- Zoned General Commercial (CG), the property supports a diverse range of development possibilities, from retail and professional office to mixed-use projects.
- Located within 20 minutes of St. Lucie West, a dynamic hub known for its vibrant mix of retail, dining, and entertainment, this property offers not only outstanding accessibility but also a built-in consumer base and strong market demand.



PRICE	\$450,000
--------------	-----------

ACREAGE	0.69 acres
----------------	------------

FRONTAGE	241'
-----------------	------

TRAFFIC COUNT	22,000 AADT
----------------------	-------------

ZONING	General Commercial
---------------	--------------------

LAND USE	Commercial
	3420-560-2320-000-3,
	3420-560-2319-000-3,

PARCEL ID	3420-560-2318-000-6
------------------	---------------------

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Jerry Follano
772.286.5744 Office
772.360.4430 Mobile
jfollano@commercialrealestatellc.com

DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	10,526	1 Mile	\$80,115	1 Mile	38.1
3 Mile	91,293	3 Mile	\$81,630	3 Mile	40.7
5 Mile	199,743	5 Mile	\$81,937	5 Mile	42.5
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	12,651	1 Mile	\$74,585	1 Mile	38.2
3 Mile	109,507	3 Mile	\$69,230	3 Mile	41
5 Mile	241,080	5 Mile	\$68,944	5 Mile	43.2

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Jerry Follano
772.286.5744 Office
772.360.4430 Mobile
jfollano@commercialrealestatellc.com

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)

(1) Drug stores. (591)

(2) Used merchandise stores. (593)

(3) Sporting goods. (5941)

(4) Book and stationary. (5942/5943)

(5) Jewelry. (5944)

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Jerry Follano

772.286.5744 Office

772.360.4430 Mobile

jfollano@commercialrealestatellc.com

ZONING INFORMATION

- (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.

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

Jerry Follano
772.286.5744 Office
772.360.4430 Mobile
jfollano@commercialrealestatellc.com