

ESTABLISHED BARBERSHOP

Port St Lucie, FL



FOR SALE | \$250,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
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Stephen Peregoy
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PROPERTY OVERVIEW

Take advantage of this exceptional opportunity to own a well-established 1,100 sq. ft. shop located in a busy retail and commercial plaza. Surrounded by a diverse mix of thriving small businesses, this location benefits from consistent foot traffic, strong street visibility, and prominent signage space that maximizes exposure. SBA Approved!

Operating successfully for 13 years, this business has built a loyal customer base and a solid reputation within the community. The shop is fully occupied, featuring 10 chairs—all currently rented and generating steady weekly income. This turnkey setup provides immediate cash flow with minimal downtime or transition risk.



PRICE	\$250,000
BUILDING SIZE	1,100 SF
BUILDING TYPE	Retail Plaza
TRAFFIC COUNT	10,100 AADT
YEAR BUILT	2007
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	Neighborhood Commercial (PSL)
LAND USE	CL

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	10,711	1 Mile	\$86,546	1 Mile	38.9
3 Mile	86,980	3 Mile	\$83,270	3 Mile	41.2
5 Mile	192,846	5 Mile	\$84,288	5 Mile	42.6

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	12,862	1 Mile	\$82,164	1 Mile	39.2
3 Mile	104,735	3 Mile	\$71,731	3 Mile	41.7
5 Mile	233,563	5 Mile	\$71,317	5 Mile	43.6

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ZONING INFORMATION

Sec. 158.120. Neighborhood Convenience Commercial (CN).

(A) Purpose. The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

(1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110.

(2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.

(3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Office for administrative, business, or professional use.

(5) 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.

(6) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(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) Publicly-owned or operated building or use.

(3) Public utility facility, including water pumping plant, reservoir, and electrical substation.

(4) Service station (as separate use or in conjunction with a permitted use).

(5) Retail plant nursery with outside sales and storage of living plant material.

(6) Retail convenience stores with or without fuel service station and without drive-through service.

(7) Bars, lounges, and night clubs in accordance with Chapter 110.

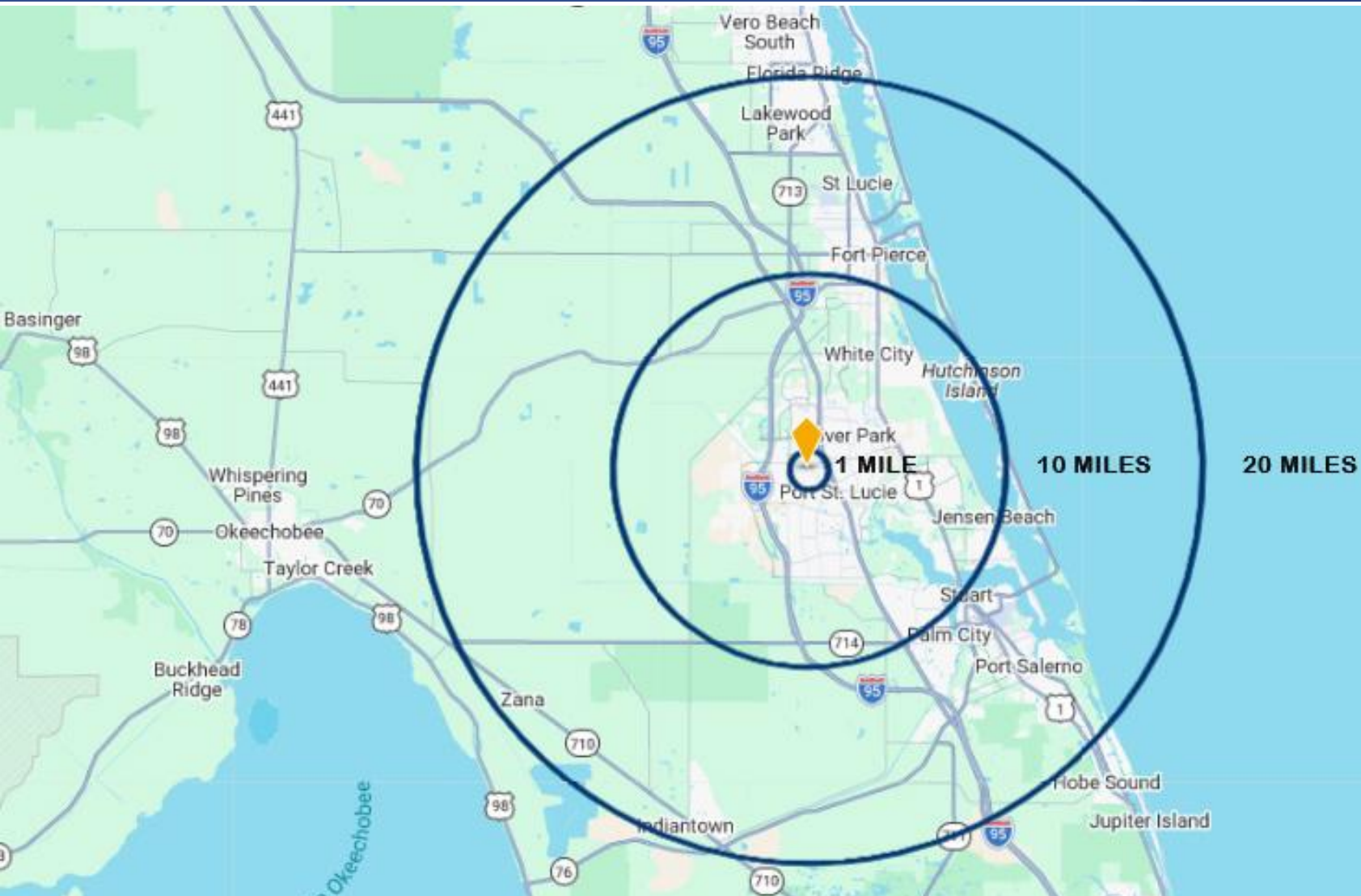
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TRADE AREA MAP



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