

0.70-AC COMMERCIAL LAND

St. Lucie Village, FL 34946 | Parcel 1421-603-0003-000-8

FOR SALE

\$225,000



NEAR THE MARINA

Indian River Lagoon access

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PROPERTY OVERVIEW

Presenting a 0.70-acre commercial parcel just off US-1 in the Town of St. Lucie Village, a quiet riverfront community on the Indian River Lagoon just north of Fort Pierce. With commercial zoning and a matching commercial land use designation already in place, the site offers a clear path to development for an owner-user, local business or investor looking to serve an established, underserved neighborhood.

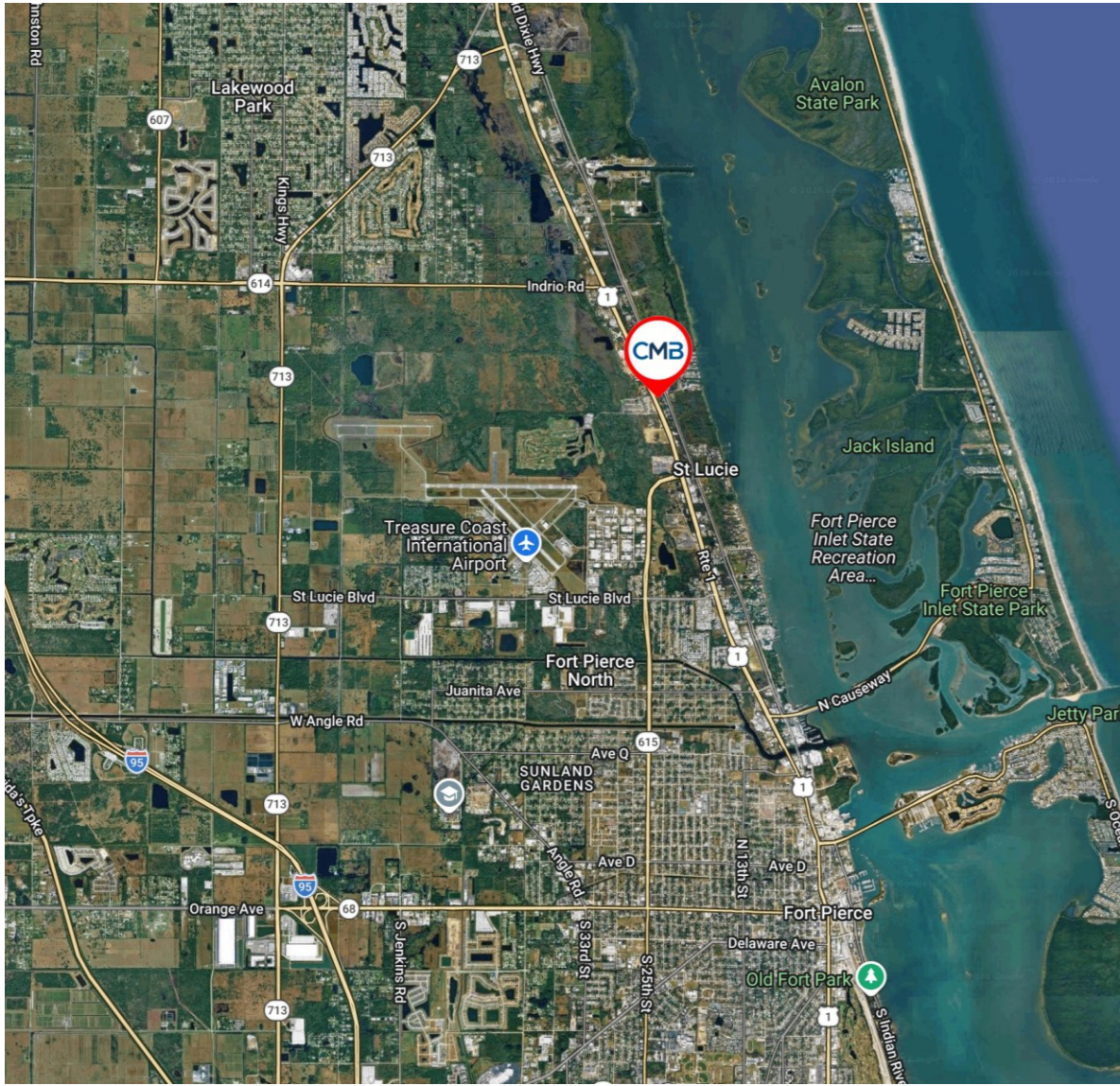
Investment Highlights

- ▶ **Commercial in place:** zoning and future land use are both commercial; no rezoning or land use amendment needed
- ▶ **Built-in customers:** across the street from the County Cove mobile home community
- ▶ **Waterfront traffic:** steps from the Village Marina and boat ramp on the Indian River Lagoon
- ▶ **Easy access:** just off US-1 with a quick connection to N 25th Street
- ▶ **Limited competition:** semi-rural setting with few commercial sites available



Price	\$225,000
Price / Acre	\$321,429
Acreage	0.70-AC (±30,492 SF)
Parcel ID	1421-603-0003-000-8
Jurisdiction	Town of St. Lucie Village
County	St. Lucie County
Zoning	C – General Community Commercial
Land Use	Commercial
Access	US-1
Frontage	±169'
Utilities	FPUA

LOCATION ADVANTAGES



In the Heart of St. Lucie Village

1

US-1

Positioned just off the region's main north-south commercial corridor, linking Fort Pierce, Vero Beach and the Treasure Coast.

2

N 25th Street

Close access to a key Fort Pierce connector for customers and employees coming from the west and south.

3

Village Marina

Boaters, anglers and visitors pass by on the way to the lagoon, a natural fit for marine, bait and convenience uses.

4

County Cove

A residential community directly across the street creates steady, walkable demand for everyday goods and services.

5

I-95 & Florida's Turnpike

±8 miles to I-95 via Indrio Rd (Exit 138) and ±12 miles to Florida's Turnpike (Exit 152, Fort Pierce), linking the site to the wider region.

DEVELOPMENT POTENTIAL



Marine Retail

Bait, tackle and boating supplies near the Village Marina



Neighborhood Retail

Convenience or specialty shop serving local residents



Café or Restaurant

Quick-service dining with US-1 visibility



Professional Office

Insurance, real estate, financial or legal services



Medical Office

Small clinic or outpatient practice



Personal Services

Salon, barber or similar service business



For illustrative purposes only

Potential uses are illustrative and subject to Town of St. Lucie Village zoning review and approval.

ZONING & DEVELOPMENT POTENTIAL

C – General Community Commercial (Town of St. Lucie Village LDC Sec. 3.2.3). Intended for commercial uses that provide a variety of basic goods and services compatible with adjacent land uses. Future land use: Commercial.

±22,869 SF

Max. Building Area (0.75 FAR)

60%

Max. Building Coverage

35 ft

Max. Building Height

75%

Max. Impervious Surface

Development Standards (C District)

Min. Lot Area 10,890 SF (0.25 AC)

Min. Lot Width 75 ft

Floor Area Ratio 0.75

Building Separation 25 ft

Setbacks Per LDC Sec. 3.5.6 (verify)

Access Via US-1 only; not from Old Dixie Hwy

Example Commercial Uses (LDC Table 1)

Retail shops & apparel

Convenience store

Delicatessen / catering

Bait & tackle

Clinics

Financial institutions

Barber & beauty

Exercise studio

Florist

Art studio

Most uses require administrative or site plan review. Uses not expressly permitted are prohibited. Buyer to verify with the Town.

DEMOGRAPHICS

1-Mile Radius

Population	1,092
Households	491
Median Age	45.2
Employees	403

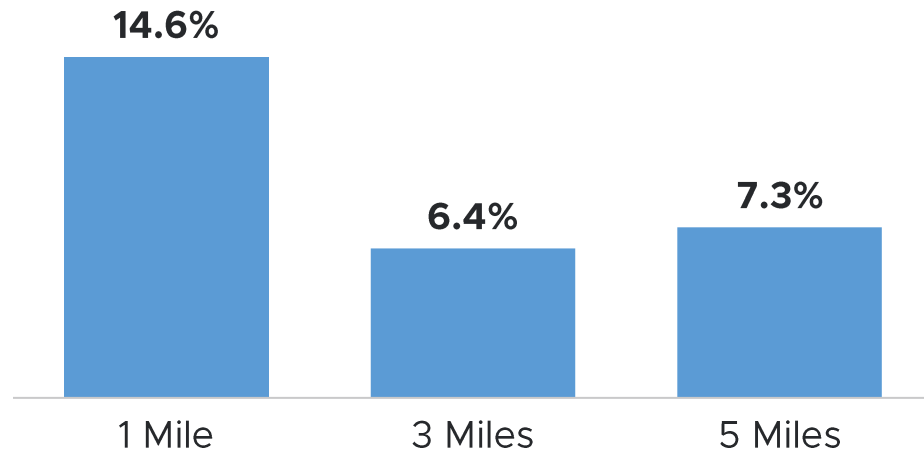
3-Mile Radius

Population	15,013
Households	6,690
Median Age	49.0
Employees	4,523

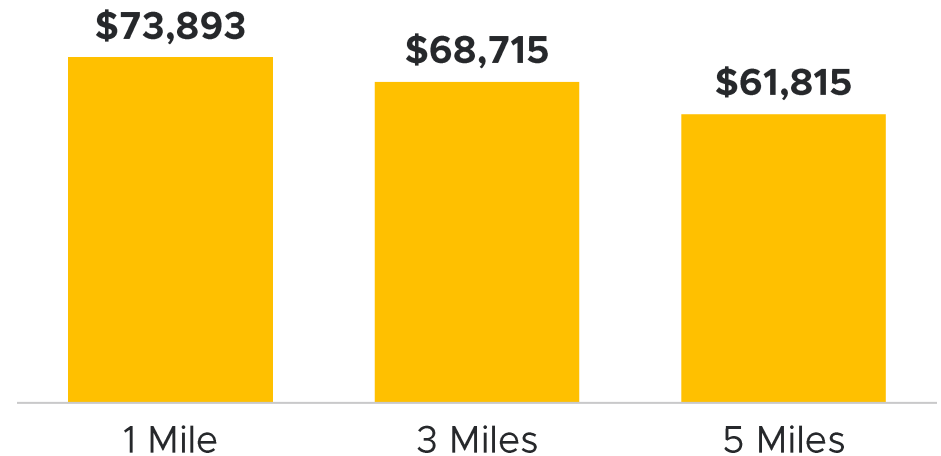
5-Mile Radius

Population	59,319
Households	24,913
Median Age	43.7
Employees	16,979

5-Year Population Growth



Median Household Income



TRADE AREA MAP

