

FOR SALE

\$319,000

0.69 AC Development Land

652-672 Port Saint Lucie Blvd., Port Saint Lucie FL 34984



Subject Property

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

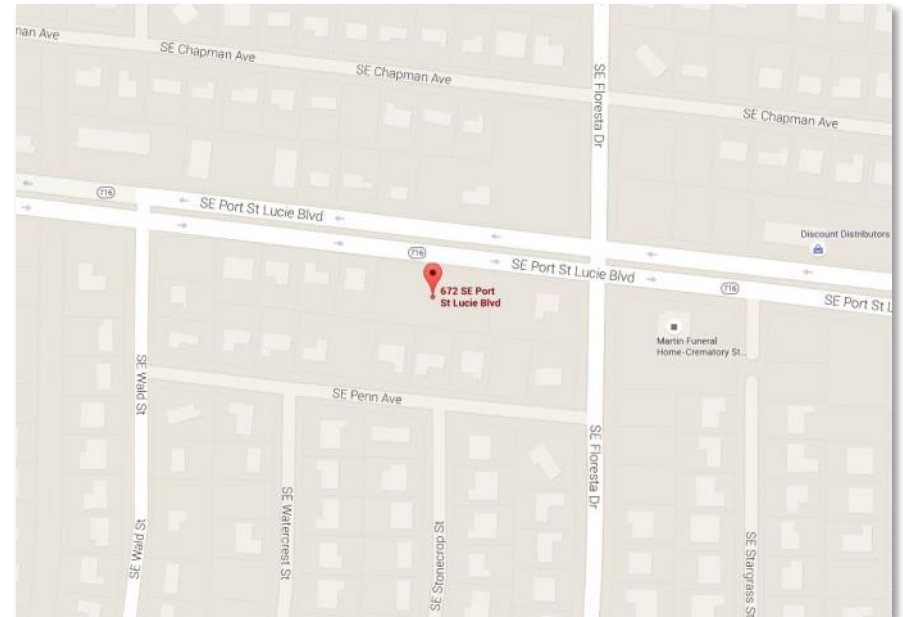
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PRICE	\$319,000
PARCEL ID	3420-585-1346-000-1
ACREAGE	0.69*
FRONTAGE	240'
TRAFFIC COUNT	46,000 ADT
ZONING	LMD - Limited Mixed Use
LAND USE	Commercial
UTILITIES	City water and sewer

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.

Excellent development opportunity in one of the few remaining lots on Port St. Lucie Blvd. The site consists of a 0.69 acre lot. It has high visibility and frontage plus additional traffic flow coming from Floresta Dr. and Florida's Turnpike. This site is suitable for multiple uses that require daily high traffic volume.



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Property Demographics

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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	7,743	1 Mile	\$57,558	1 Mile	41.20
3 Mile	66,090	3 Mile	\$59,428	3 Mile	41.20
5 Mile	170,792	5 Mile	\$62,174	5 Mile	41.70

2023 Population Projection		Median Household Income		Median Age	
1 Mile	8,507	1 Mile	\$44,210	1 Mile	42.80
3 Mile	72,726	3 Mile	\$46,414	3 Mile	42.30
5 Mile	187,853	5 Mile	\$48,557	5 Mile	42.90

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Zoning Information

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Limited Mixed Use Zoning (LMD)

Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

1. Any permitted or special exception use listed in the professional (P) district;
2. Any permitted or special exception use listed in institutional (I) district;
3. Any permitted or special exception use listed in the multiple-family residential (RM-11) district.
4. Retail or personal service uses conducted wholly within an enclosed building, but not including convenience/gas sales, restaurants and the sales of alcoholic beverages. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The site plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

5. Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.



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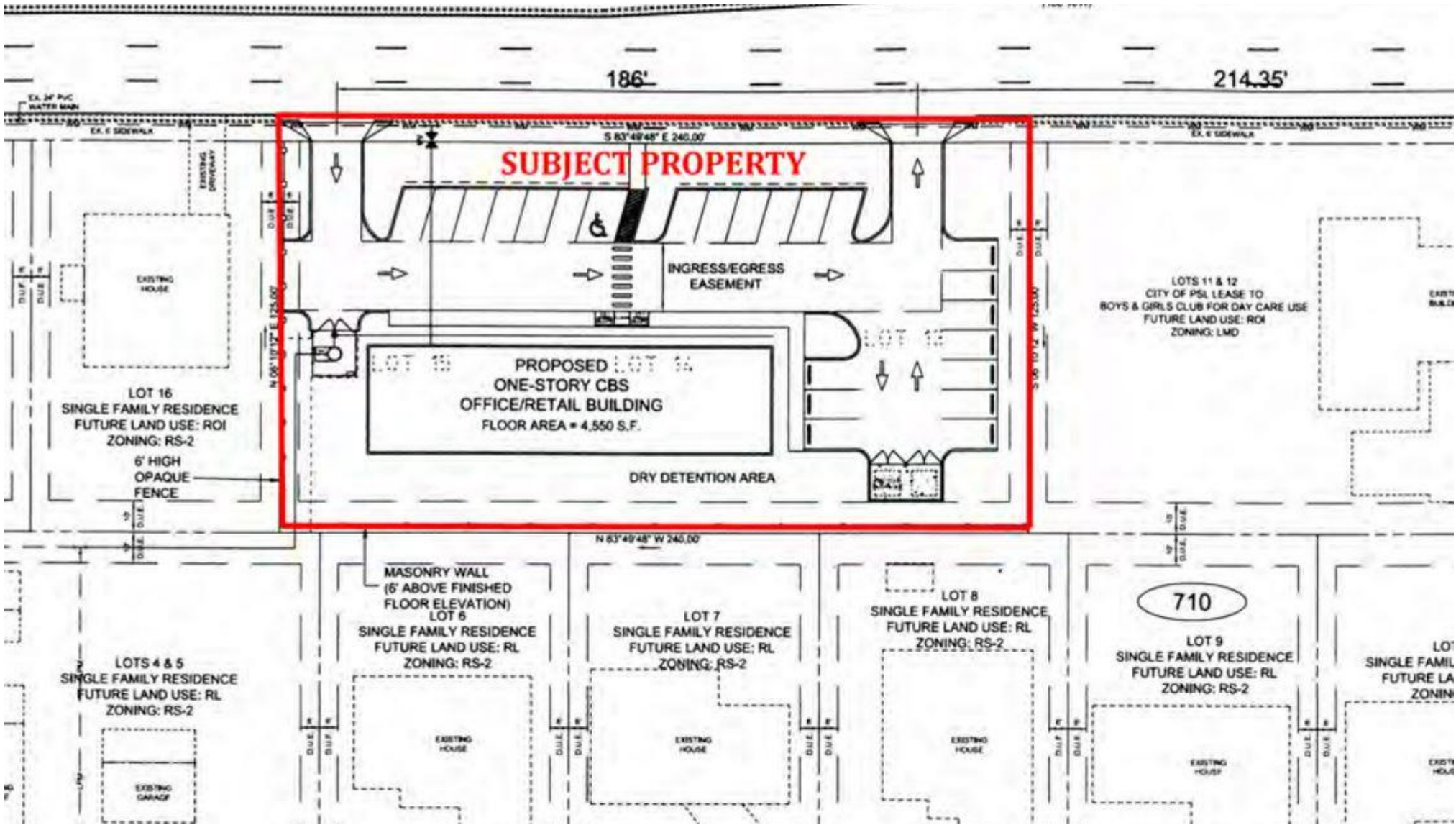
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Proposed Site Plan

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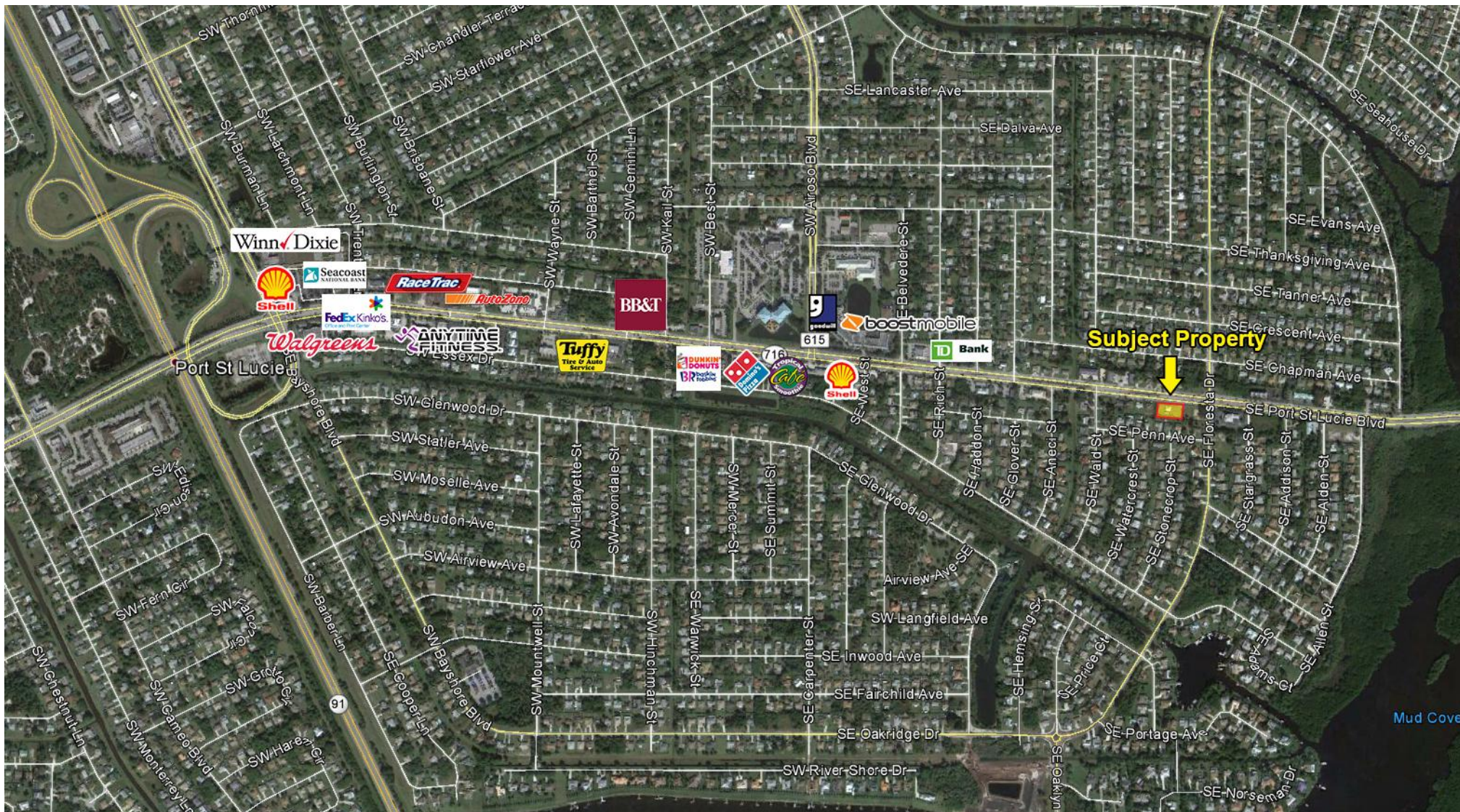
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Property Aerial

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