

FOR SALE

\$299,000

Commercial Development Land

SW Paar Drive, Port St. Lucie FL 34953



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Anthony Olivieri | 772-205-8306 | Aolivieri@commercialrealestatellc.com

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

Property Details

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PRICE	\$299,000
PROPOSED* BUILDING SIZE	6,400 SF
BUILDING TYPE	Retail
ACREAGE	+/- .93 AC
FRONTAGE	127' on Paar Dr.
TRAFFIC COUNT	26,000 AADT
YEAR BUILT	TBD
CONSTRUCTION TYPE	TBD
PARKING SPACE	--
ZONING	LMD - Limited Mixed Use
LAND USE	Commercial Lot
UTILITIES	Port St. Lucie Utilities

Excellent development opportunity in growing area of Port Saint Lucie! Commercial land has site plan approval for a 6,400 SF multi-tenant building. Join Dollar General and other neighboring retailers. Site is pad ready with established utilities and cross access. Special exception for single use over 5,000 SF.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,966	1 Mile	\$66,011	1 Mile	37.00
3 Mile	50,740	3 Mile	\$66,877	3 Mile	37.60
5 Mile	100,018	5 Mile	\$68,797	5 Mile	39.10

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LMD - Limited Mixed Use

(A) 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.

(B) 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.

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

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses 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, but not including convenience/gas sales. 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 conceptual 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.

(D) Special Exception Use.

- (1) Any special exception use listed in the professional zoning district (P).
- (2) Any special exception use listed in institutional zoning district (I).
- (3) Any special exception use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail plant nursery.
- (5) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, 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, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
- (6) Any use exceeding five thousand (5,000) square feet.

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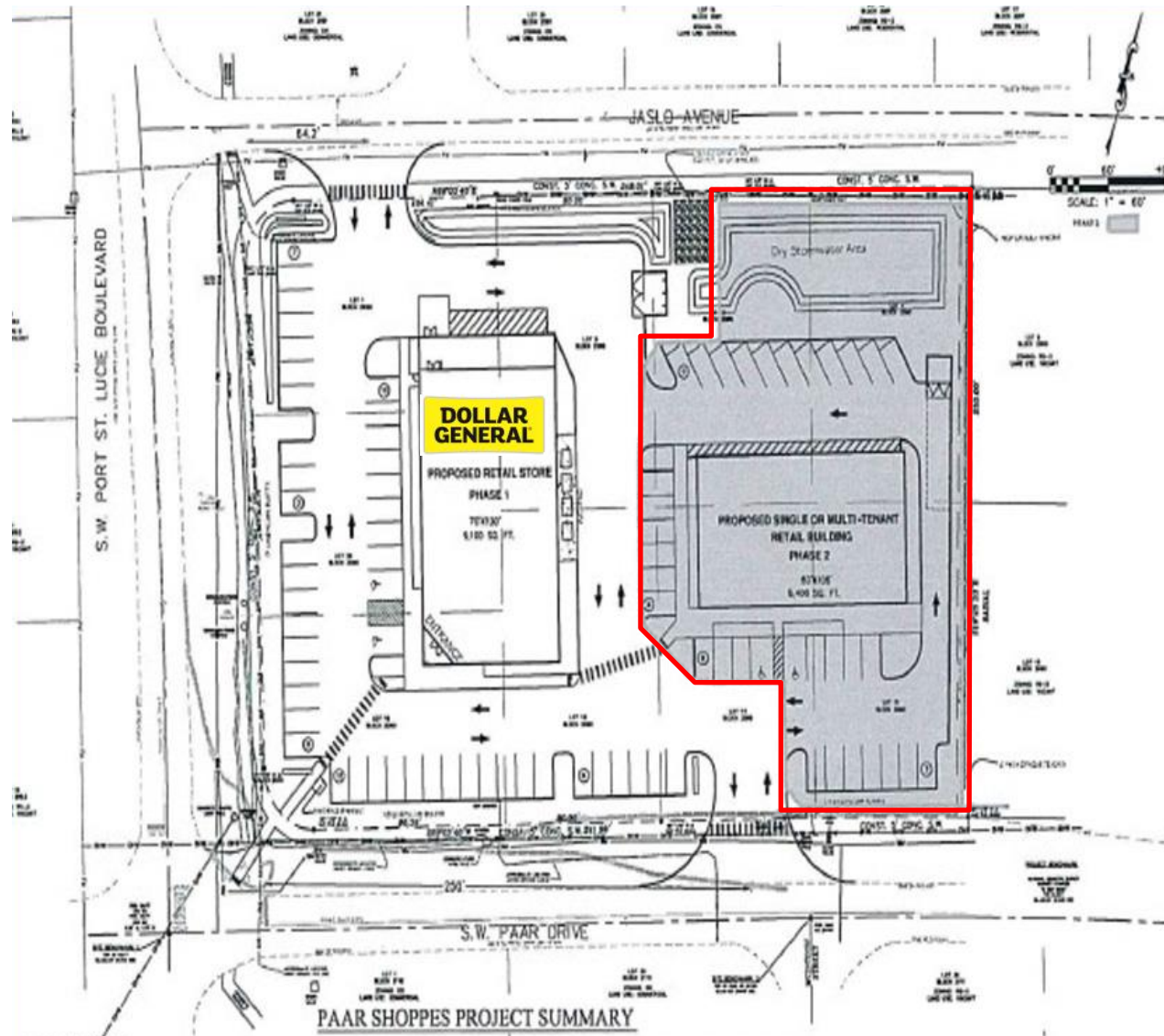
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Conceptual Site Plan

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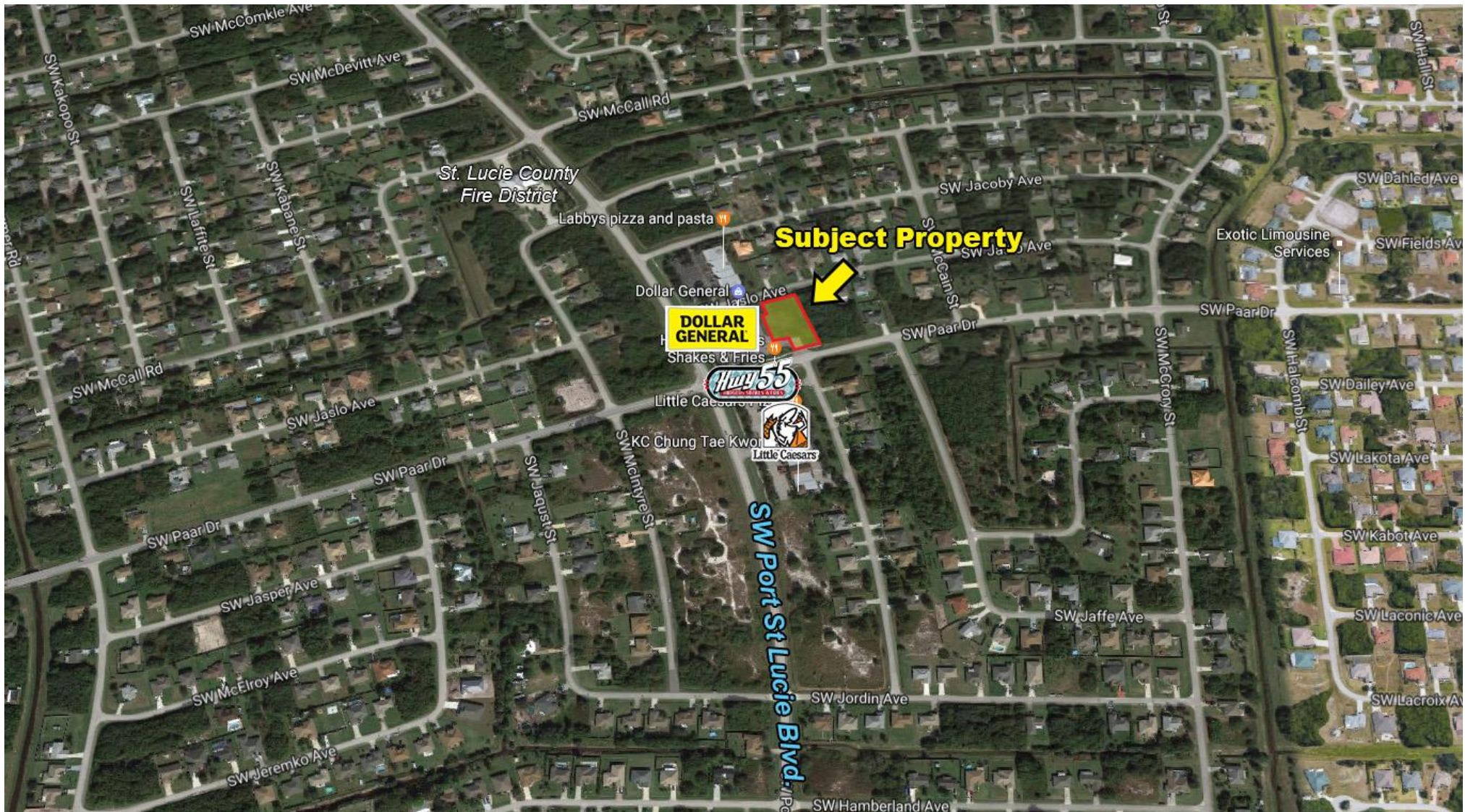
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Property Aerial

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