

FOR SALE

\$649,000

Vacant Retail Land

SW Del Rio Blvd. 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

Vacant Retail Land

SW Del Rio Blvd. Port St. Lucie FL 34953

PRICE \$649,000 ~~\$999,000~~ **PRICE REDUCED**

ACREAGE 2.66 AC

FRONTAGE 360.99'

TRAFFIC COUNT 20,918 AADT (from SW Port St. Lucie Blvd.)

YEAR BUILT --

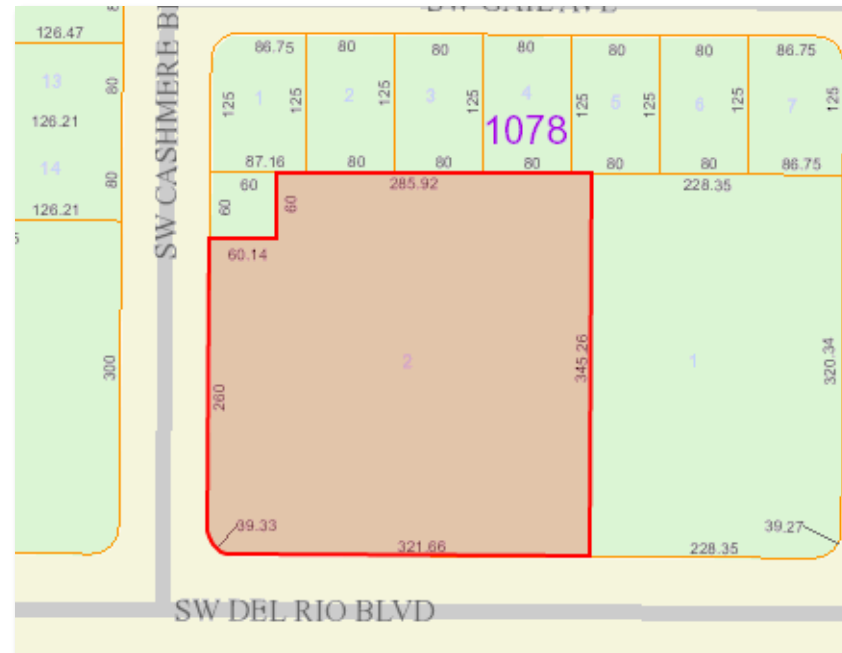
ZONING CN - PSL (Neighborhood Convenience Commercial)

LAND USE Vacant Commercial

UTILITIES Undisclosed

Don't miss out on this great opportunity! Vacant lot available for a retail business under the CN zoning district. Currently neighbors a Dollar General, BP gas station and Subway.

Located on the corner of SW Del Rio Blvd and SW Garnet Street.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,053	1 Mile	\$75,523	1 Mile	38.20
3 Mile	77,234	3 Mile	\$65,286	3 Mile	40.60
5 Mile	158,502	5 Mile	\$65,166	5 Mile	41.20

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CN - Neighborhood Convenience Commercial

(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.

(C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one (1) such residence may be approved for each business and required land area;
- (2) Enclosed assembly area with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110;
- (3) Publicly-owned or operated building or use;
- (4) Public utility facility, including water pumping plant, reservoir, and electrical substation;

(5) Service station (as separate use or in conjunction with a permitted use);

(6) Retail plant nursery with outside sales and storage of living plant material. Other accessory outside storage shall be allowed subject to the provisions of section 158.217, and will require buffering pursuant to the landscaping requirements of section 153.04(G);

(7) Retail convenience stores without drive-through service;

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

(D) **Accessory Uses.** As set forth in section 158.217.

(E) **Minimum and Maximum Lot Requirement.** A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. The maximum lot size shall not exceed four (4) acres. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

(F) **Maximum Building Coverage.** Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) **Maximum Building Height.** Twenty-five (25) feet.

(H) **Minimum Building Size and Minimum Living Area.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations: nine hundred (900) square feet. Apartment-type living quarters: Six hundred (600) square feet.

More information available in municode library.

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