

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Vacant Land

SW Del Rio Blvd, Port Saint Lucie FL



For Sale
\$999,000

Listing Agent:
Lou Perrotta
772-801-9411
lperrotta@commercialrealestatellc.com

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

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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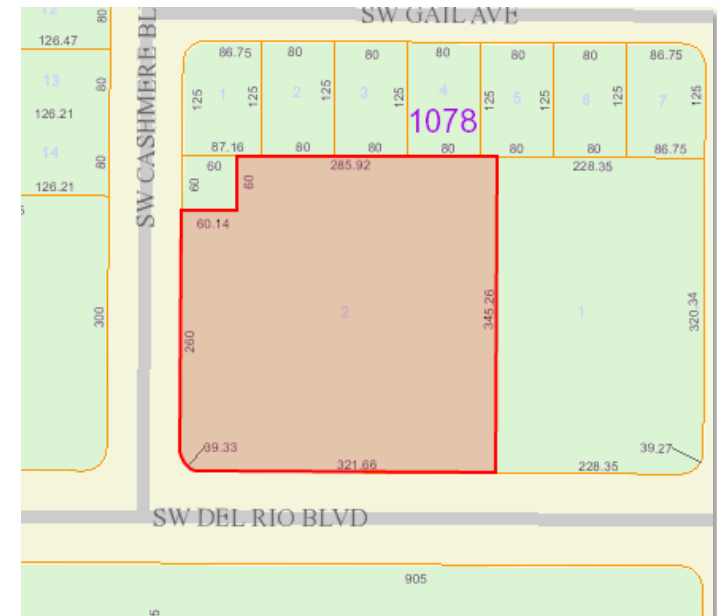
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Property Details

Location:	SW Del Rio Blvd, Port Saint Lucie FL
Price:	\$999,000
Land Size:	2.66 AC
Frontage:	360.99'
Traffic Count:	10,700 average daily traffic
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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2015 Demographics

Population (Daytime)

1 mile	5,261
3 mile	60,787
5 mile	119,294

Average Household Income

1 mile	\$68,276
3 mile	\$65,528
5 mile	\$65,176

Median Age

1 mile	35
3 mile	43
5 mile	43

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Zoning & Future Land Use Map

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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Property Aerial



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