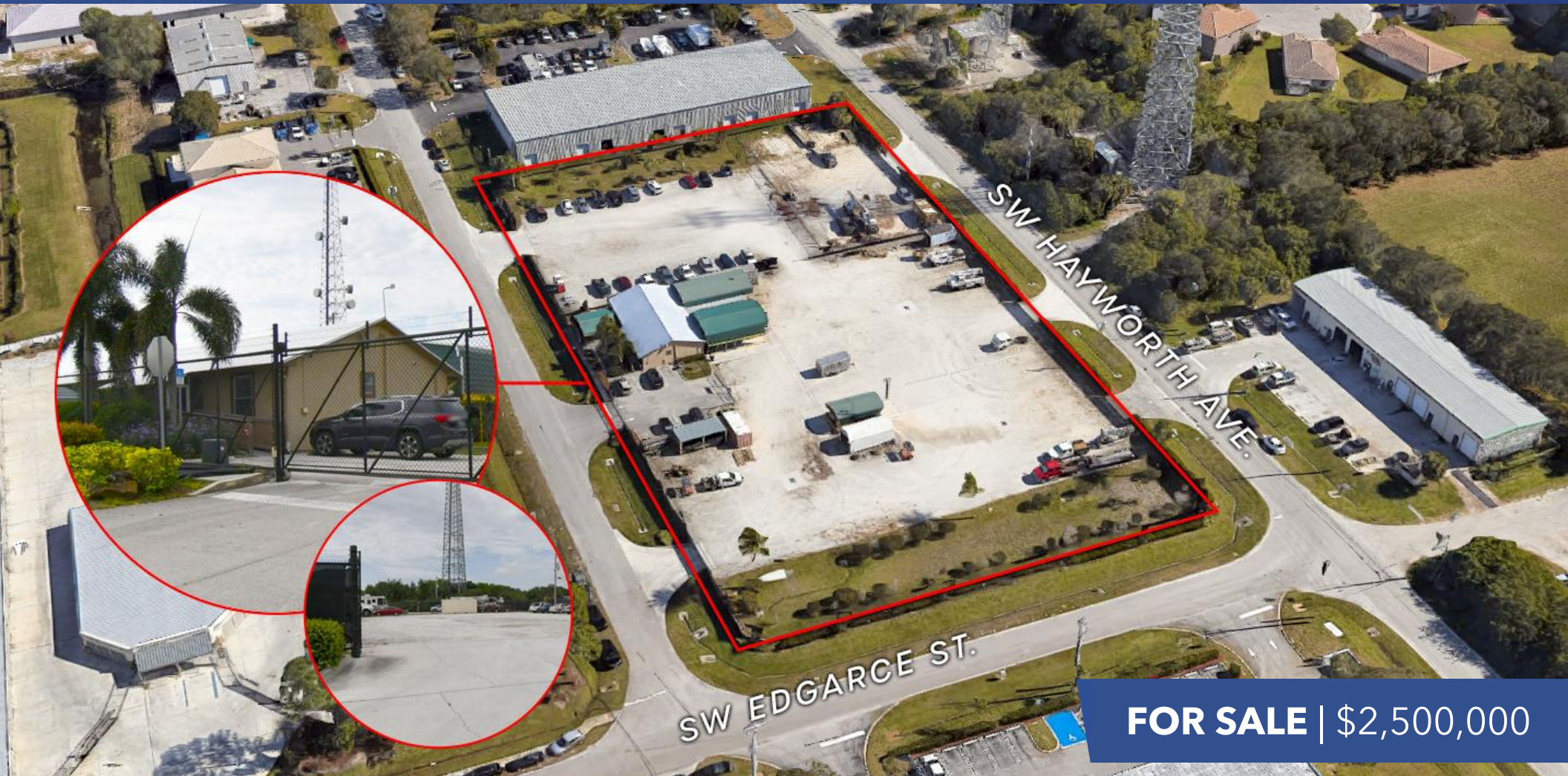


INDUSTRIAL SERVICE SITE WITH YARD SPACE

2765 SW Edgarce St. / 2161 SW Hayworth Ave. Port St. Lucie, FL 34953



FOR SALE | \$2,500,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
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PROPERTY OVERVIEW

- Great opportunity to acquire a prime commercial property with highly desirable yard space.
- Situated on two side-by-side parcels totaling 2.58 acres, this property offers a fully-fenced yard space—perfectly suited for equipment storage and operational needs.
- Site features a freestanding 1,320-square-foot office building to support administrative and client services.
- The property generates a steady \$16,000 monthly income from a reputable tree service tenant with 7 years left on their lease.
- Strategically located just off SW Edgarce Street, this site offers quick accessibility to Gatlin Blvd and is only minutes from the I-95 access ramp, ensuring efficient logistics and customer access. This property represents a unique blend of real estate and business acquisition, ideal for an owner/operator or investor looking to step into a well-established service industry.



PRICE	\$2,500,000
GROSS MONTHLY INCOME	\$16,000/mo.
BUILDING SIZE	1,320 SF Office
BUILDING TYPE	Office with Yard
ACREAGE	2.58 AC (Combined)
FRONTAGE	442' Hayworth / 238' Edgarce
YEAR BUILT	1985
CONSTRUCTION TYPE	Frame Stucco
PARKING SPACE	Ample
ZONING	Service Commercial (PSL)
LAND USE	CS
PARCEL ID	3420-650-1121-000-7 3420-650-1126-000-2

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,350	1 Mile	\$95,204	1 Mile	39.2
3 Mile	73,907	3 Mile	\$86,293	3 Mile	42.2
5 Mile	145,170	5 Mile	\$87,666	5 Mile	42.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	10,156	1 Mile	\$92,819	1 Mile	39.9
3 Mile	90,339	3 Mile	\$73,967	3 Mile	43.3
5 Mile	176,484	5 Mile	\$73,176	5 Mile	43.3

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ZONING INFORMATION

Sec. 158.126. Service Commercial Zoning District (CS).

(A) Purpose. The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
- (3) Building material sales.
- (4) Cabinet shop.

- (5) Contractor's shop.
- (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
- (7) Sign company.
- (8) Public facility or semi-public facility or use.
- (9) Trade shop (roofing, plumbing, electrical, and the like).
- (10) Wholesale establishment.
- (11) Food processing facility.
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
- (13) Television and broadcasting station.
- (14) Analytical laboratory.
- (15) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (17) Kennel, enclosed.

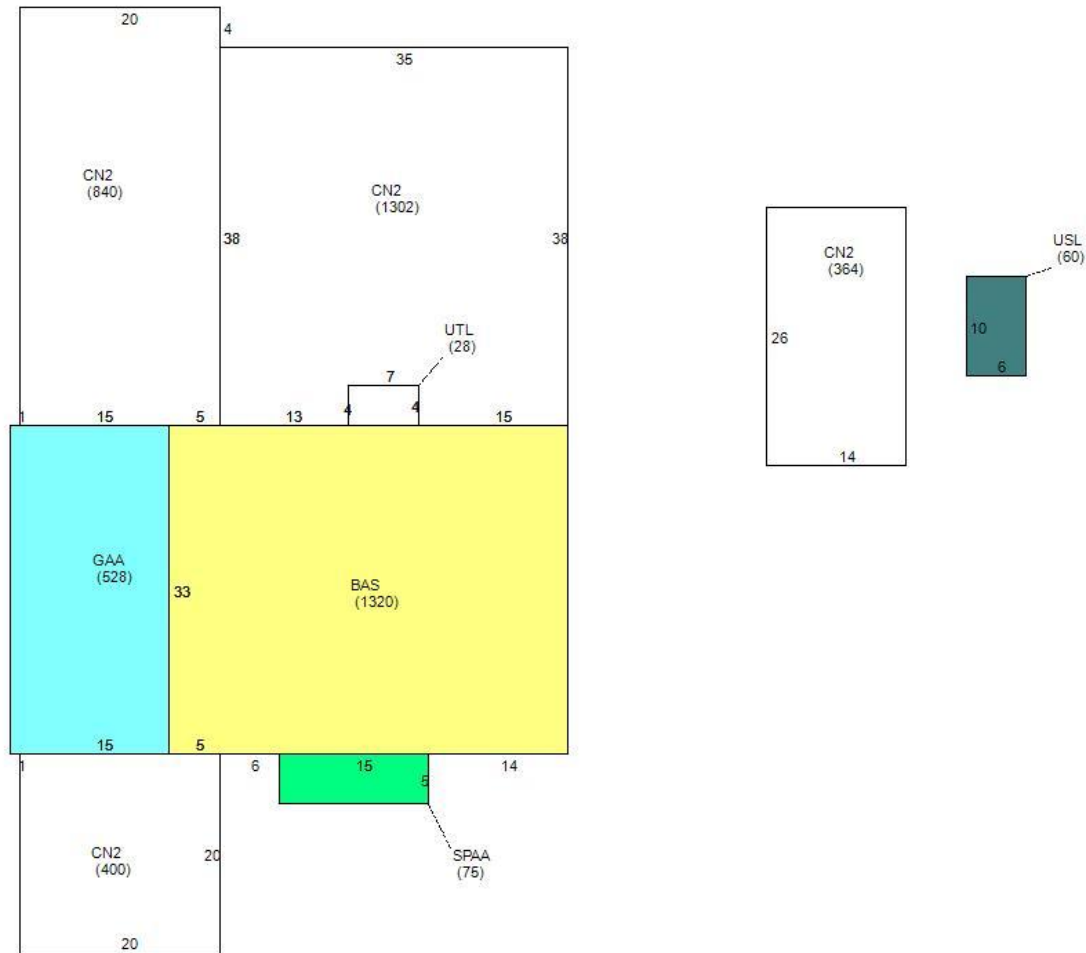
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FLOOR SKETCH (EDGARCE ST)



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TRADE AREA MAP



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