

# 1.91 Acres for Commercial Development

814 SW Paar Dr., Port St. Lucie, FL 34953

# NAI Southcoast



**Paar Center**

 **SIMPLICITY SALON** 



Presented by  
**Douglas Legler**  
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FOR SALE:  
**\$1,995,000**



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## Property Features

Location:	814 SW Paar Dr. Port St. Lucie, FL 34953
Site Size:	±1.91Acres
Parcel ID:	3420-600-1046-000-2
Frontage:	312' on Port St. Lucie Boulevard 240' on SW Paar Dr.
Zoning:	Neighborhood Commercial
Future Land Use:	Commercial Limited
Traffic Count:	10,000 Annual Average Daily Traffic on Port St. Lucie Blvd.



## Property Overview

This 1.91-acre property is partially cleared and zoned for Neighborhood Commercial use. Located at the corner of Port St. Lucie Blvd. and SW Paar Dr., this parcel offers an estimated traffic count of 10,000 AADT along PSL Blvd.

Directly across PSL Blvd. is the Paar Center, a strip plaza containing an MDNow health clinic, beauty salons, restaurants, and KC Chung Taekwondo. Diagonally across from this parcel is a 9,244 sqft. free-standing Dollar General store.

This property is ideal for a retail plaza, professional offices, medical offices, or similar business development purposes.



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## Sec. 158.120. - Neighborhood Convenience Commercial (CN)

**(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.

(5) 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.

(6) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

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

- (1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (2) Publicly-owned or operated building or use.
- (3) Public utility facility, including water pumping plant, reservoir, and electrical substation.
- (4) Service station (as separate use or in conjunction with a permitted use).
- (5) Retail plant nursery with outside sales and storage of living plant material.
- (6) Retail convenience stores with or without fuel service station and without drive-through service.
- (7) Bars, lounges, and night clubs in accordance with Chapter 110.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-124, § 1, 11-12-02; Ord. No. 10-03, § 1, 6-14-10; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 20-25, § 2, 5-11-20)



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## Looking Northwest

Businesses North on PSL Blvd.



Publix. McDonald's. DOLLAR TREE. planet fitness. keke's BREAKFAST CAFE. Walmart Neighborhood Market. PET SUPPLIES PLUS. Minus the hassle.



AAADT 10,000

**DOLLAR GENERAL**

SW PAAR DR

**±1.91 Acres**

SW PORT ST LUCIE BLVD

Paar Center



MD NOW URGENT CARE. SIMPLICITY SALON. ZAKURA



# 1.91 Acres for Commercial Development

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Looking East



**±1.91 Acres**

SW PORT ST LUCIE BLVD

SW PAAR DR

AADT: 10,000

**Paar Center**

MD NOW URGENT CARE  
SIMPPLICITY SALON  
ZAKURA

The ROOT SERVICE LINX

FRANCESCA'S PIZZA  
ONE WORLD  
PORT SAINT WICH

**DOLLAR GENERAL**



# 1.91 Acres for Commercial Development

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Looking Southwest



SW BECKER RD

SW JORDIN AVE

**±1.91 Acres**

SW PORT ST LUCIE BLVD

SW PAAR DR

AADT: 10,000

Paar Center

- MD NOW URGENT CARE
- THE BEAUTY BAR
- SIMPLICITY SALON
- ZAKURA

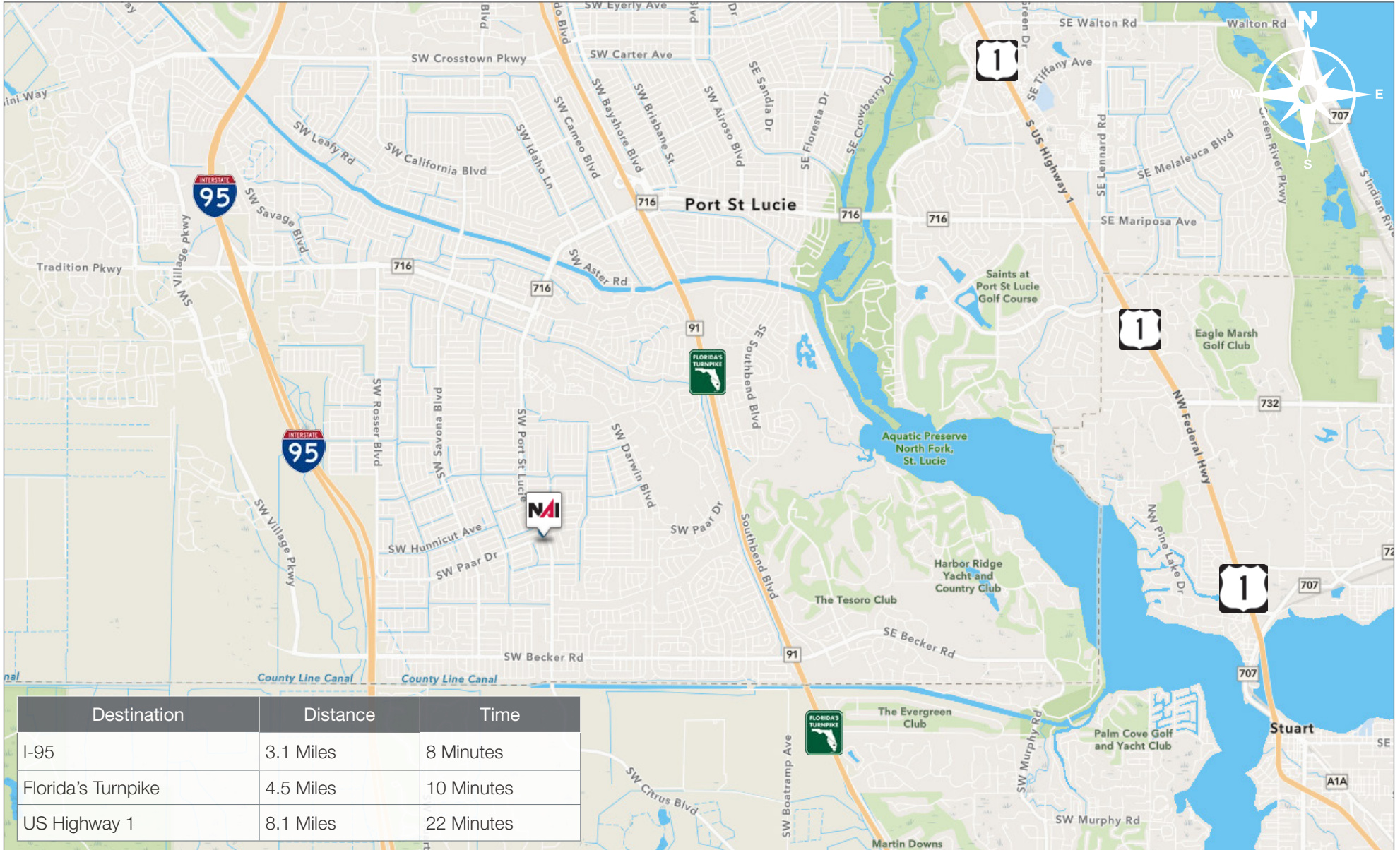
**DOLLAR GENERAL**



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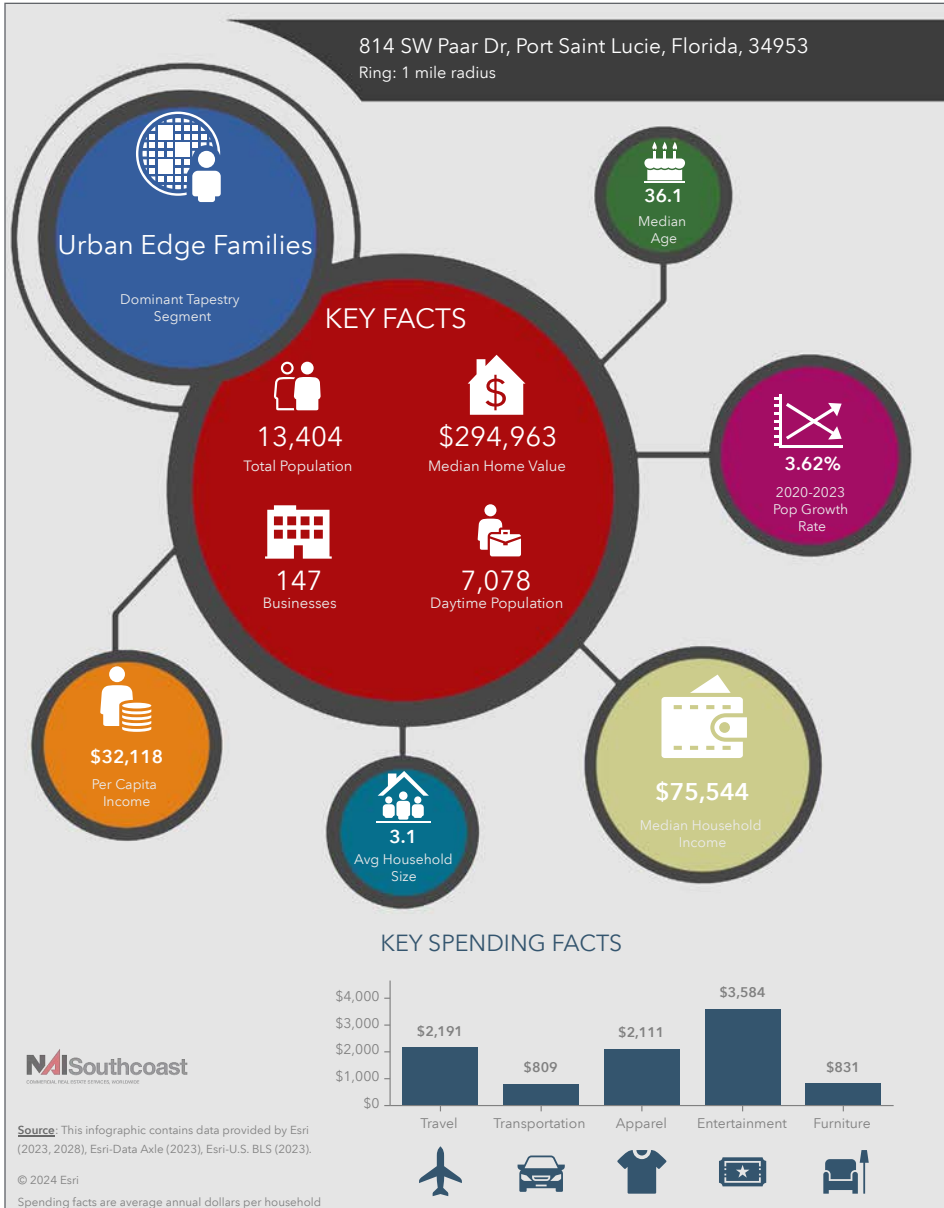
## Drive Time



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## 2023 Demographics



### Population

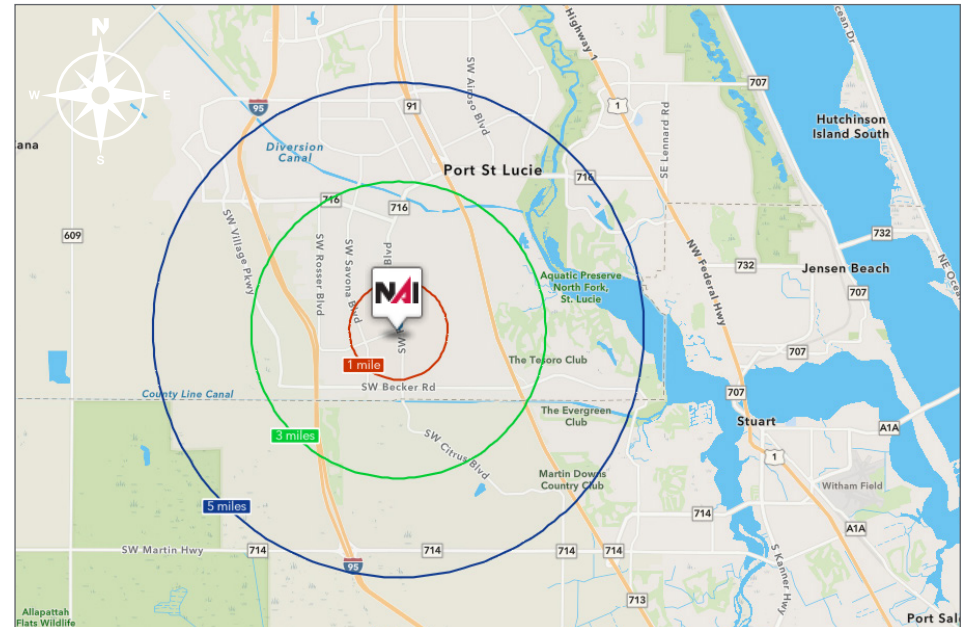
- 1 Mile: 13,404
- 3 Mile: 62,045
- 5 Mile: 126,407

### Average Household Income

- 1 Mile: \$102,284
- 3 Mile: \$100,034
- 5 Mile: \$100,148

### Median Age

- 1 Mile: 36.1
- 3 Mile: 37.0
- 5 Mile: 40.2





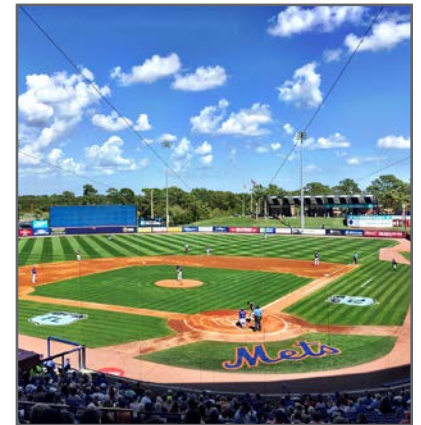
# County Overview

## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

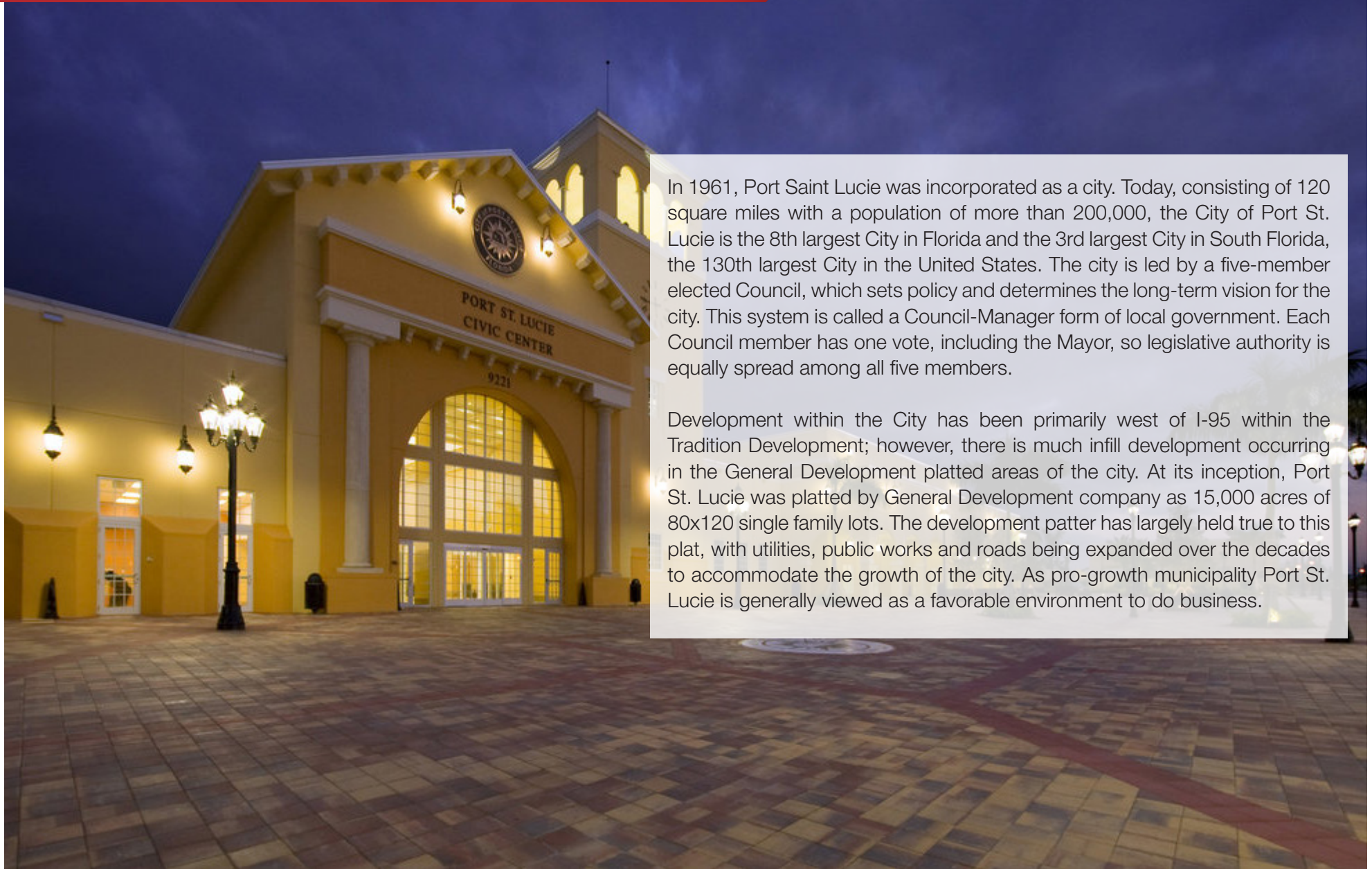
The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.





# City Overview

Port St. Lucie, Florida



In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 200,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development patten has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.



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