

PRIME CORNER RETAIL INVESTMENT

751 NW Airosa Blvd Port St. Lucie, FL 34983



FOR SALE | \$990,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Stephen Peregoy
772.286.5744 Office
561.420.9615 Mobile
speregoy@commercialrealestatellc.com

PROPERTY OVERVIEW

This 3,810 SF mixed-use commercial building presents an excellent income-producing investment opportunity positioned on a high-visibility corner along a busy roadway. The property benefits from strong exposure, consistent traffic counts, and a strategic location that supports long-term tenant success.

The building is fully leased to two established tenants, including a restaurant and a neighborhood corner store, providing stable and reliable rental income. With a 7.5% cap rate, this asset offers investors an attractive return and immediate cash flow.

The prominent corner positioning and active surrounding commercial area make this property a compelling addition to any investment portfolio.



PRICE	\$990,000
BUILDING SIZE	3,810 SF
BUILDING TYPE	Store
ACREAGE	0.56 AC
FRONTAGE	185' on Airoso Blvd
TRAFFIC COUNT	6,100 AADT
YEAR BUILT	1985
CONSTRUCTION TYPE	Masonry
PARKING SPACE	15
ZONING	CN-Neighborhood Commercial
LAND USE	Retail
PARCEL ID	3420-620-1455-000-4

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	9,927	1 Mile	\$81,373	1 Mile	40.4
3 Mile	67,407	3 Mile	\$78,087	3 Mile	43.4
5 Mile	146,295	5 Mile	\$76,330	5 Mile	43.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	11,907	1 Mile	\$70,738	1 Mile	40.8
3 Mile	80,932	3 Mile	\$62,576	3 Mile	44.3
5 Mile	175,970	5 Mile	\$63,895	5 Mile	44.3

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ZONING INFORMATION

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 an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (6) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (7) 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 an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (2) Enclosed assembly area over 3,000 square feet, 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.
- (7) Retail convenience stores with or without fuel service station and without drive-through service.
- (8) Bars, lounges, and night clubs in accordance with Chapter 110.

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ZONING INFORMATION

- (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.
- (I) **Setback Requirements and Landscaping.**
- (1) **Front Setback.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
 - (2) **Side Setback.** Each lot shall maintain two (2) side yards with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential future land use category or to a public right-of-way.
 - (3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty-five (25) feet shall be required when it abuts a residential future land use category, public right-of-way.
- (4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan.
- (J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.
(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; Ord. No. 25-06, § 2(Exh. C), 1-27-25; Ord. No. 25-24, § 2(Exh. C), 5-12-25)

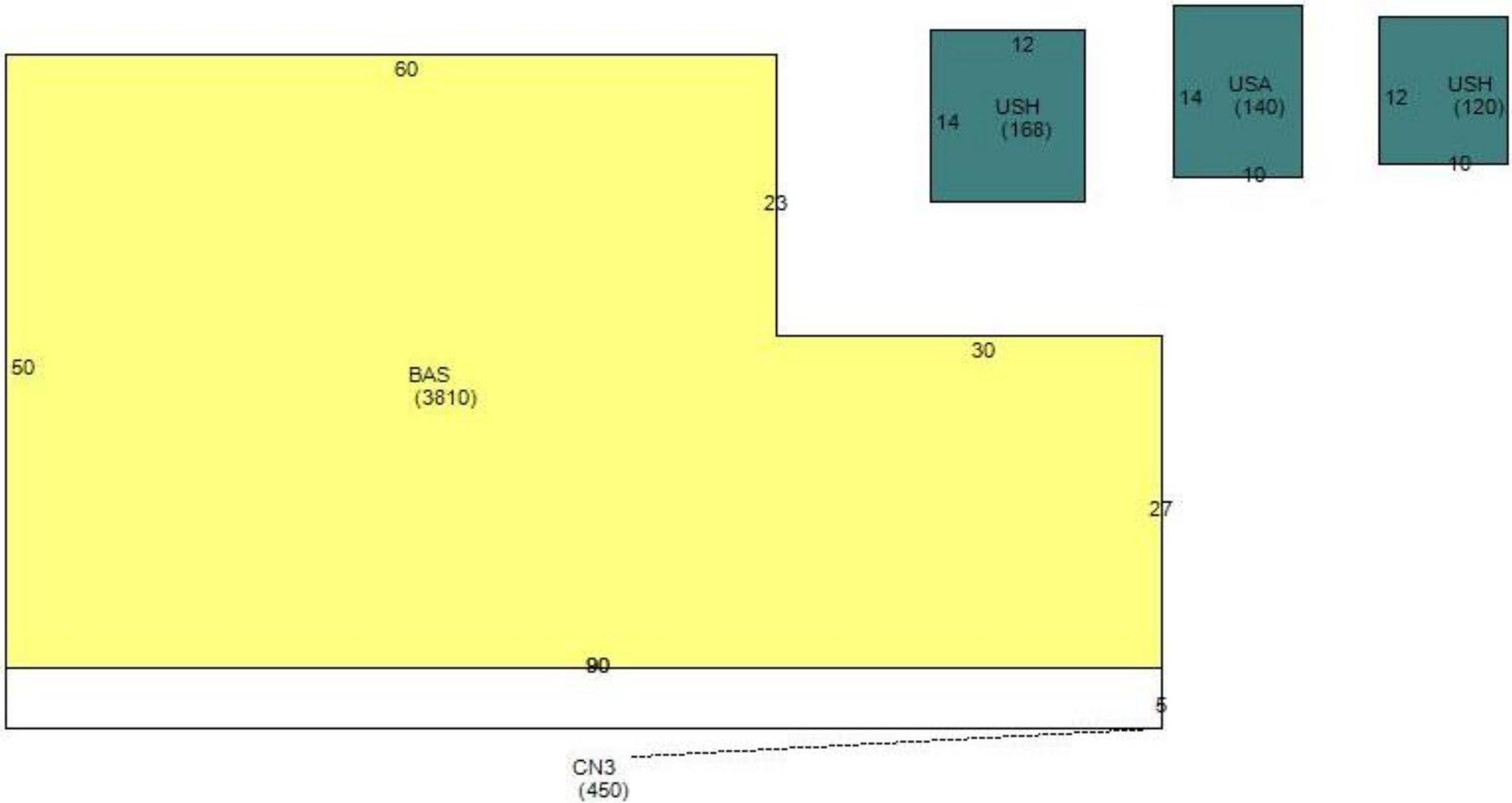
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SITE PLAN



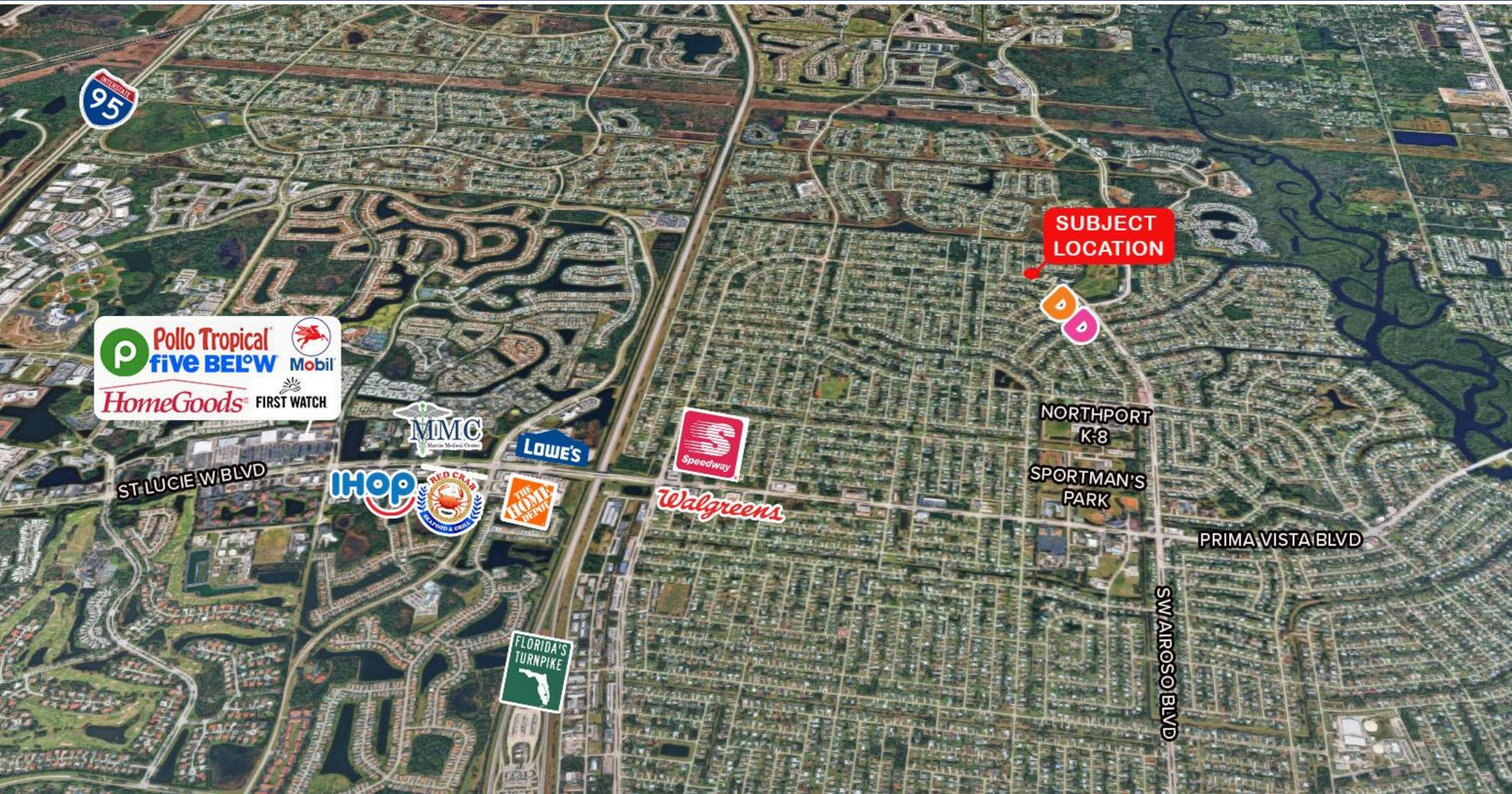
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TRADE AREA MAP



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