

±1.16 Acres on Port St. Lucie Boulevard

776 SW Port St. Lucie Blvd., Port St. Lucie, FL 34953

NAISouthcoast



Presented by

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OFFERED AT:

\$525,000

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Property Details

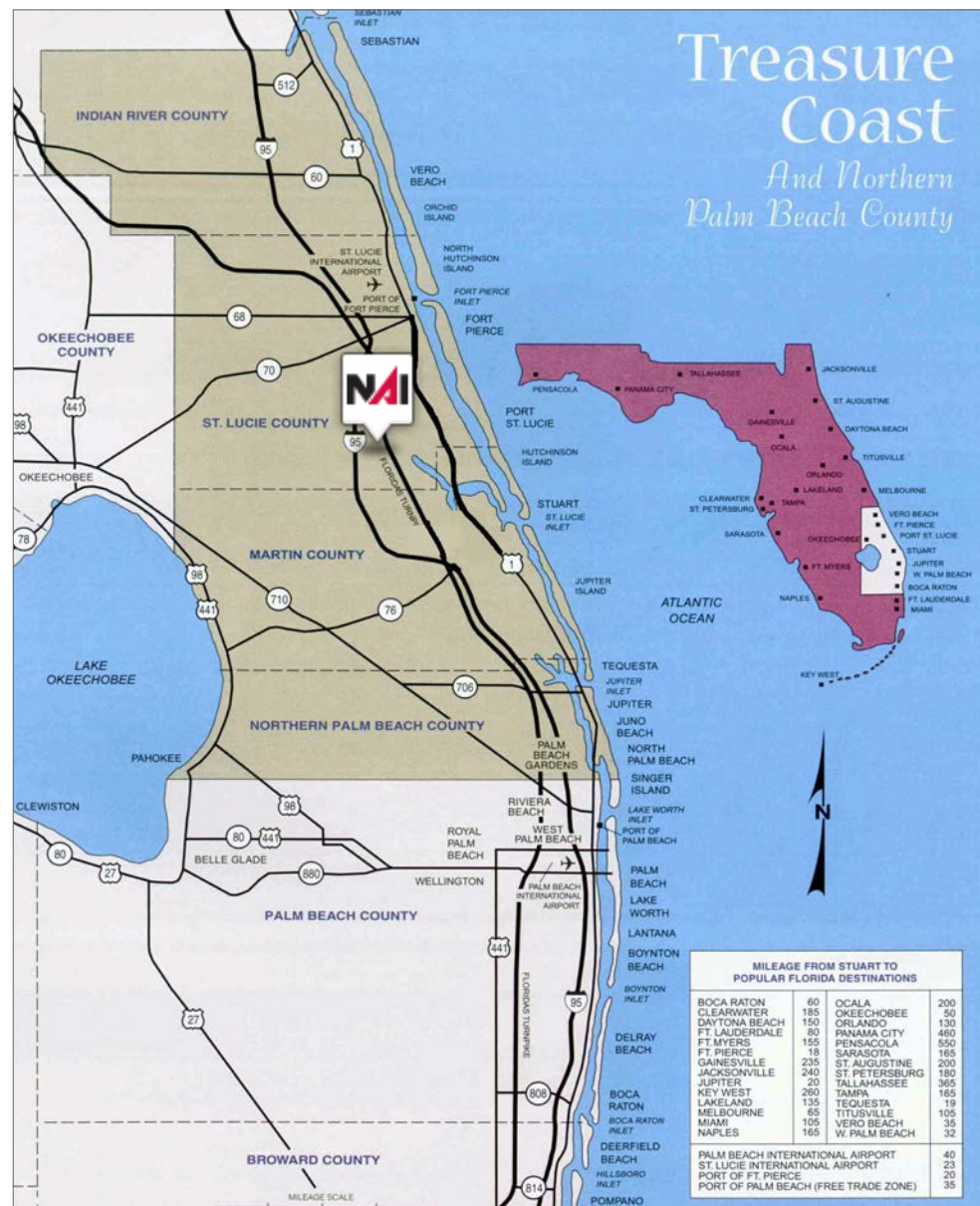
- Location: SW Port St. Lucie Blvd. just north of Gatlin
- Land Size: ±1.16 Acres
- Frontage: ±250 Feet
- Pricing: \$525,000 (\$10.38/SF)
- Zoning: Professional
- Traffic: 50,000 AADT
- Real Estate Taxes: \$6,428.50 (2019)

Property Overview

A select opportunity to acquire 1.16 acres on busy Port St. Lucie Blvd. Frontage on Port St. Lucie Blvd make this property highly visible, desirable, and easily accessible. Less than a mile from Florida's turnpike, this property is centrally located between the highway and busy Gatlin Blvd. In a rapidly growing market this property's ideal location and proximity to dense residential make it a prime opportunity for retail or office development.

Port Saint Lucie has drawn national attention over the past few years as a fast growing and highly desirable place to live. It has been ranked the #1 spot for millennials buying their first home. Forbes magazine named it a top place to live or do business and one of the 25 Best Places to Retire based on the city's low crime rate, cost of living, housing and other factors.

Over 20,000 proposed homes directly west of the property at Tradition make this city, property, and opportunity one not to be missed!



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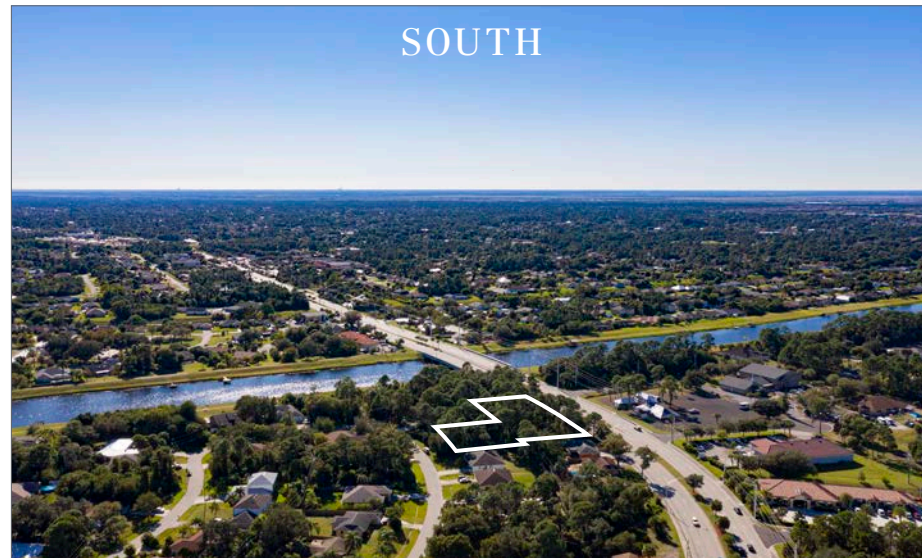
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Property Images

WEST



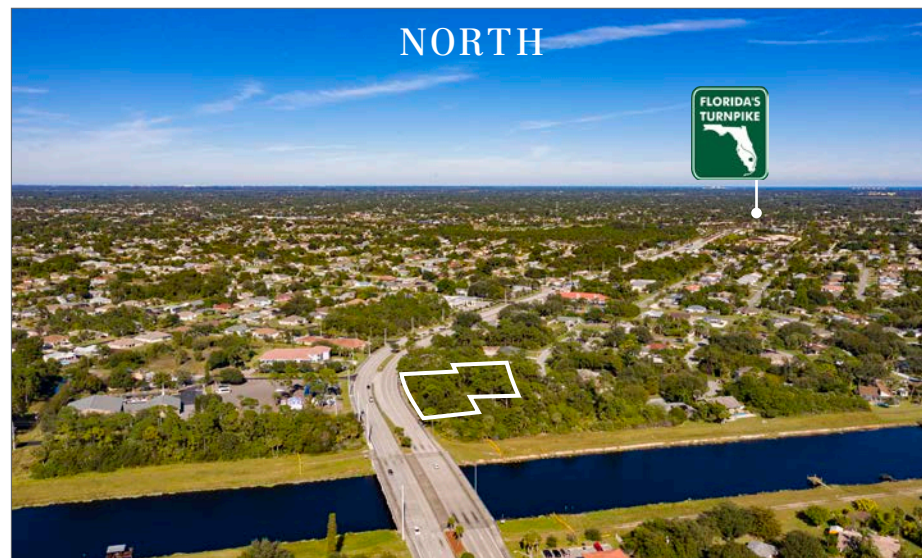
SOUTH



NORTHWEST



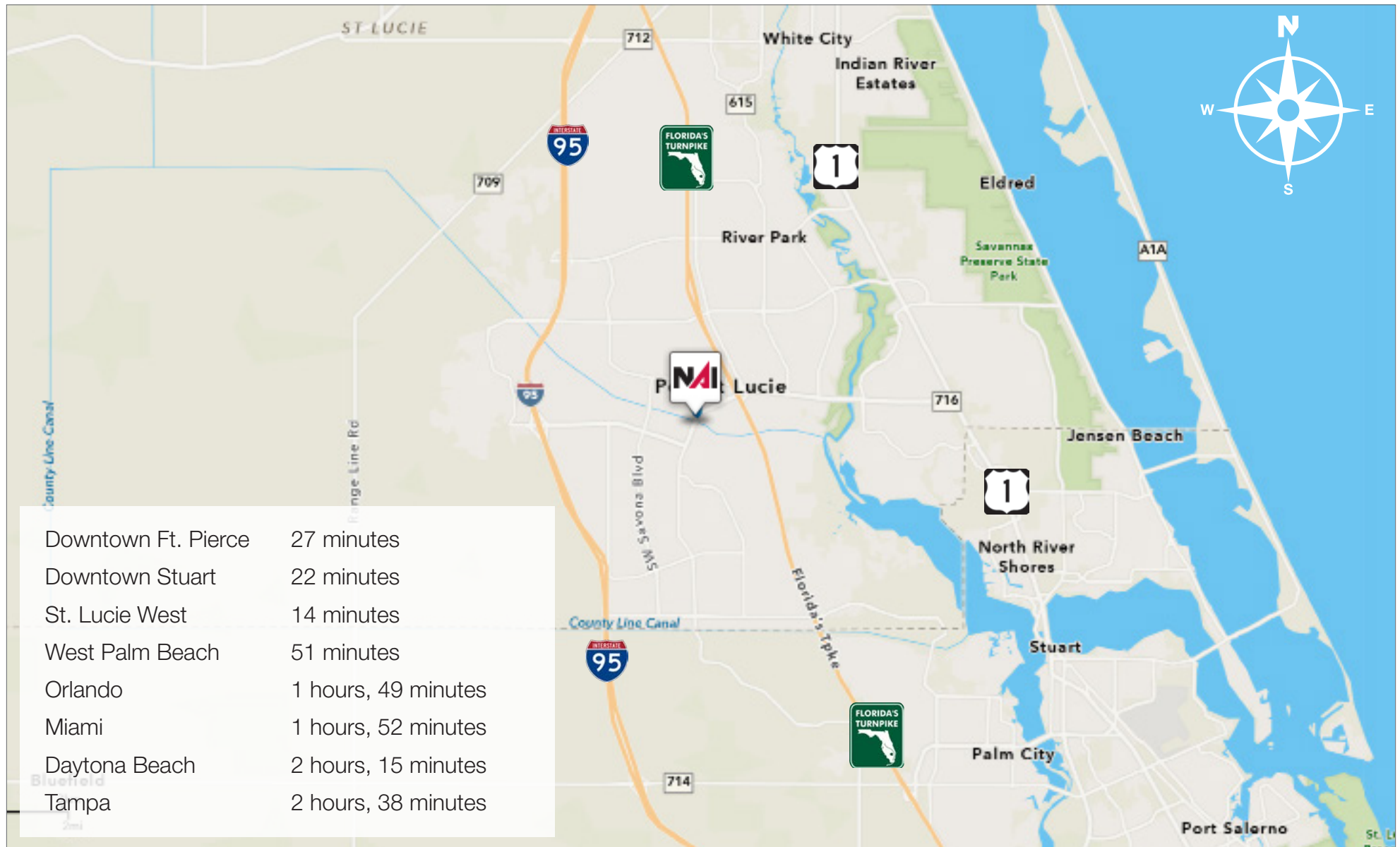
NORTH



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Drive Time



±1.16 Acres on Port St. Lucie Boulevard

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Approved Site Plan

LEGAL DESCRIPTION

LOTS 3, 4, 5, 20, & 21, BLOCK 1662, PORT ST. LUCIE SECTION 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 15 (A THROUGH E), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SECTION 7, TOWNSHIP 37 SOUTH, RANGE 40 EAST

CONTAINING 50,760 S.F., 1.165 ACRES

PARCEL ID #: 3420-520-0836-000-5

SITE DATA

PROJECT NAME: GREAT SMILES DENTAL PLAZA

OWNER/DEVELOPER: AARON M. SCHAMBACK
1949 S.F. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL. 34952

FUTURE LAND USE: ROI

ZONING: P

GROSS SITE AREA: 50,760 S.F. (1.165 AC) = 100.00%

IMPERVIOUS AREA: 29,298 S.F. (0.672 AC) = 57.72%

PROPOSED BUILDING: 6,889 S.F. (0.158 AC) = 13.57%

PROPOSED PAVEMENT: 22,409 S.F. (0.514 AC) = 44.15%

PERVIOUS AREA (OPEN SPACE): 21,462 S.F. (0.493 AC) = 42.28%

BUILDING DATA:

PHASE 1:
1st FLOOR OFFICE AREA: 5,986 S.F.

PHASE 2:
1st FLOOR OFFICE AREA: 903 S.F.
2nd FLOOR OFFICE AREA: 3,107 S.F.

TOTAL OFFICE AREA = 9,996 S.F.

BUILDING HEIGHT: TWO STORY (HEIGHT OF 25 FT.)

PROVIDER OF UTILITIES:
WATER: PLSUSD
WASTEWATER: PLSUSD

PARKING CALCULATIONS:

PARKING REQUIRED:

1 SPACE / 200 S.F. OFFICE AREA
9,996 / 200 = 50 SPACES

PARKING REQUIRED = 50 SPACES (2 HC)

PARKING PROVIDED = 50 SPACES (2 HC)

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF DRY DETENTION AREA AND EXFILTRATION TRENCHES WITH DISCHARGE TO THE ROAD SWALE ON ALTON CIRCLE. SFWD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

TRAFFIC STATEMENT

INSTITUTE OF TRANSPORTATION ENGINEERS
TRIP GENERATION, 7th EDITION

GENERAL OFFICE (710)	AVERAGE RATE	PROJECT S.F.	TRIPS
GENERAL OFFICE (710)	11.01/1,000 S.F.	9,996 S.F.	= 110
P.M. PEAK HOUR TRIPS:			
GENERAL OFFICE (710)	1.49/1,000 S.F.	9,996 S.F.	= 15

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA: 50,760 S.F. (1.165 AC.)

MITIGATION REQUIRED: NO MITIGATION REQUIRED.
SITE AREA < 2 ACRES.

TABULAR TREE LIST

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (inches)	REMOVED	PRESERVED	NOTES
1	PINE	<i>Pinus elliptica</i>	15		15	
2	PINE	<i>Pinus elliptica</i>	13	13		
3	SABAL	<i>Sabal palmetto</i>				RELOCATE
4	SABAL	<i>Sabal palmetto</i>				RELOCATE
5	PINE	<i>Pinus elliptica</i>	15		15	
6	PINE	<i>Pinus elliptica</i>	13	13		
7	PINE	<i>Pinus elliptica</i>	13	13		
8	PINE	<i>Pinus elliptica</i>	12	12		
9	PINE	<i>Pinus elliptica</i>	12	12		
10	PINE	<i>Pinus elliptica</i>	13	13		
11	PINE	<i>Pinus elliptica</i>	13	13		
12	PINE	<i>Pinus elliptica</i>	13	13		
13	PINE	<i>Pinus elliptica</i>	13	13		
14	SABAL	<i>Sabal palmetto</i>				RELOCATE
15	SABAL	<i>Sabal palmetto</i>				RELOCATE
16	PINE	<i>Pinus elliptica</i>	20	20		
17	SABAL	<i>Sabal palmetto</i>				RELOCATE
18	PINE	<i>Pinus elliptica</i>	14	14		
19	LAUREL OAK	<i>Quercus laurifolia</i>	22		22	
20	PINE	<i>Pinus elliptica</i>	12	12		
21	PINE	<i>Pinus elliptica</i>	12	12		
22	PINE	<i>Pinus elliptica</i>	15	15		
23	LAUREL OAK	<i>Quercus laurifolia</i>	15		12	
24	PINE	<i>Pinus elliptica</i>	15	15		
25	PINE	<i>Pinus elliptica</i>	12	12		
26	SABAL	<i>Sabal palmetto</i>				RELOCATE
27	SABAL	<i>Sabal palmetto</i>				RELOCATE
28	SABAL	<i>Sabal palmetto</i>				RELOCATE
29	PINE	<i>Pinus elliptica</i>	13	13		
30	PINE	<i>Pinus elliptica</i>	12		12	
31	PINE	<i>Pinus elliptica</i>	12		12	
32	PINE	<i>Pinus elliptica</i>	13		13	
33	PINE	<i>Pinus elliptica</i>	15	15		
34	LAUREL OAK	<i>Quercus laurifolia</i>	24		24	
35	PINE	<i>Pinus elliptica</i>	15	15		
36	PINE	<i>Pinus elliptica</i>	12	12		
37	PINE	<i>Pinus elliptica</i>	12	12		
38	PINE	<i>Pinus elliptica</i>	15	15		
39	PINE	<i>Pinus elliptica</i>	24	24		
40	PINE	<i>Pinus elliptica</i>	15	15		
41	PINE	<i>Pinus elliptica</i>	15	15		
42	PINE	<i>Pinus elliptica</i>	18	18		

TOTAL INCHES REMOVED: 369

TOTAL INCHES PRESERVED: 125

TOTAL INCHES TO MITIGATE: 244

TOTAL SABALS TO RELOCATE: 8

LOCATION MAP

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION	LUMENS WATTS
○	3	SB	SINGLE	N.A.	0.900	CREE CAT # ARE-EDG-3MB- -14-E-UL-525-57K (525mA)	229
●	11	SB	SINGLE	N.A.	0.900	PWY-EDG-3M- -02-D-UL-525-57K (525mA) CONFIGURED FROM PWY-EDG-3M- -02-D-UL-5	34

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG.	MAX.	MIN.	AVG/MIN	MAX/MIN
NORTH PARKING LINE	ILLUMINANCE	FC	0.03	0.2	0.0	N.A.	N.A.
PARKING	ILLUMINANCE	FC	2.48	5.2	0.5	4.98	10.40
PEDESTRIAN	ILLUMINANCE	FC	2.28	4.6	0.3	7.60	15.33
PEDESTRIAN 1	ILLUMINANCE	FC	2.78	4.3	0.5	5.56	8.60
PORT ST LUCIE BLVD.	ILLUMINANCE	FC	0.11	0.3	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	ILLUMINANCE	FC	0.04	0.3	0.0	N.A.	N.A.

REVISIONS

Date	Revisions	By
04-30-15	PER SPRC	RWP
06-09-15	PER SPRC	RWP
06-23-15	REVISED SITE DATA PER PLS. ENG. COMMENT	RWP
08-04-15	PER CITY COUNCIL COMMENTS	RWP

ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454

BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS CERTIFICATE OF AUTHORIZATION NUMBER 8503

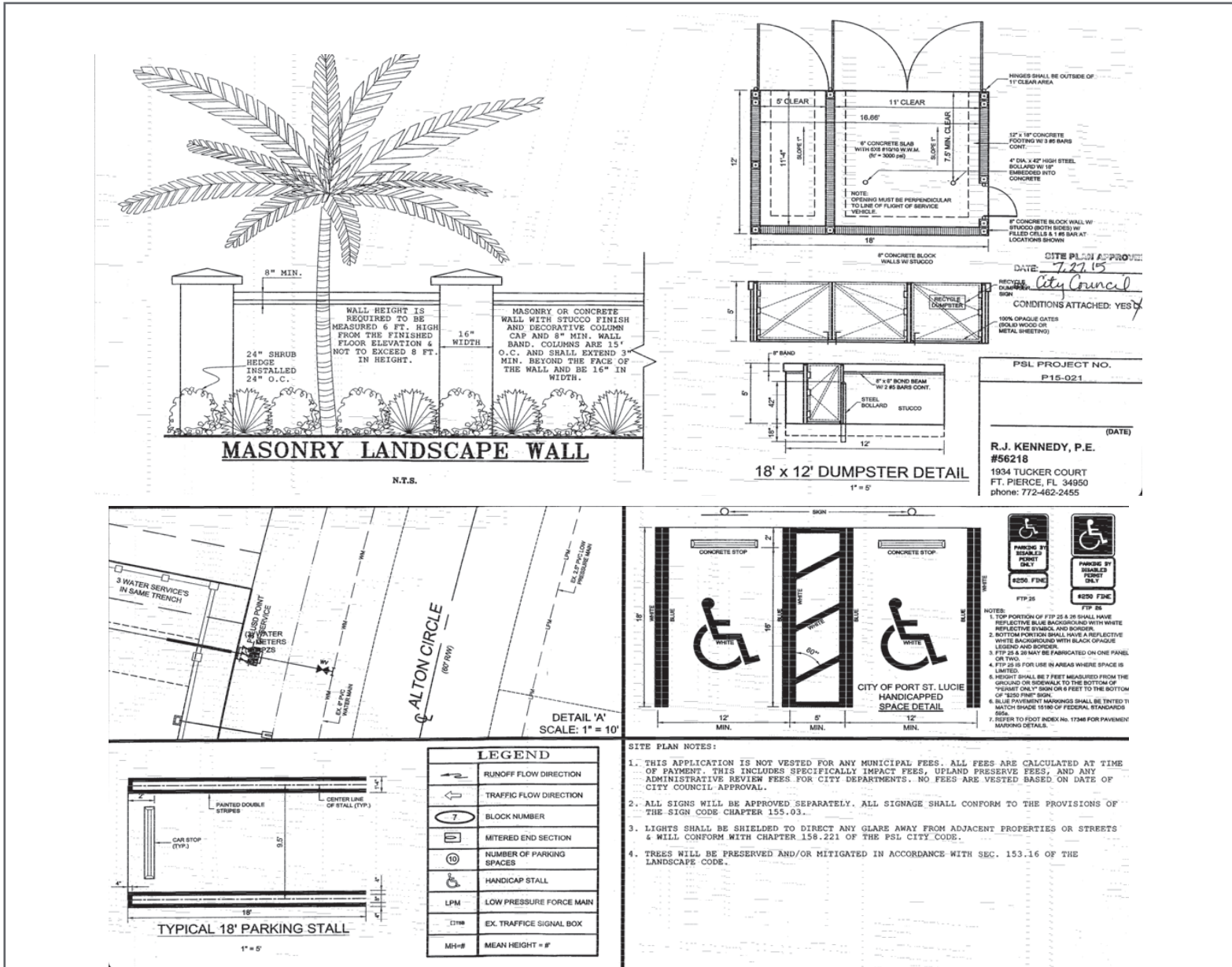
SMILES DENTAL PLAZA

SITE PLAN

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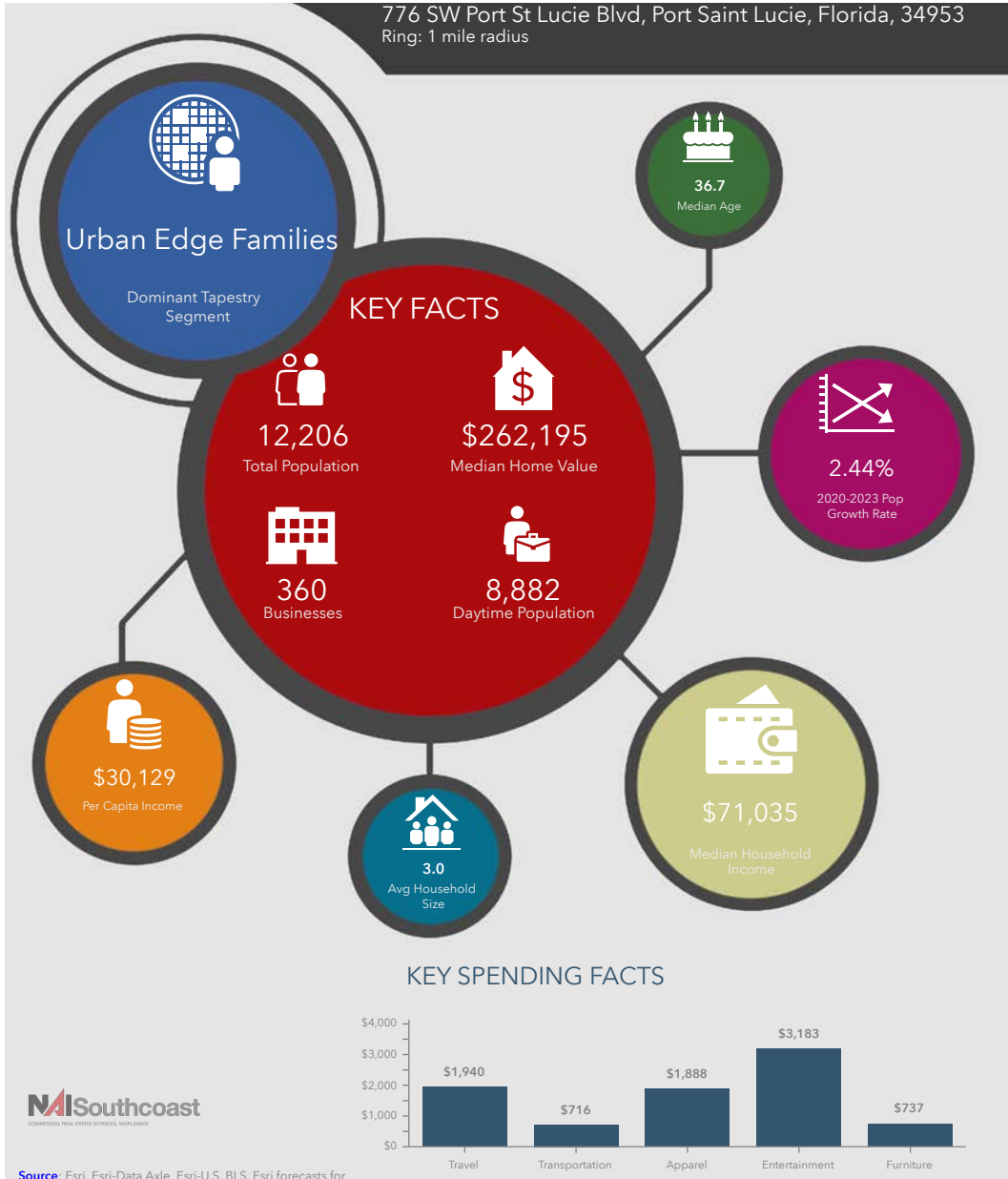
Sec. 158.122. Professional Zoning District (P).

- (A) **Purpose.** The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office 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. This district includes those uses formerly designated professional commercial.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
 - (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
 - (3) 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.
 - (4) 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) Any building exceeding thirty-five (35) feet in height.
 - (2) Model home centers.
 - (3) 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.
 - (4) Any use set forth in subsection (B): “Permitted Principal Uses and Structures” that include drive-through service.

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2023 Demographics



Population

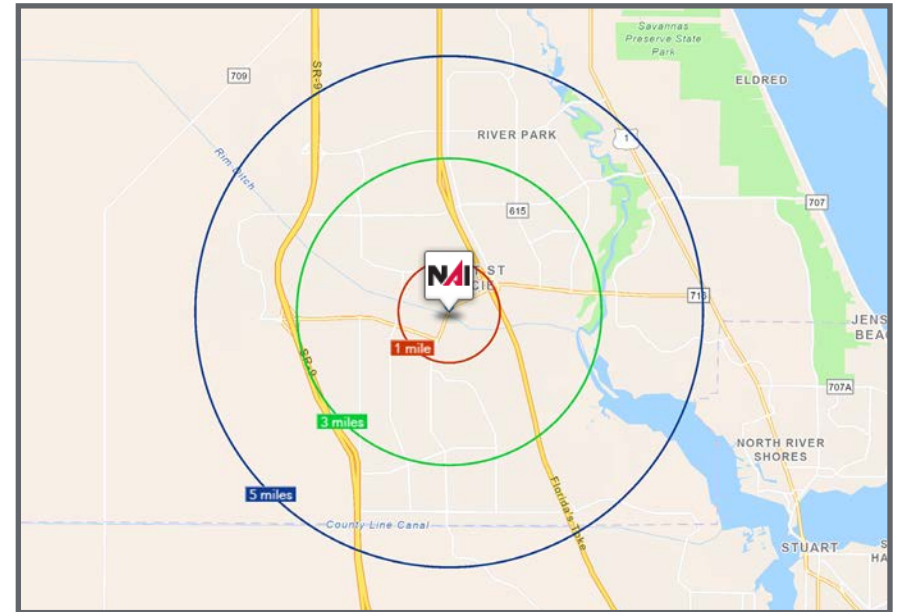
- 1 Mile: 12,206
- 3 Mile: 95,826
- 5 Mile: 189,102

Average Household Income

- 1 Mile: \$91,316
- 3 Mile: \$92,747
- 5 Mile: \$93,840

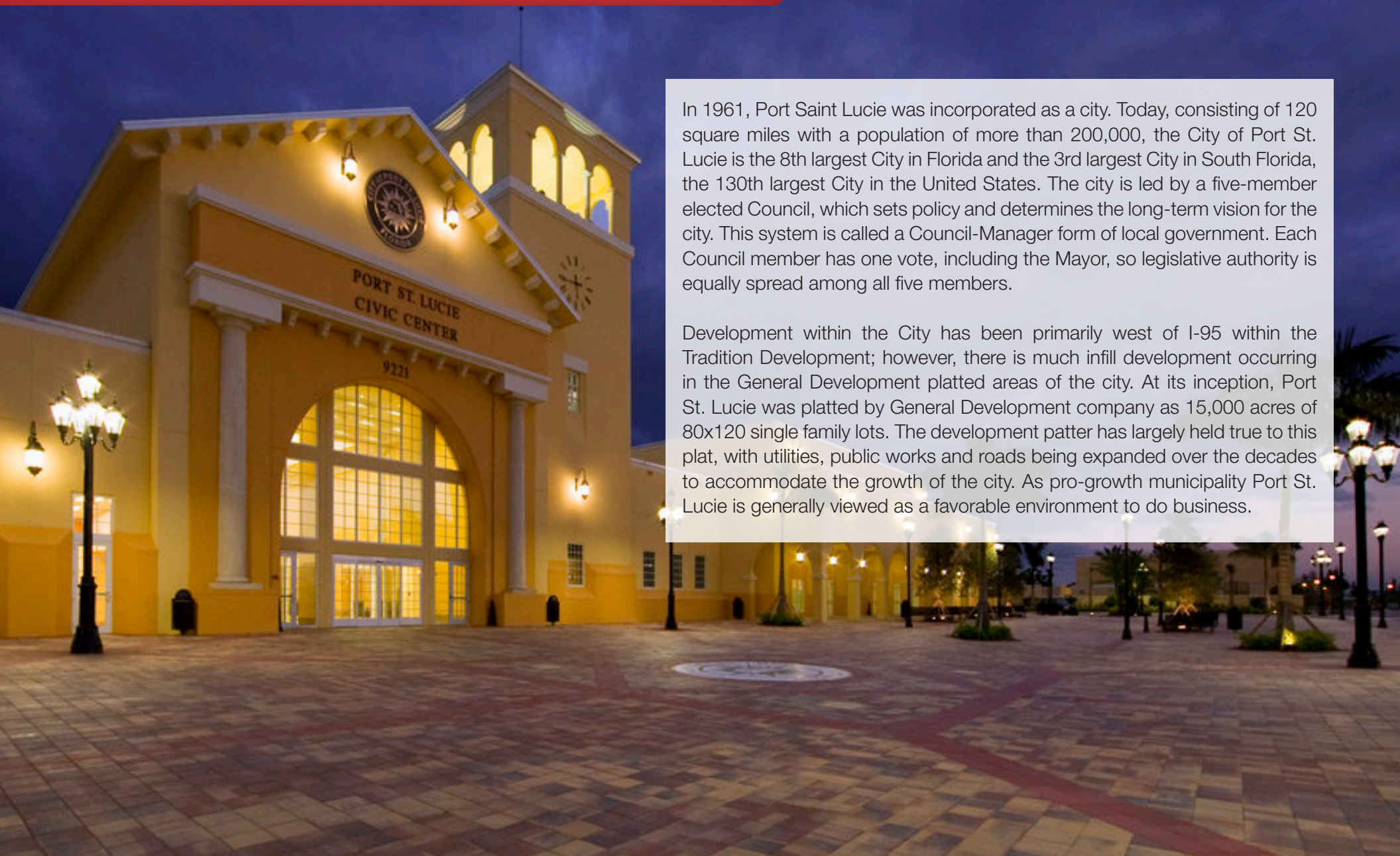
Median Age

- 1 Mile: 36.7
- 3 Mile: 38.7
- 5 Mile: 42.6



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 pattern 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.

Regional Overview

St. Lucie County, FL

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.





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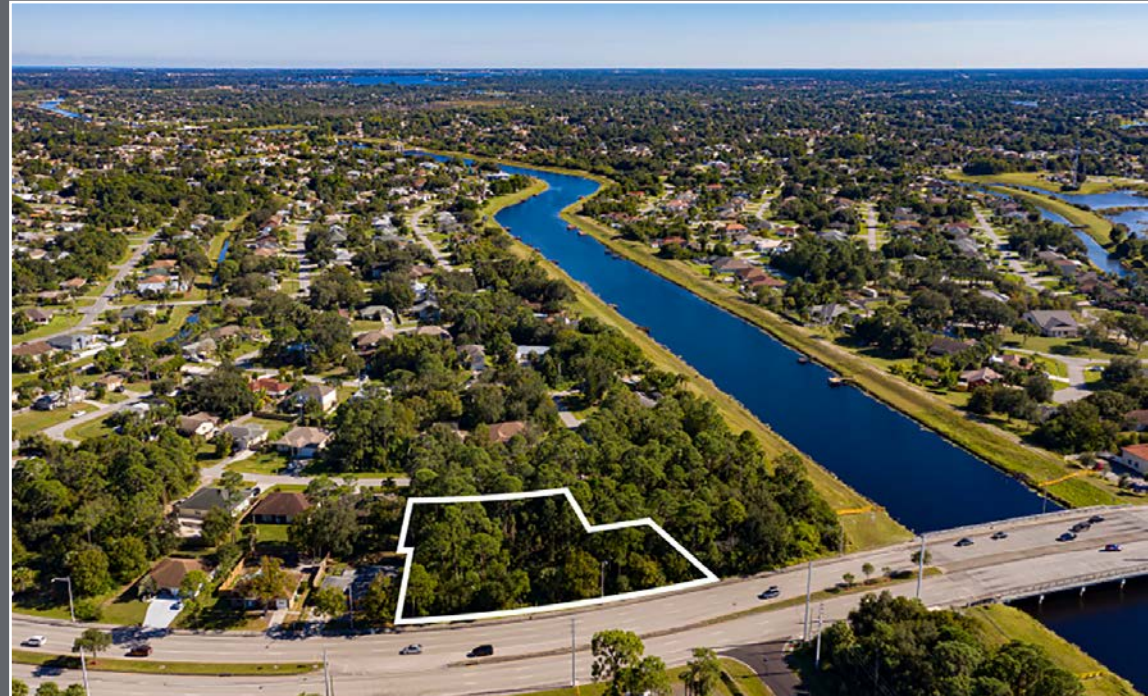
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