

RETAIL PLAZA & GAS STATION BUSINESS

1293 SW Del Rio Blvd. Port St. Lucie FL 34953



FOR SALE | 8,000,000



COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Stephen Peregoy

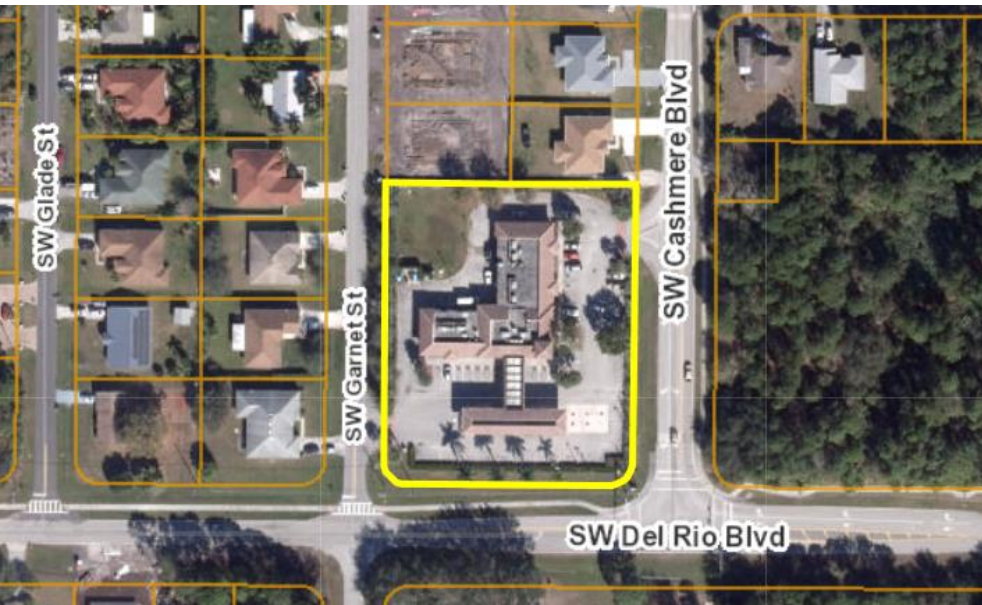
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PROPERTY OVERVIEW

- Excellent opportunity to purchase a retail plaza with existing convenience store and gas station business.
- The property is comprised of 5 units and totals 9,838 sf with terrific frontage on two sides, a monument sign, and an updated exterior.
- The site is situated in a dense residential area and offers quick access to Crosstown Parkway and the I-95 access ramp.



SALE PRICE	\$8,000,000
BUILDING SIZE	9,838 SF
BUILDING TYPE	Retail Plaza/Service Station
ACREAGE	1.72 AC
FRONTAGE	125'
TRAFFIC COUNT	10,100 ADT (SW Del Rio Blvd.)
YEAR BUILT	2007
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	Neighborhood Commercial (PSL)
LAND USE	CL
PARCEL ID	3420-535-0001-000-9

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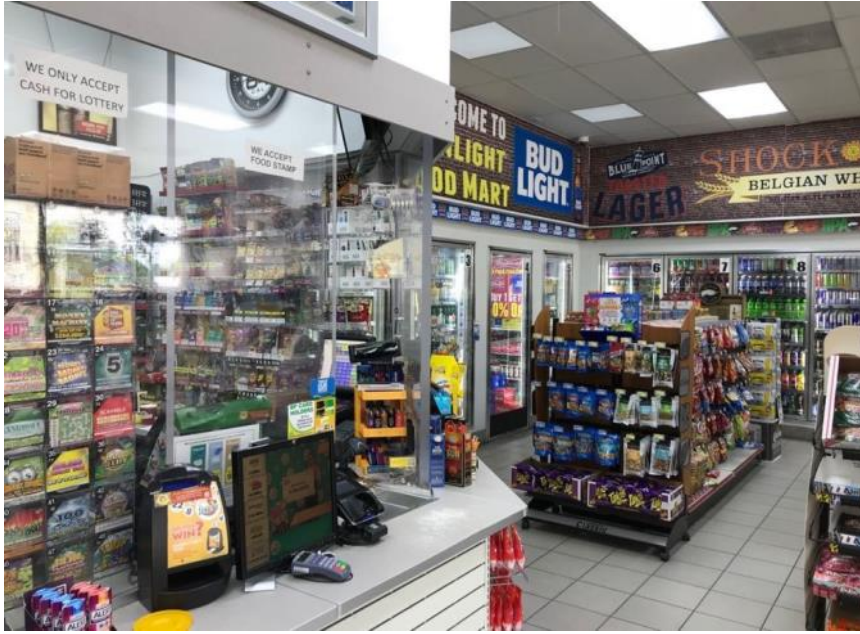
Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	10,348	1 Mile	\$70,393	1 Mile	39.4
3 Mile	184,608	3 Mile	\$78,853	3 Mile	42.4
5 Mile	306,850	5 Mile	\$79,204	5 Mile	43.5

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	12,052	1 Mile	\$63,601	1 Mile	39.7
3 Mile	216,070	3 Mile	\$66,131	3 Mile	43.6
5 Mile	353,354	5 Mile	\$64,579	5 Mile	45.0



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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 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.

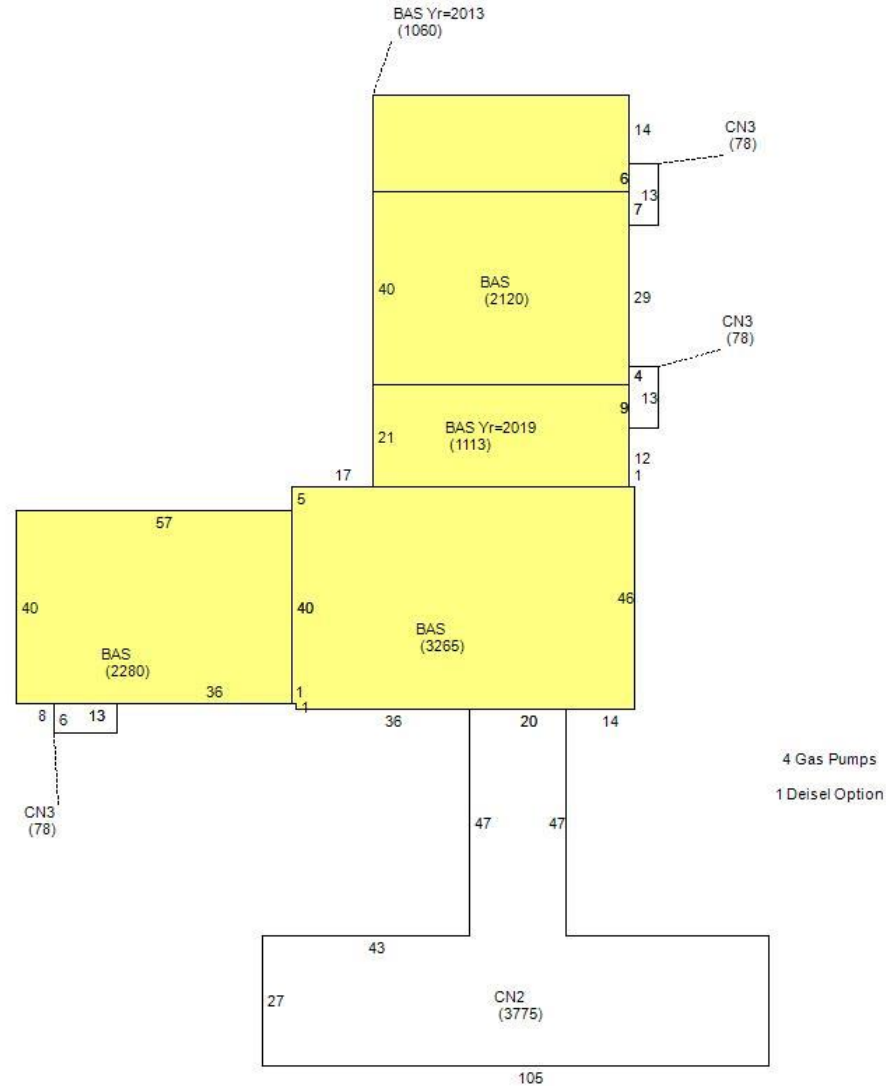
(7) Bars, lounges, and night clubs in accordance with Chapter 110.



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PROPERTY SKETCH



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TRADE AREA MAP



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