

# For Sale: 0.94 Acre Outparcel

Port St. Lucie Blvd & Westmoreland Blvd, Port St. Lucie, FL 34952

# NAI Southcoast



*Presented by*

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FOR SALE:

# \$975,000



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## Property Details

- Location:** Port Saint Lucie Blvd between the Saint Lucie River to the west and Westmoreland Blvd to the East. An outparcel of Bridge Plaza.
- Size:** 37,500+/- sq. ft. 250 ft. x 150 ft. supporting a 9,000 +/- sq ft two story building based on information from the City.
- PID:** 4410-503-0003-000-6 & 4410-503-0006-000-7
- Zoning:** General Commercial
- Use:** The zoning supports many uses, but we feel the best use may be a restaurant with a second story deck taking advantage of the River views. This will be a true destination with access to the River Walk and all the amenities surrounding this beautiful destination.
- Parking:** Bridge Plaza has 211 parking spaces and this parcel has cross parking agreements with the Plaza and other outparcels.
- Access:** Located at the signalized intersection of Port Saint Lucie Blvd. and Westmoreland Blvd. with two entrances on Port Saint Lucie Blvd and one on Westmoreland.
- Traffic:** 52,500+/- Annual Average Daily Traffic
- Price:** \$975,000.00 – Owner will consider a Land Lease or Build to Suit. Price based on Tenant, use, etc.



## Property Overview

Located in Port Saint Lucie's Bridge Plaza on Port Saint Lucie Blvd between Westmoreland and the Saint Lucie River. The site benefits from being located within the Port District of the City of Port Saint Lucie. There is access to the Board Walk via a walkway along the beautiful Mangroves and native vegetation. Just to the south is the beautiful Botanical Garden, Historic Village and Pioneer Park, a great destination for families to explore the lush grounds and playgrounds.

## The Port District - Useful Links

The Port District Master Plan:

<https://www.cityofpsl.com/home/showdocument?id=9894&t=637624828133697438>

River Food Garden Project:

<https://www.riverfoodgarden.com/>



## Bridge Plaza Parking Assessment

The Bridge Plaza was built in 1985 and is located just east of the St. Lucie River and on the southwest side of the intersection of Westmoreland Blvd and Port St. Lucie Blvd. The plaza is home to a McDonald's, Mobil gas station, Lefty's Wings and Grill, Escape Room PSL, Pizza Hut, and multiple other retail/restaurant locations. The city of Port St. Lucie is looking to turn the area that the plaza is in into the Port District, connecting the St. Lucie River to the community. The plaza itself was connected to the boardwalk recently, and a parking assessment is needed to determine if the plaza and the surrounding area has enough parking to build new restaurants and retail spaces.

## Parking Assessment

The Bridge Plaza Parking lot has 211 parking spots, including 9 ADA spaces.

The breakdown of those parking spots is as follows:

- Retail area: 128 spots including 5 ADA spaces.
- McDonald's: 66 spots including 3 ADA spaces.
- Mobil: 17 spots including 1 ADA space.

The area of the buildings was provided by the Bridge Plaza Site Plan of 1985. The McDonald's has a square footage of 4,304, the Mobil gas station has a square footage of 875 and the retail space has a square footage of 38,524 (as seen in Chart 1). Since the 1985 plan combined the square footage of each building, the same has been done to access the parking at this current time. All together, the buildings of Bridge Plaza have a square footage of 43,703. Utilizing section 158.221 of the Port St. Lucie Code of Ordinances there



## Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$85,162	45.3
3 Miles	\$90,273	45.6
5 Miles	\$95,156	44.9

needs to be 1 space for every 250 square feet of floor area for buildings over 30,000 square feet. 175 spaces are required to keep Bridge Plaza up to code. The 211 parking spaces exceeds the necessary amount by 36 spaces. The 36 additional spaces mean 9,000 square feet of commercial space could be built and the plaza would still be at code.



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## Sec. 158.124. - General Commercial Zoning District (CG).

- (A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).
- (B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.
- (1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
  - (2) Horticultural nursery, garden supply sales, or produce stand.
  - (3) Office for administrative, business, or professional use.
  - (4) Public facility or use.
  - (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
  - (6) Retail sales of alcoholic beverages for incidental on- and off-premises consumption in accordance with Chapter 110.
  - (7) Park or playground or other public recreation.
  - (8) Motel, hotel, or motor lodge.
  - (9) 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.
  - (10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
  - (11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
  - (12) Kennel, enclosed.
  - (13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.
  - (14) Pharmacy.
  - (15) Cat cafés in accordance with Section 158.235.
- (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) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.
  - (3) Semi-public facility or use.
  - (4) Car wash (full or self-service).
  - (5) Kennel, enclosed with outdoor runs.
  - (6) Bars, lounges, and night clubs.
  - (7) Schools (public, private or parochial) or technical or vocational schools.
  - (8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
  - (9) Automobile fuel sales.
  - (10) Repair and maintenance of vehicles. 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.
  - (11) Retail convenience stores with or without fuel service station.
  - (12) Hospitals, free standing emergency department, nursing, or convalescent homes.
  - (13) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
  - (14) Pain management clinic as set forth in Section 158.231.



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1000 N. US Highway 1, Suite 100, Ft. Pierce, FL 34946  
(888) 888-8881, Fax (888) 888-8882

Key / Location:

N.T.S.

Project Team:

**SULPES & TERPESING, INC.**  
2000 S. US Highway 1, Suite 100, Ft. Pierce, FL 34946  
(888) 888-8881, Fax (888) 888-8882

**Ardaman & Associates, Inc.**  
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**DB**  
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(888) 888-8881, Fax (888) 888-8882

**CITY OF PORT ST. LUCIE, FLORIDA**  
City of Port St. Lucie, Florida  
**Riverwalk Boardwalk and Westmoreland Park**  
Project Phasing

Date	By	Description

**SCALE: 1" = 65.6'**  
0 0' 0"

**REG. # 1018**  
Thomas P. Lucido

Designer: --- Sheet: **1**  
Manager: ---  
Project Number: ---  
Municipal Number: ---  
Computer File: Project team logos.dwg

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## South Section Projects



### Bridge Plaza

A signature building that blends indoor and outdoor dining experiences while providing visual connection to the river should be encouraged along Bridge Plaza. The restaurant could serve as a destination to activate the plaza and channel energy into the district. The design should prioritize opportunities for patrons to gather in a beautiful space and use materiality, height, and openness to echo the surrounding environment.

Build a boardwalk connection west of the plaza to improve circulation and allow for better service access. Add an elevated area overhead to maximize views to the river.

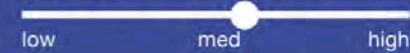
### HIGHLIGHTS

- Restaurant space
- Patio space
- Connecting paths and boardwalk
- Reconfigured parking area to better use the available space
- Provides an anchor as a center of reinvigoration for The Port

### KEY RECOMMENDATIONS

- Encourage development of a restaurant with patio space and ample views to the river
- Connect boardwalk to the Plaza

### BUDGETARY LEVEL



### PROJECT PRIORITIZATION (PER PUBLIC SURVEY)



*Restaurant space that provides outdoor seating and excellent views of the river can anchor the Bridge Plaza area and energize the district.*



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## Conceptual Building





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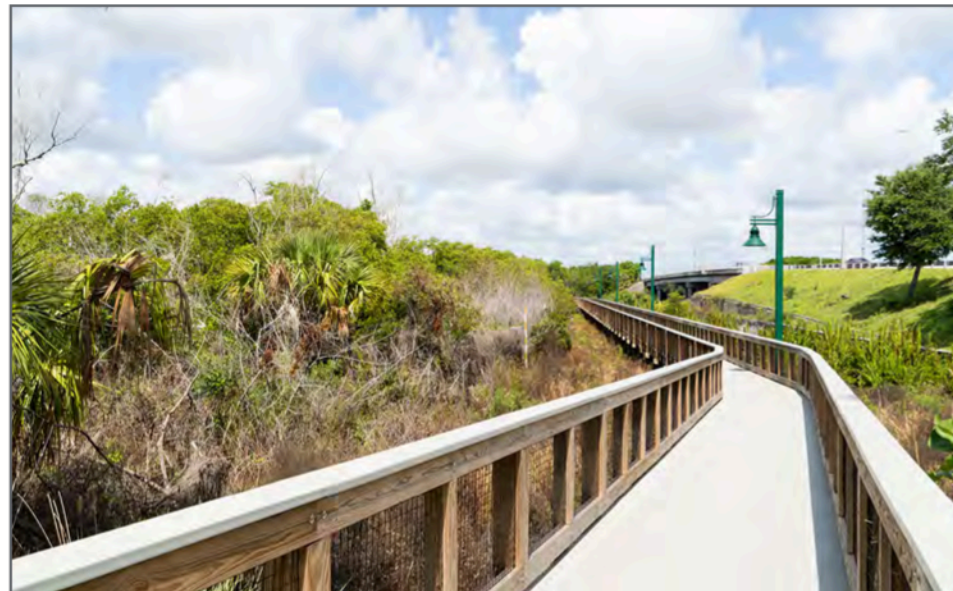




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## The Boardwalk





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SE PORT ST. LUCIE BLVD

Bridge Plaza  
Outparcel



St. Lucie River



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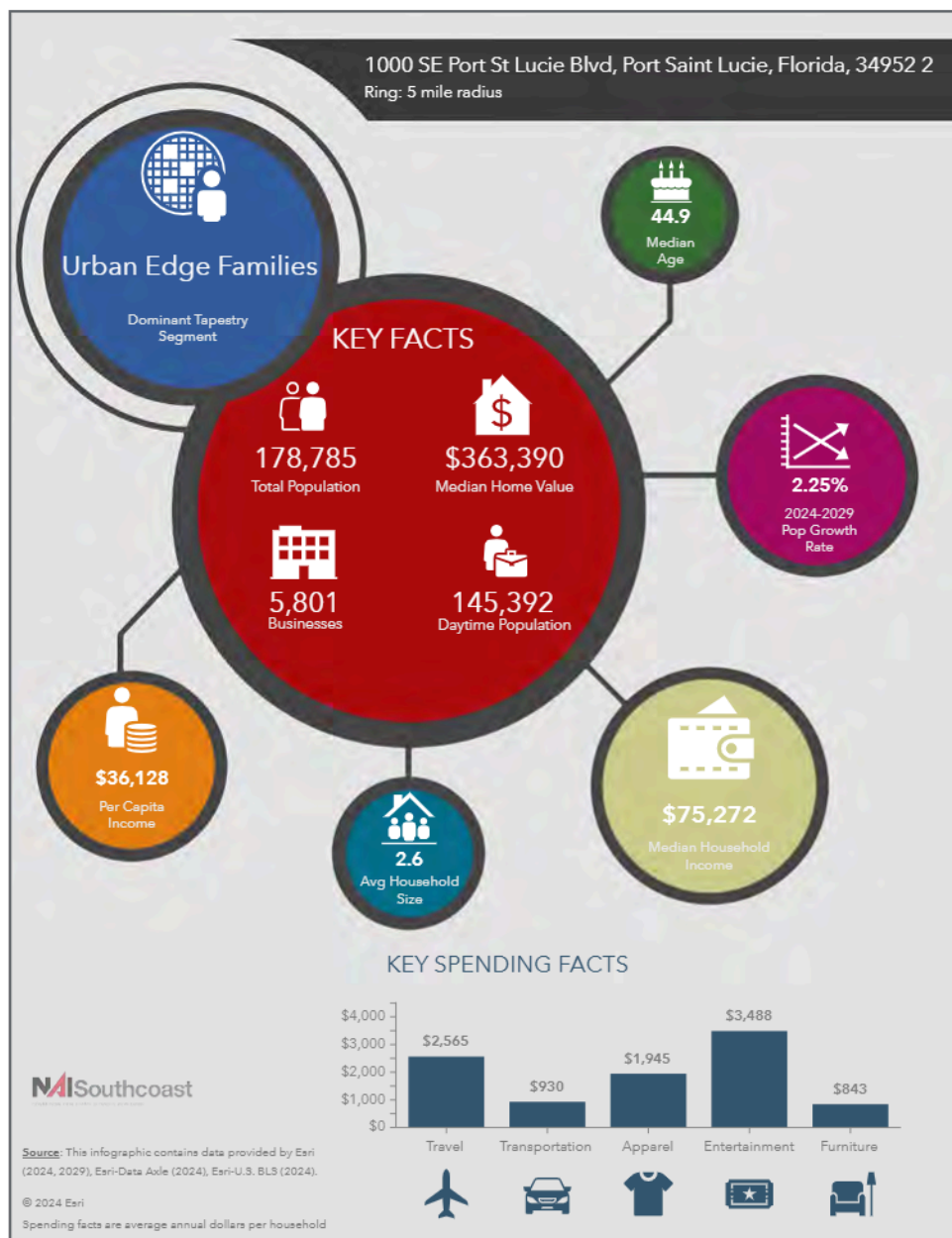




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## 2024 Demographics



### Population

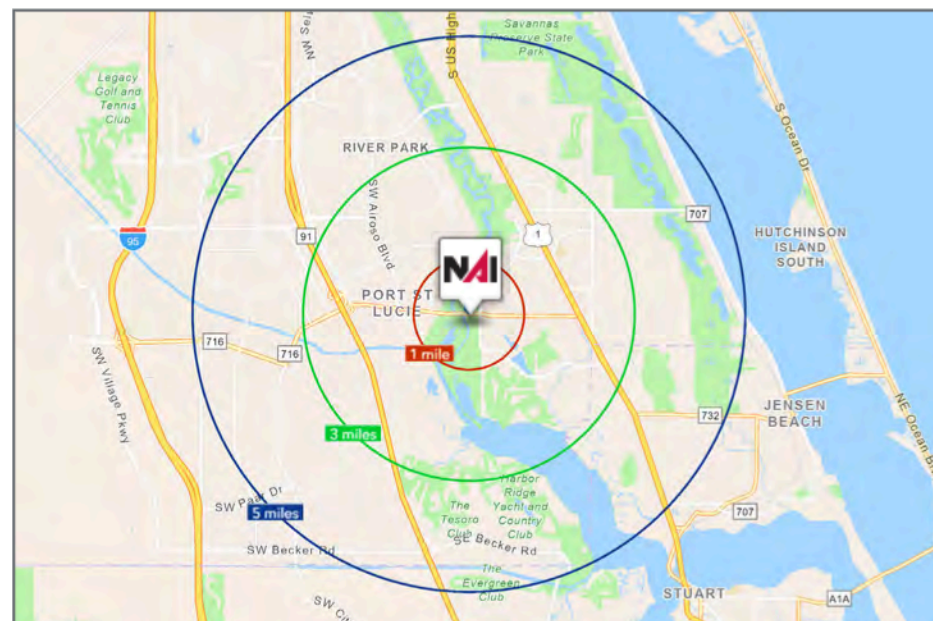
- 1 Mile: 7,411
- 3 Mile: 68,448
- 5 Mile: 178,785

### Average Household Income

- 1 Mile: \$85,162
- 3 Mile: \$90,273
- 5 Mile: \$95,156

### Median Age

- 1 Mile: 45.3
- 3 Mile: 45.6
- 5 Mile: 44.9

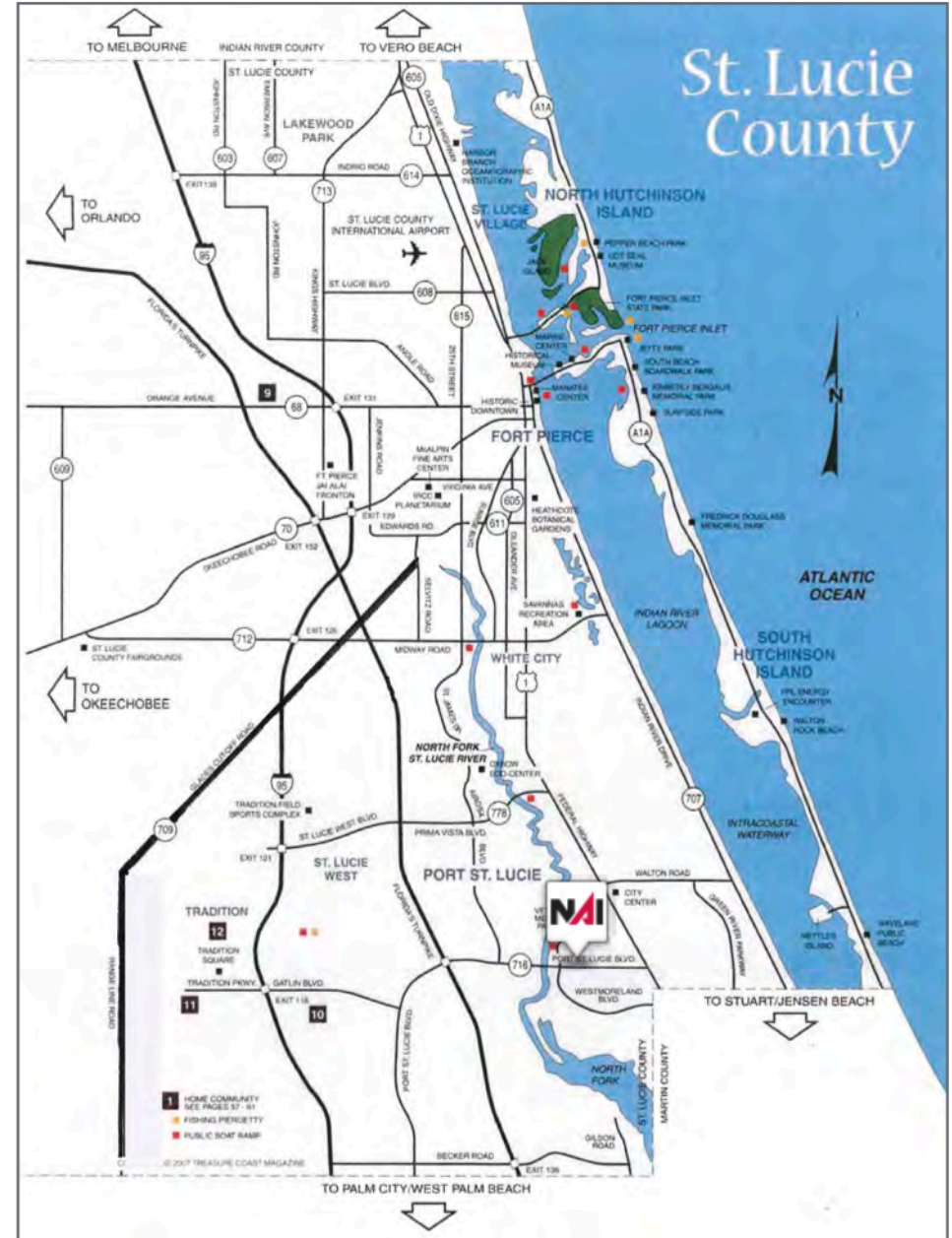
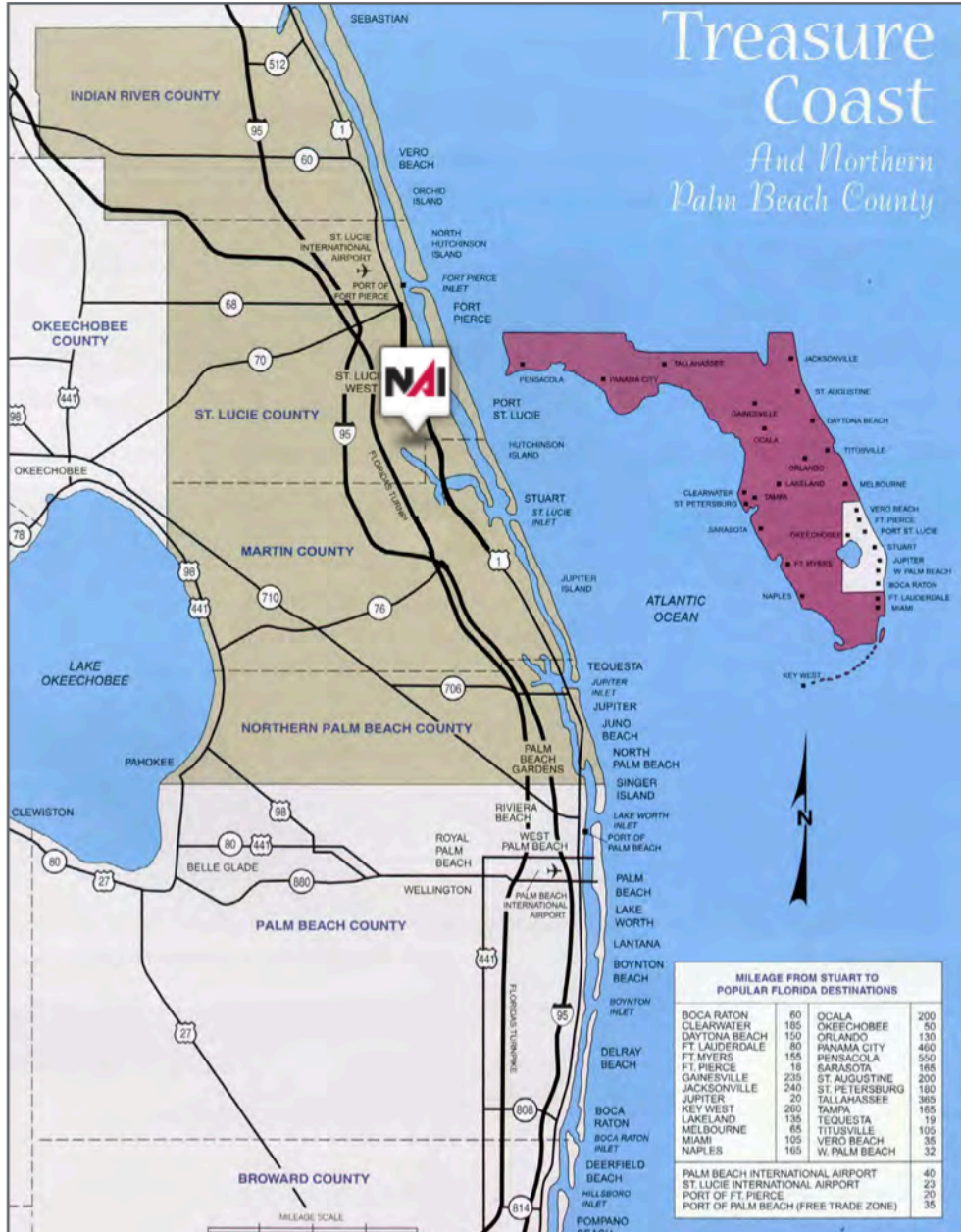




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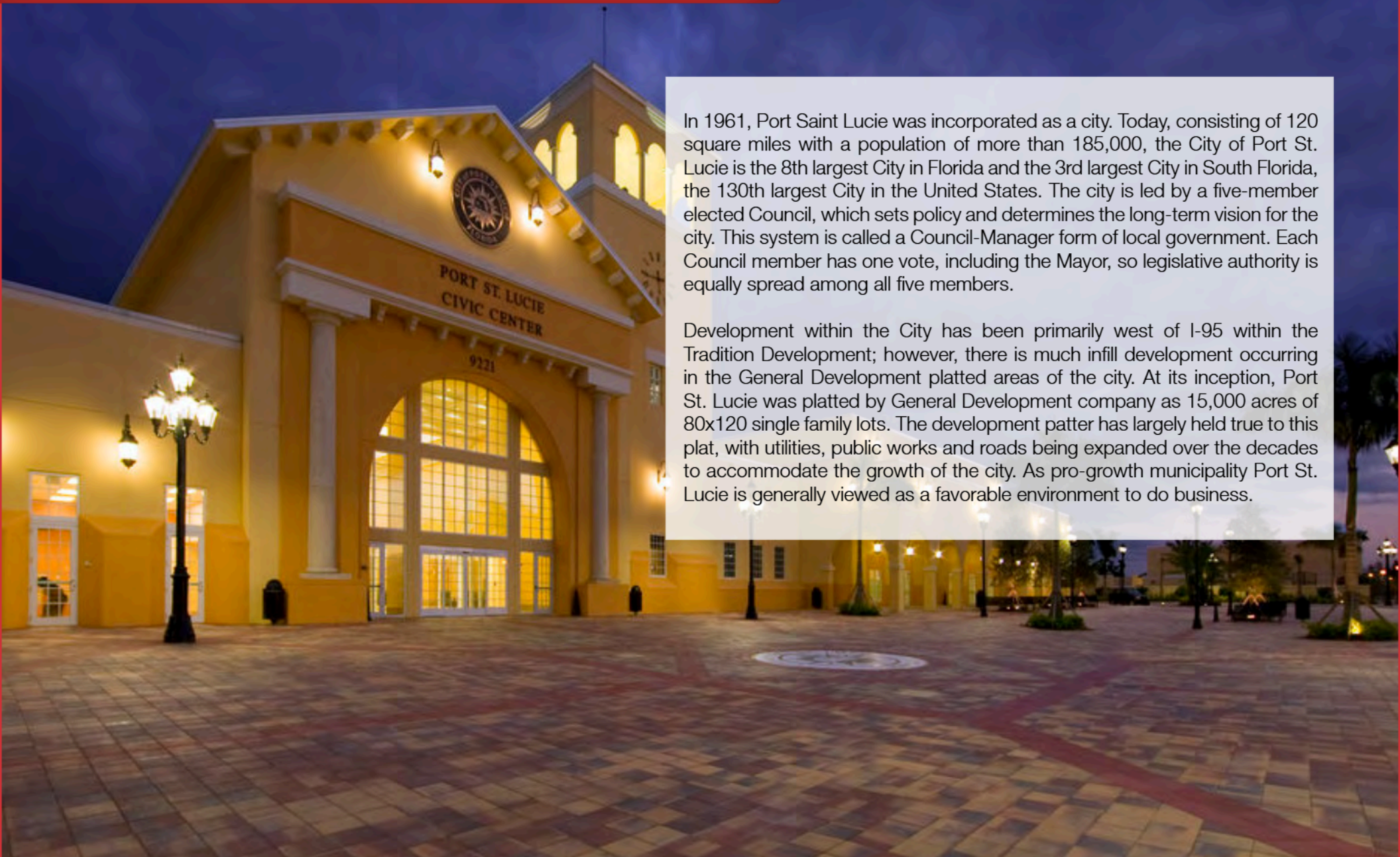
## Area Maps





# City Overview

City of 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 185,000, 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.



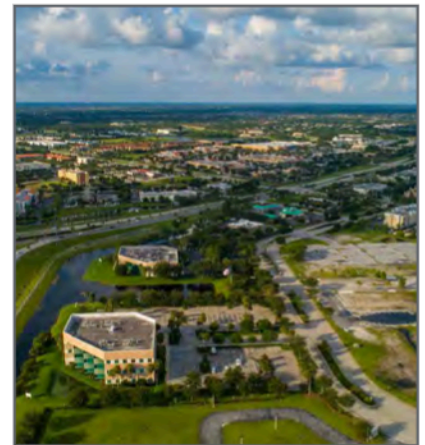
# County Overview

## 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 358,704 and has experienced growth of over 28% 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 52 schools with a total of 43,612 students and 8,800 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.





LISTING AGENTS



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