

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Professional Office

8231 US Highway 1, Port Saint Lucie FL 34952



**For Lease**  
**\$15.00/psf**

Listing Agent:

**Alex Rodriguez-Torres**

**772-353-0638**

**rteincorporated@aol.com**

Office:

**49 SW Flagler Ave. Suite 301**

**Stuart FL, 34994**

**772-286-5744**

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## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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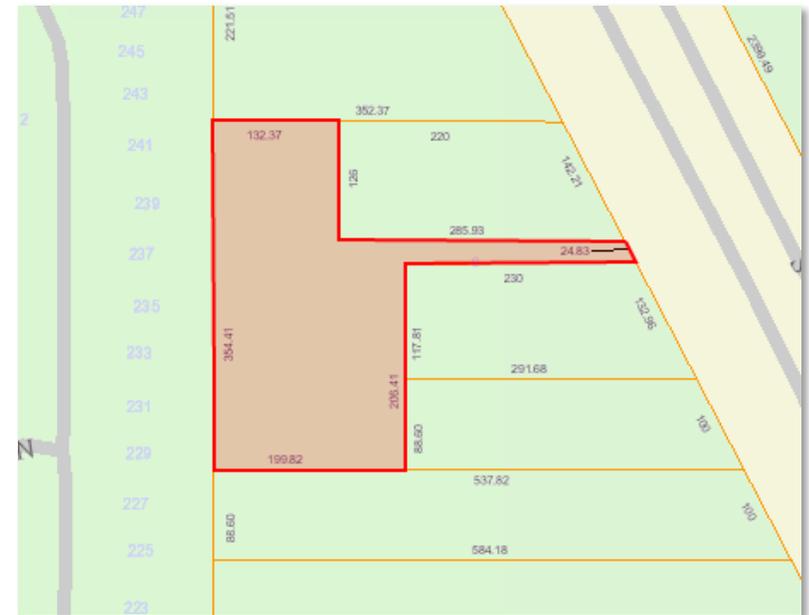
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## Property Details

<b>Location:</b>	8231 US Highway 1, Port Saint Lucie FL 34952
<b>Lease Rate:</b>	\$15.00/psf
<b>Lease Space(s):</b>	<b>(2) 2,500 sf or 5,000 sf contiguous</b>
<b>Building Type:</b>	Office
<b>Acreage:</b>	1.55 AC
<b>Frontage:</b>	24.83'
<b>Traffic Count:</b>	42,500 average daily traffic
<b>Year Built:</b>	1984
<b>Construction Type:</b>	CB Stucco
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	CG - Commercial General
<b>Land Use:</b>	Office Building
<b>Utilities:</b>	St. Lucie County

Great opportunity for professional or new business. The building has ample parking and direct signage on US 1. There are currently (2) 2,500 sf spaces left or can be combined into a 5,000 sf contiguous space. There is also a private (rear break area) for employees or a counseling company.



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2017 Demographics

**Population**

1 mile	5,143
3 mile	55,708
5 mile	128,403

**Average Household Income**

1 mile	\$43,839
3 mile	\$51,388
5 mile	\$58,485

**Average Age**

1 mile	56.60
3 mile	43.90
5 mile	43.50

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## Zoning & Future Land Use Map

### CG - Commercial General

**Purpose.** The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

#### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)

- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)



CG, Commercial General

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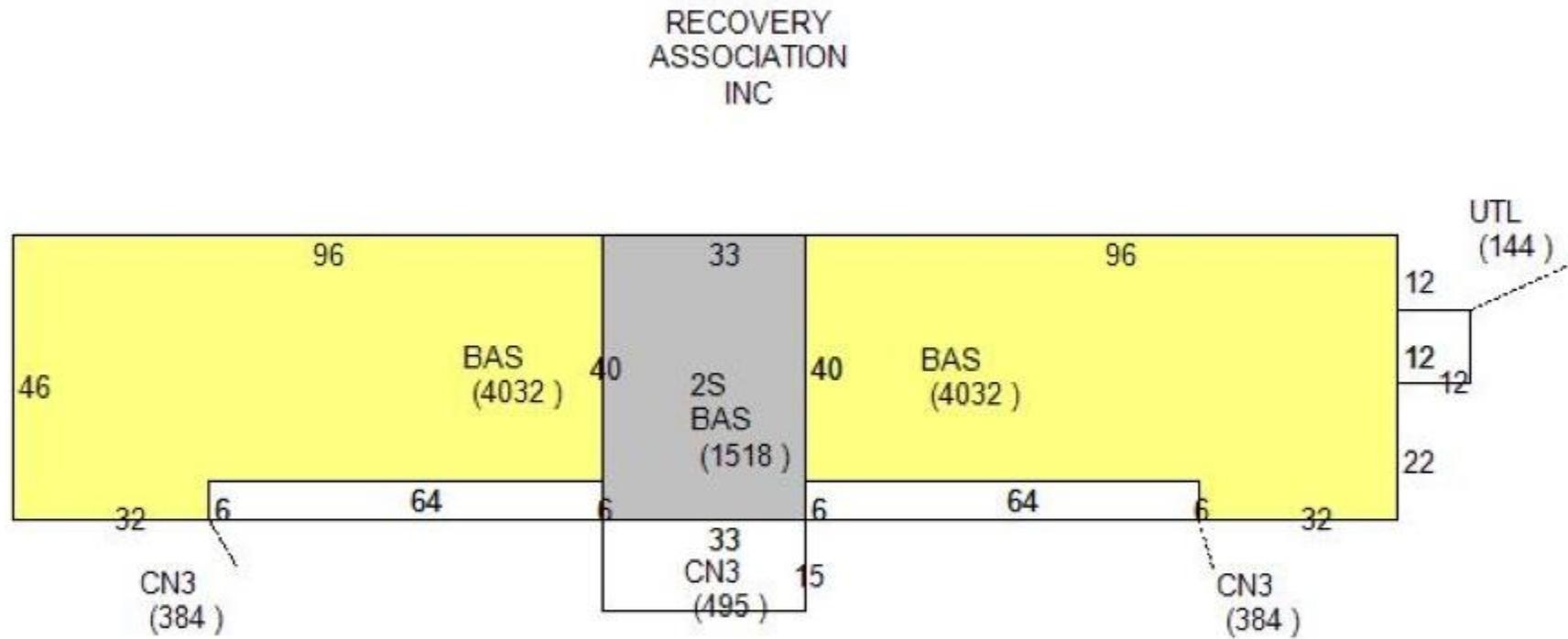
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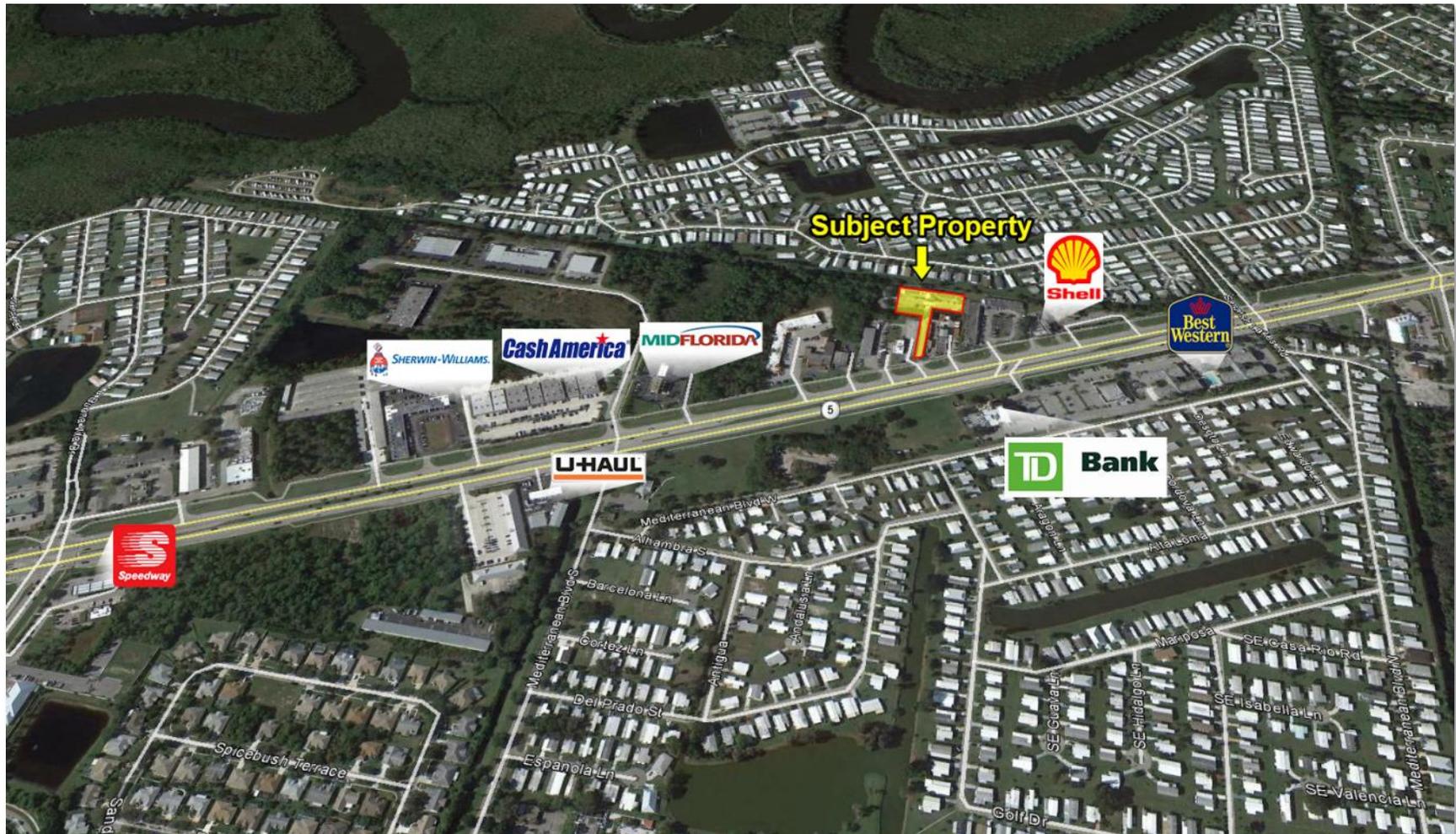
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Property Aerial



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