

**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

Office Suite near Gold's Gym

264 NW Peacock Blvd. Port Saint Lucie, FL 34986



**For Lease**  
**\$1,150/mo.**

Listing Agent:

**Jim Forbes**

**772-370-2466**

**cre.jforbes@gmail.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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## Property Details

<b>Location:</b>	264 NW Peacock Blvd. Port Saint Lucie, FL 34986
<b>Lease Rate:</b>	\$1,150/mo.
<b>Lease Space:</b>	1,221 SF
<b>Frontage:</b>	391.94'
<b>Traffic Count:</b>	19,700 average daily traffic
<b>Year Built:</b>	2007
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	CG - PSL
<b>Land Use:</b>	Commercial
<b>Utilities:</b>	Undisclosed

This is a first floor suite that features a porch out back as a break area, private bathroom, reception area, a private office, and large open area. Second floor is occupied by Water's Edge Dermatology.

Located in Saint Lucie West near Met's Stadium.



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### 2013 Demographics

#### Population (Daytime)

1 mile	n/a
3 mile	43,827
5 mile	79,770

#### Average Household Income

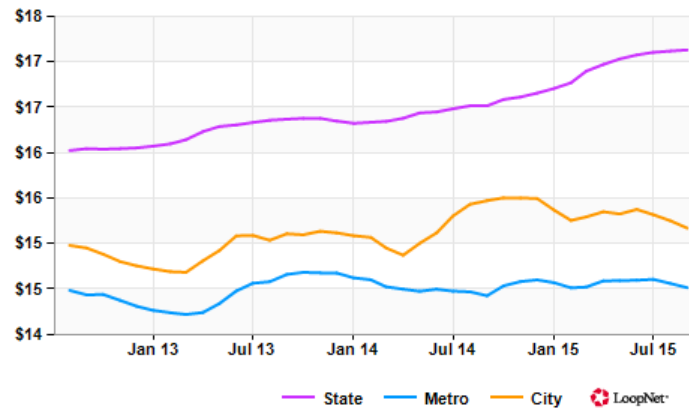
1 mile	n/a
3 mile	\$69,044
5 mile	\$66,046

#### Median Age

1 mile	n/a
3 mile	43
5 mile	41

### Asking Price Index Trends for Port Saint Lucie, FL Office For Lease

Asking Rent Office for Lease Port St. Lucie, FL (\$/SF/Year)



	Sep 15	vs. 3 mo. prior	Y-O-Y
State	\$17	+0.3%	+3.7%
Metro	\$15	-0.6%	+0.6%
City	\$15	-1.3%	-2.0%

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**Zoning & Future Land Use Map**



**CG - General Commercial Zoning District**

(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;
- (3) Office for administrative, business, or professional use;
- (4) Public facility or use;
- (5) Restaurants;
- (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

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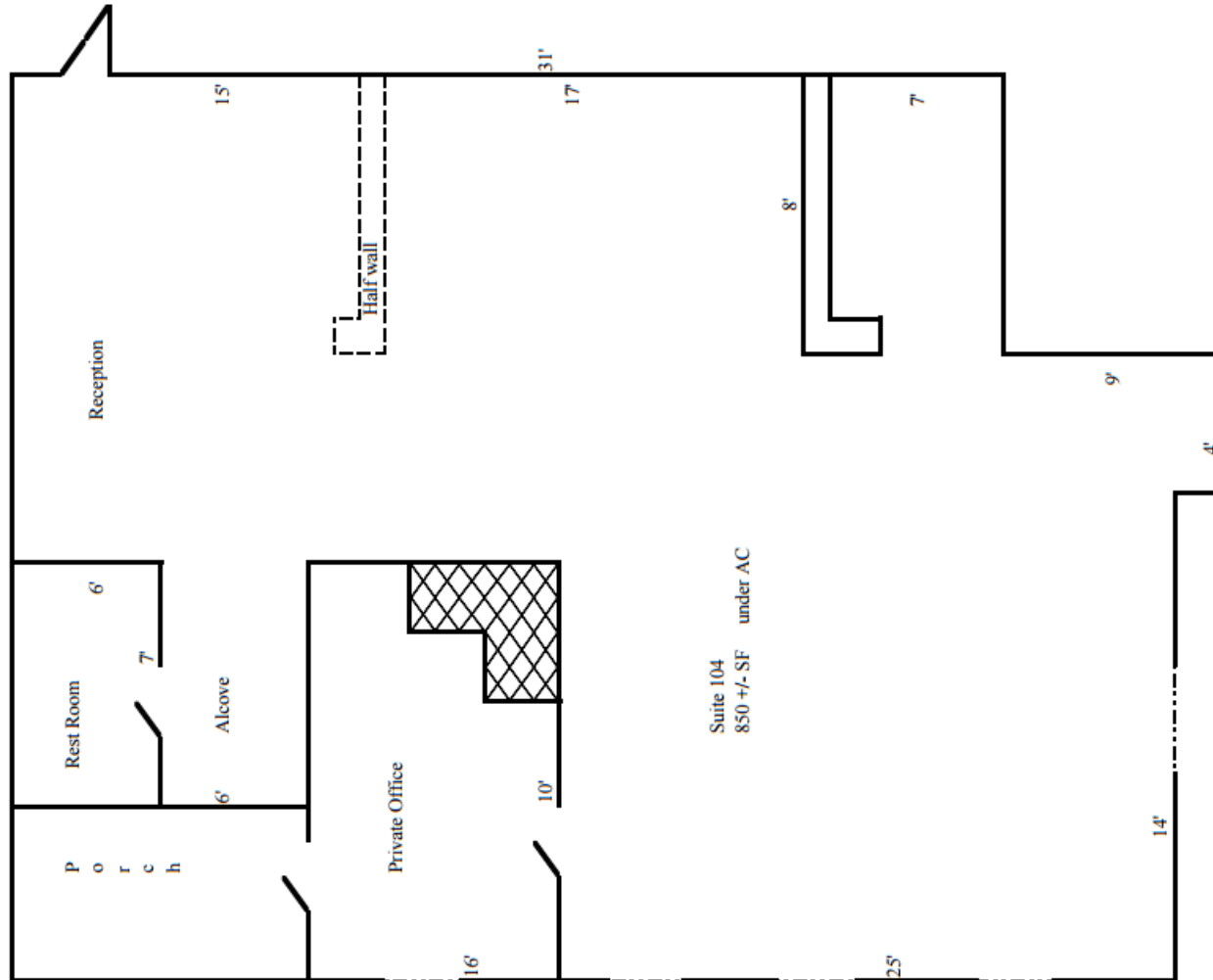
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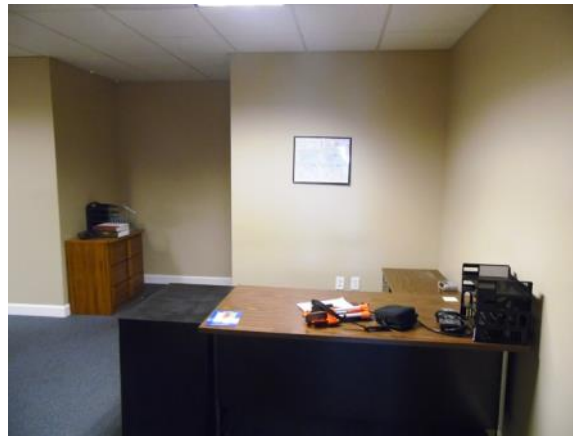
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Property Photos



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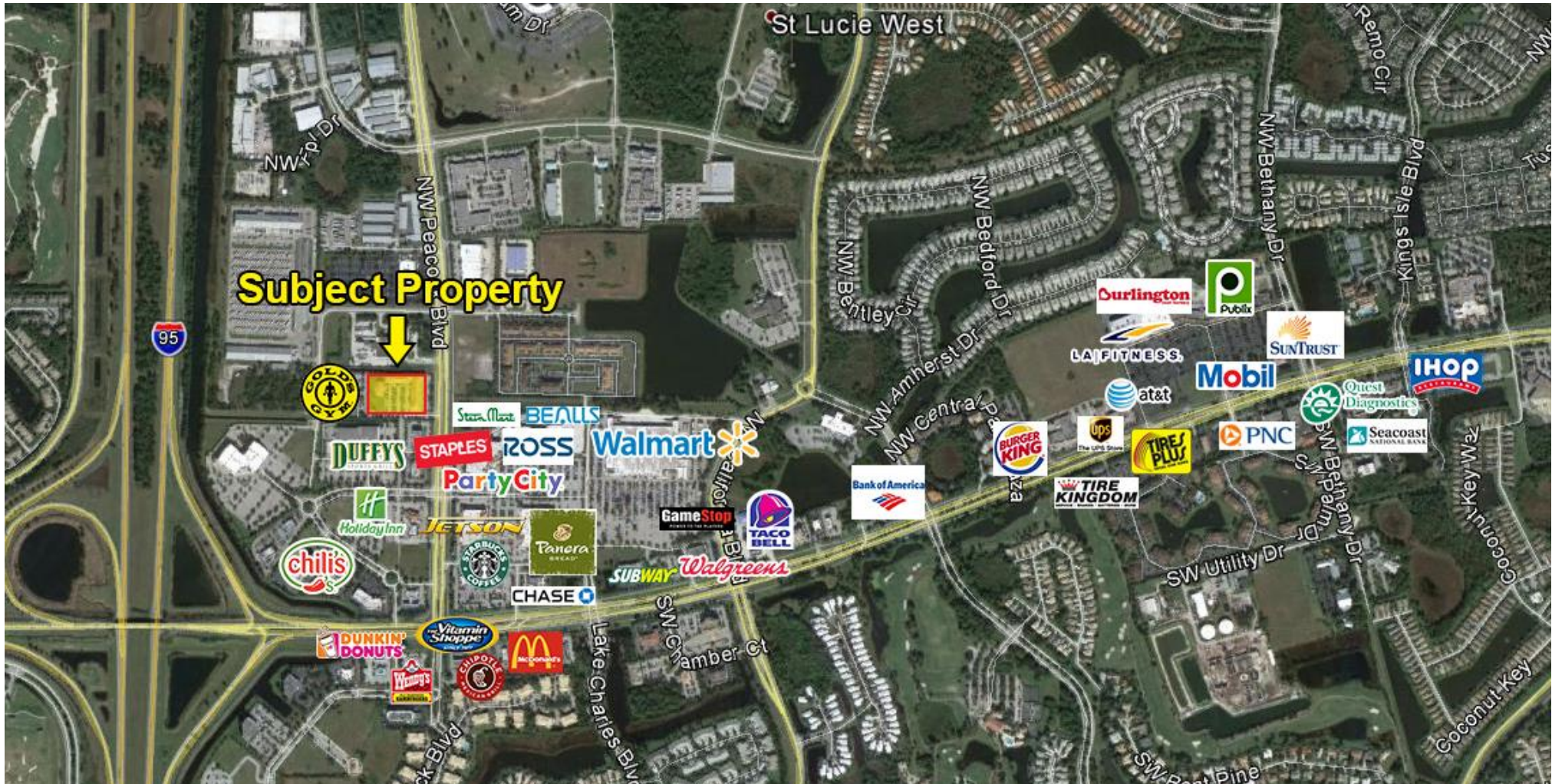
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Property Aerial



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