

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Century Plaza Office Spaces

7410 S US Highway 1, Port Saint Lucie FL 34952



For Lease
\$11.00/SF/Yr.

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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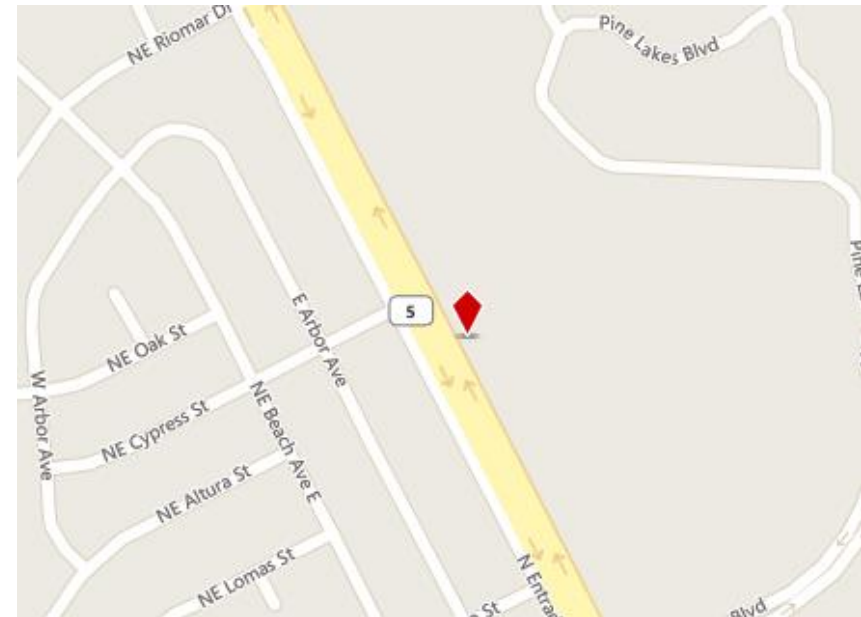
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Property Details

Location:	7410 S US Highway 1, Port Saint Lucie FL 34952
Lease Rate:	\$11.00/SF/Yr.
Building Size:	36,000 SF
Building Type:	Class B Professional Office
Acreage:	.59 AC
Frontage:	319.66
Traffic Count:	36,500 average daily traffic
Year Built:	1987
Construction Type:	CBS
Parking Spaces:	147+
Zoning:	CG - General Commercial
Land Use:	Office Condo

The Best Professional Plaza in Port St Lucie! Building just changed Ownership and will be having multiple renovations. Now is your chance to lease (before rates increase). Stunning views from each Executive office.

Highly visible from S US Highway 1, North of Prima Vista Blvd.



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First Floor	
Unit 100	1,200 SF
Unit 101	1,223 SF
Unit 104	550 SF
Unit 105	500 SF
Unit 106	778 SF
Third Floor	
Unit 304	728 SF (new carpet and paint) LEASED
Fourth Floor	
Unit 400 & 400A	670 SF + 400 SF (1,070 SF) share same electric account & A/C
Unit 401	1,223 SF LEASED
Unit 402	1,074 SF
Unit 403	1,300 SF LEASED
Unit 405	900 SF LEASED
Unit 406	700 SF

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2016 Exterior and Interior Renovations



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Property Demographics

2015 Demographics

Total Population

1 mile	5,281
3 mile	48,577
5 mile	117,889

Median Household Income

1 mile	\$32,324
3 mile	\$43,378
5 mile	\$43,984

Average Age

1 mile	48.10
3 mile	44.00
5 mile	43.00

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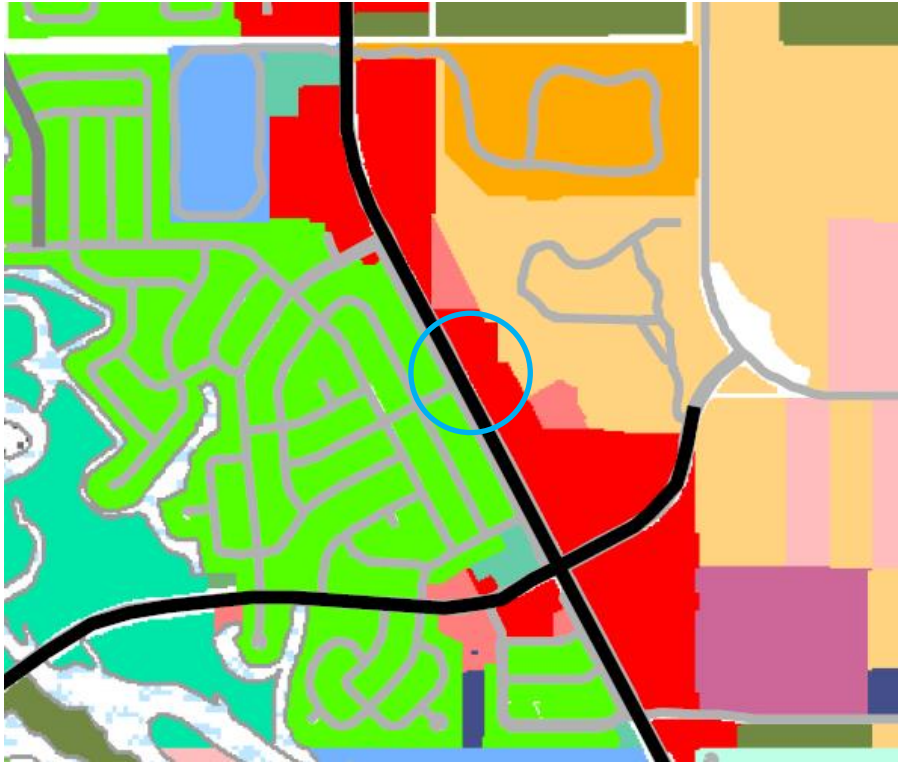
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Zoning & Future Land Use Map



CG, Commercial General

GC - General Commercial

(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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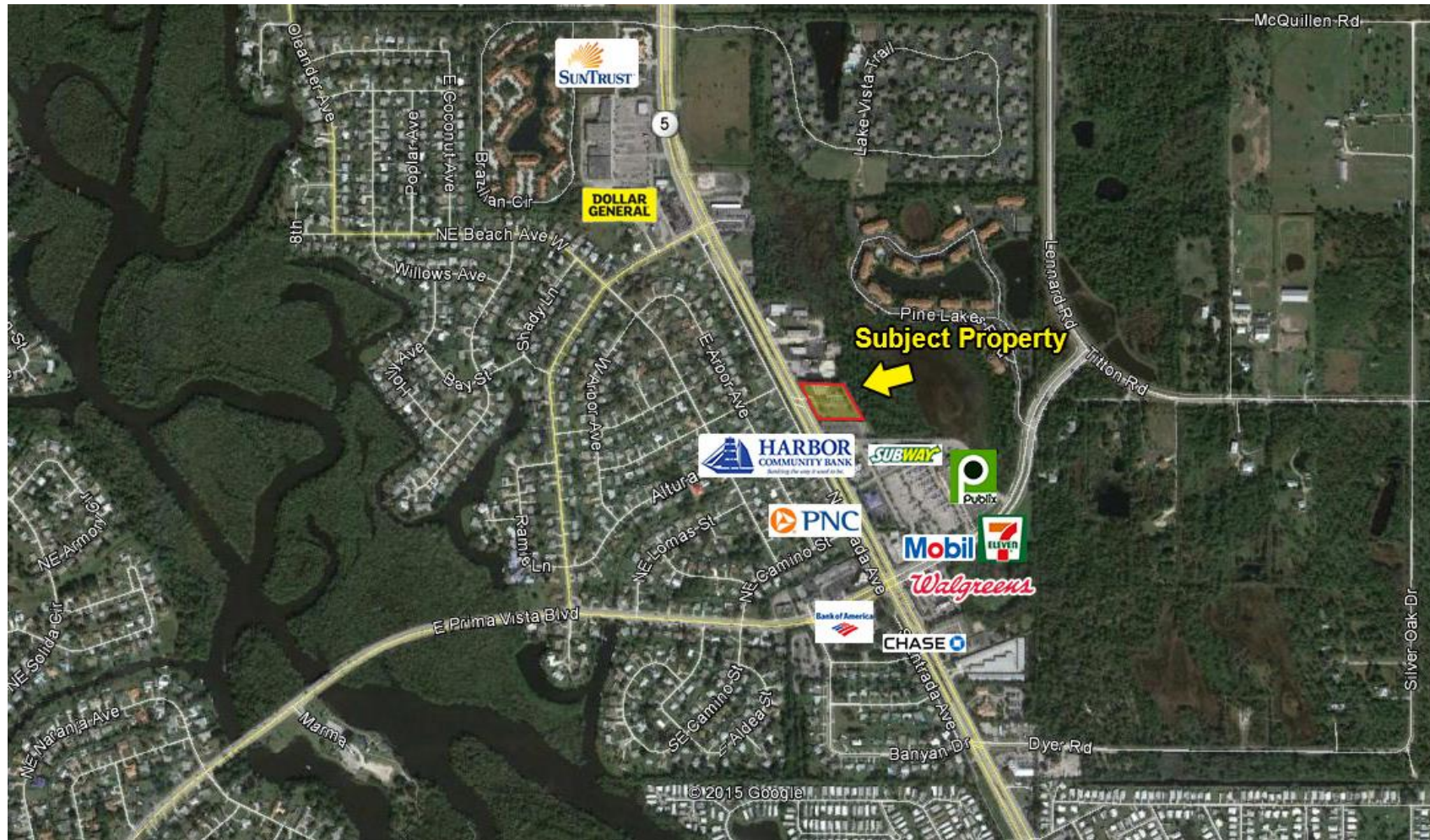
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Property Aerial



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