

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Freestanding Office Building

1955 SW Gatlin Blvd. Port St. Lucie FL 34953



For Lease

\$1,700.00/mo.*

Listing Contact:

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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Property Details

LOCATION	1955 SW Gatlin Blvd. Port St. Lucie FL 34953
LEASE RATE	\$1,700.00/mo. + tax & utilities
LEASE SPACE(S)	1,173 SF
BUILDING TYPE	Retail/Office
ACREAGE	.69 AC
FRONTAGE	256.92'
TRAFFIC COUNT	33,999 average daily traffic
YEAR BUILT	1996
CONSTRUCTION TYPE	Masonry
PARKING SPACE	20
ZONING	CP
LAND USE	Office Building
UTILITIES	Undisclosed

Prime location on busy Gatlin Blvd! 1,173 SF freestanding building is ideal for a professional type business such as real estate, insurance, medical and more! Space features three office areas, one private office, and a handicap restroom. Nicely renovated interior, kept in immaculate condition. High exposure to Gatlin Blvd. plus easy to locate by landmark of Welcome sign with space shuttle replica.



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Property Demographics

2017 Demographics

Total Population

1 mile	7,876
3 mile	58,773
5 mile	121,294

Average Household Income

1 mile	\$75,455
3 mile	\$72,912
5 mile	\$67,994

Average Age

1 mile	36.90
3 mile	39.00
5 mile	40.40

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Zoning Information & Map

P - Professional

(A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
- (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
- (3) 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.
- (4) 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) Any building exceeding thirty-five (35) feet in height.
- (2) Model home centers.
- (3) 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.
- (4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.



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Interior Photos



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Floor Plan



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Property Aerial



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