

FOR LEASE

\$16.00/psf

Office/Retail Space

8860 S US Highway 1, Port St. Lucie FL, 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Tim Tully | 305-834-0816 | Ttully@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Office/Retail Space

8860 S US Highway 1, Port St. Lucie FL, 34952

LEASE RATE	\$16.00/psf
LEASE SPACE	525 SF
BUILDING TYPE	Retail
ACREAGE	1.11 AC
FRONTAGE	+/- 250'
TRAFFIC COUNT	52,000 AADT
YEAR BUILT	1999
CONSTRUCTION TYPE	CBS
PARKING SPACE	40
ZONING	CG - PSL
LAND USE	Store/Retail
UTILITIES	Undisclosed

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Prime retail space opportunity! Excellent 525 SF open floor concept located behind the Ramey Carpet and Tile store. Ideal space for a professional business or boutique retail. Site has dedicated turning lane and signage to US-1. Tenant would be responsible for electric (water is included). Space will lease fast!!



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Property Demographics

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,203	1 Mile	\$44,530	1 Mile	56.90
3 Mile	54,964	3 Mile	\$51,617	3 Mile	44.30
5 Mile	122,672	5 Mile	\$58,601	5 Mile	43.60

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Zoning Information

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CG- Commercial General

(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.

(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, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.
- (9) Automobile fuel sales, services or repairs, including oil lubrication businesses.
- (10) Retail convenience stores with or without fuel service station.
- (11) Hospitals, free standing emergency department, nursing, or convalescent homes.
- (12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (13) Pain management clinic as set forth in Section 158.231.

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Interior & Exterior

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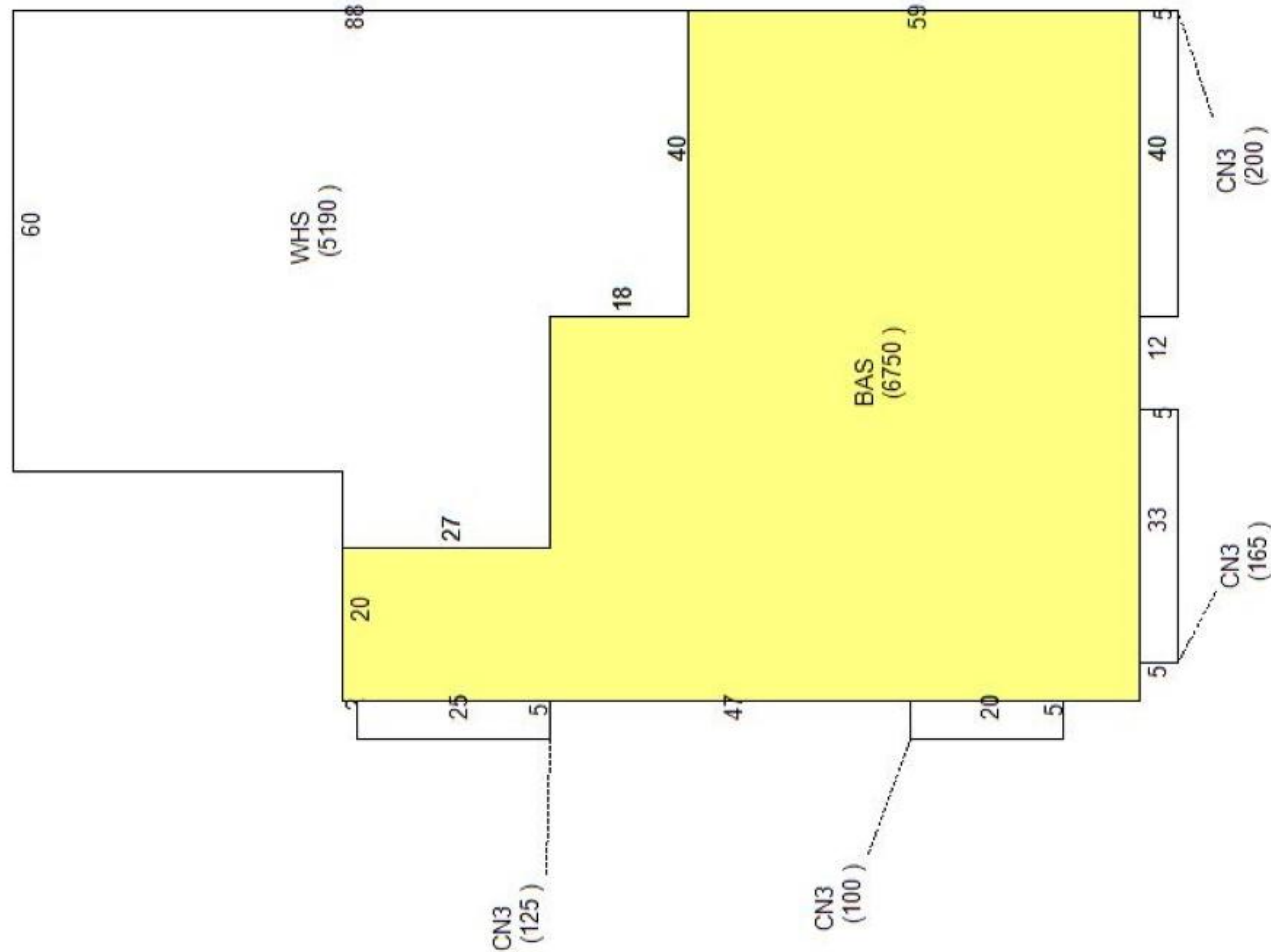
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Floor Plan

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Property Aerial

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