

FOR SALE

\$1,700,000

Key Executive Plaza

1940-1962 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Property Details

Key Executive Plaza

1940-1962 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952

| | |
|--------------------------|------------------------------|
| PRICE | \$1,700,000 |
| BUILDING SIZE | 12,036 SF |
| BUILDING TYPE | Office |
| ACREAGE | 1.29 AC |
| FRONTAGE | 375' |
| TRAFFIC COUNT | 40,500 average daily traffic |
| YEAR BUILT | 1985 |
| CONSTRUCTION TYPE | CBS |
| PARKING SPACE | 65+ |
| ZONING | CP - PSL |
| LAND USE | Office Building |
| UTILITIES | Undisclosed |

Excellent prime executive plaza located on busy SE Port St. Lucie Blvd. Plaza is 100% leased, very well maintained, and features a mixture of professional tenants. Great on-site parking, monument sign, and easily accessible.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

| | |
|----------------------------------|--------------|
| MONTHLY RENTS | \$14,454.00 |
| ANNUALIZED INCOME | \$173,448.00 |
| TAXES | \$29,000.00 |
| INSURANCE | \$9,000.00 |
| UTILITIES | \$8,000.00 |
| GARBAGE | \$888.00 |
| LANDSCAPING | \$3,000.00 |
| REPAIRS & MAINTENANCE | \$4,500.00 |
| NOI | \$119,060.00 |
| CAP RATE | 7.0 |

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

2017 Demographics

| Total Population | | Average Household Income | | Average Age | |
|------------------|---------|--------------------------|----------|-------------|-------|
| 1 Mile | 6,187 | 1 Mile | \$62,548 | 1 Mile | 43.40 |
| 3 Mile | 45,205 | 3 Mile | \$59,308 | 3 Mile | 44.70 |
| 5 Mile | 115,343 | 5 Mile | \$60,942 | 5 Mile | 44.80 |

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Zoning Information

Key Executive Plaza

1940-1962 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952

P - Professional Zoning

(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.

(D) **Accessory Uses.** As set forth within section 158.217.



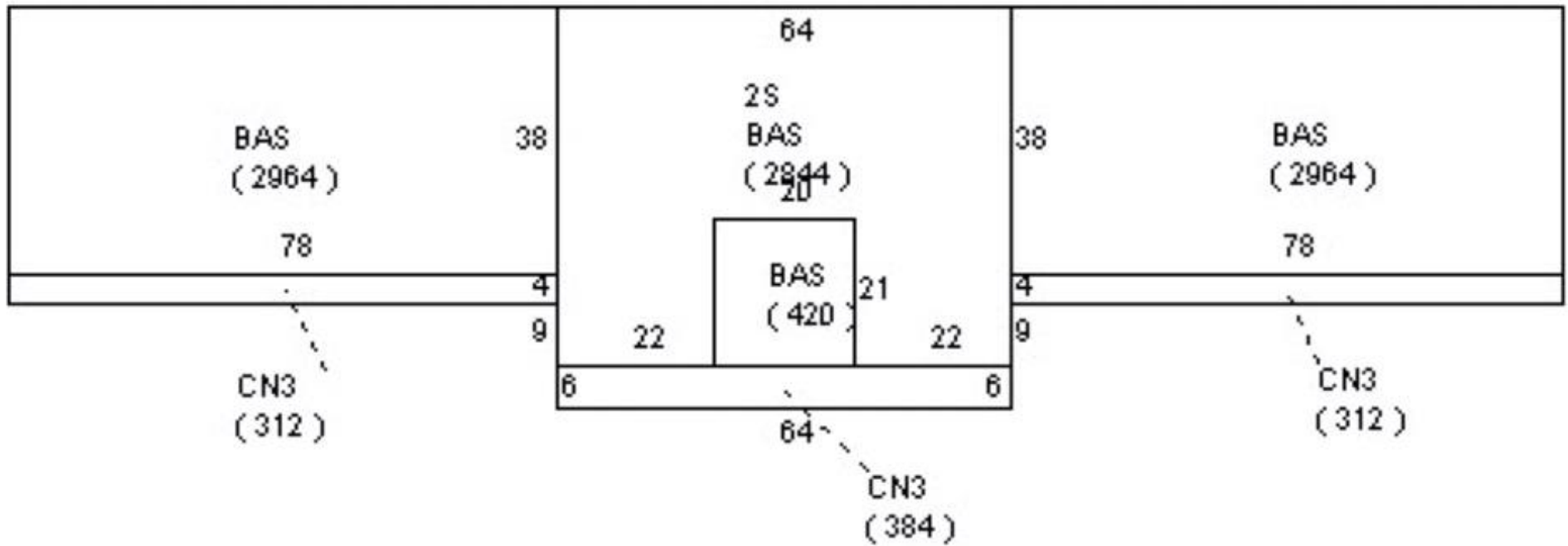
Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

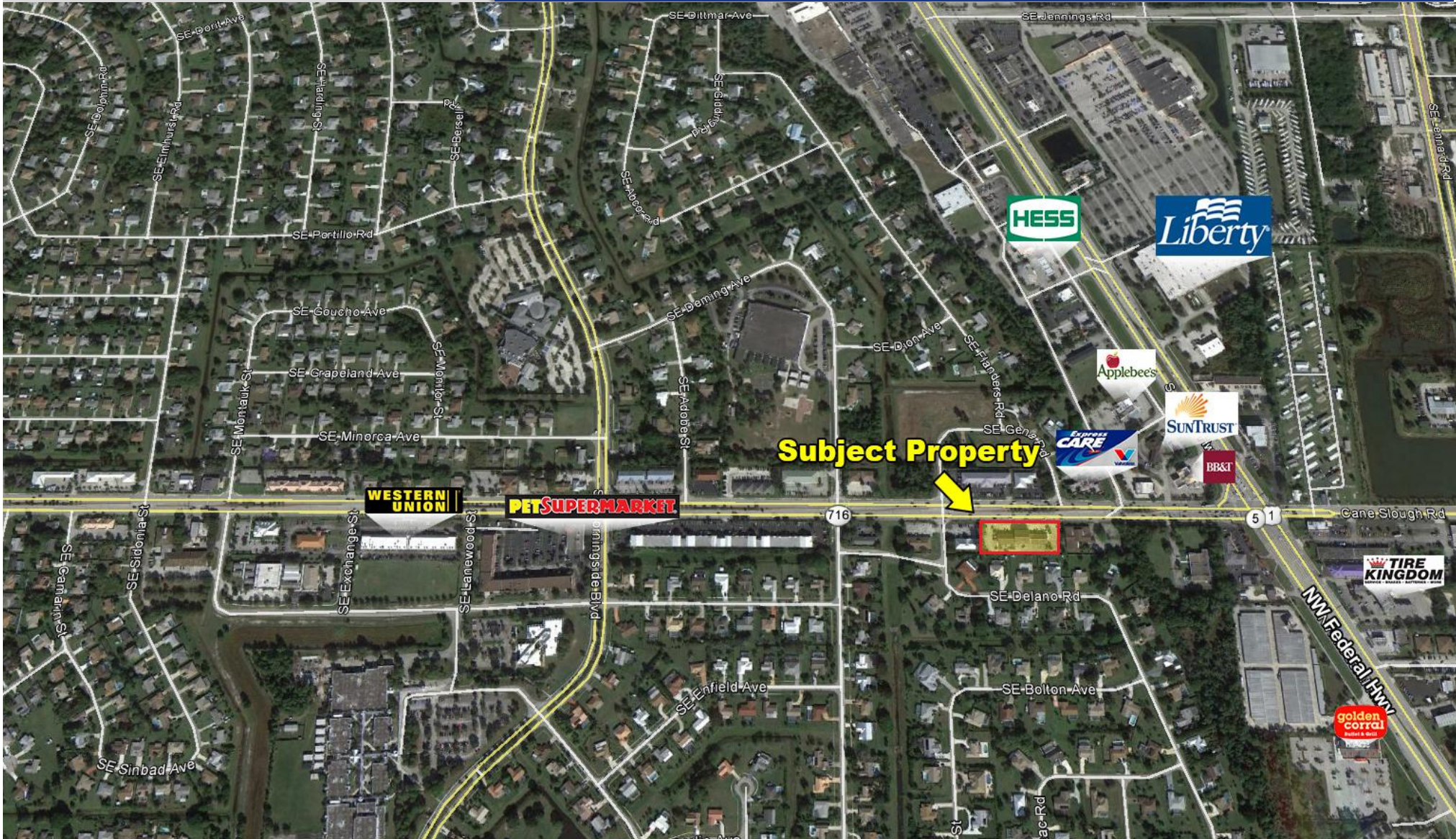
Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Property Aerial

Key Executive Plaza

1940-1962 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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