

FOR SALE

\$2,200,000

Southport Professional Center

10690 S US Hwy 1 Port Saint 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

Southport Professional Center

10690 S US Hwy 1 Port Saint Lucie, FL 34952

PRICE	\$2,200,000
NOI	\$191,989.96
CAP RATE	8.7
BUILDING SIZE	(5) Bldgs 19,968 sf total
BUILDING TYPE	Office
ACREAGE	2.59 AC
FRONTAGE	76.17'
TRAFFIC COUNT	45,000 AADT
YEAR BUILT	1984
CONSTRUCTION TYPE	Masonry
PARKING SPACE	80
ZONING	CG
LAND USE	Commercial
UTILITIES	City of Port Saint Lucie

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Exceptional investment deal!!! Professional Center comprised of 5 separate buildings; all 100% leased with a mixture of medical related tenants, professional services, and others. Site features large monument sign visible from the heavily traveled US-1, a bus line, and a secondary entrance from Lennard Road.

Income & Expense

Gross Income:	\$259,313.96
Expenses:	\$67,148.00
NOI:	\$191,989.96



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	6,110	1 Mile	\$63,618	1 Mile	43.80
3 Mile	42,392	3 Mile	\$59,487	3 Mile	44.70
5 Mile	110,266	5 Mile	\$61,539	5 Mile	45.70

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CG - Commercial General

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)

- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)

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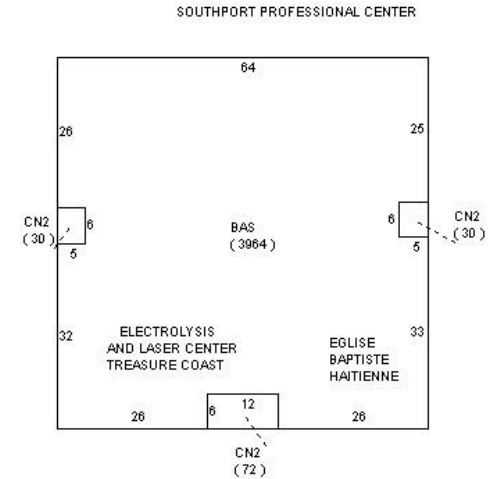
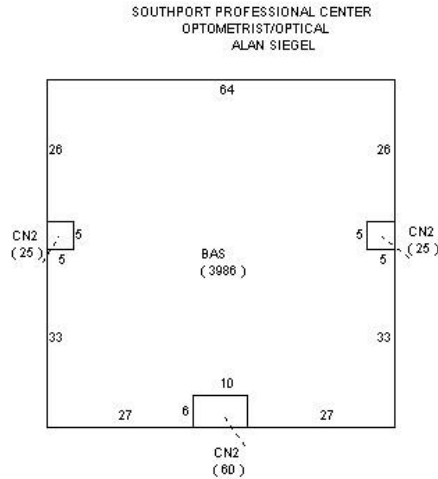
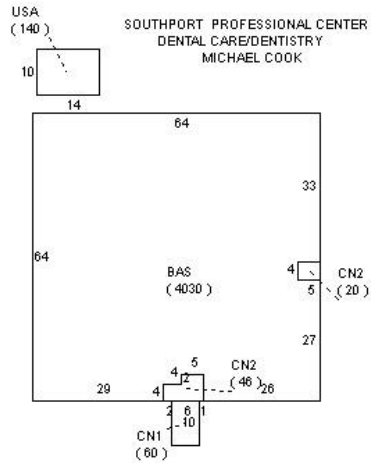
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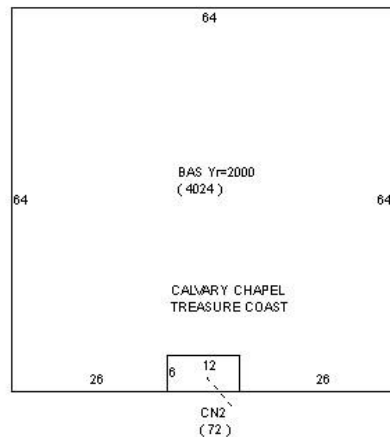
Floor Plan

Southport Professional Center

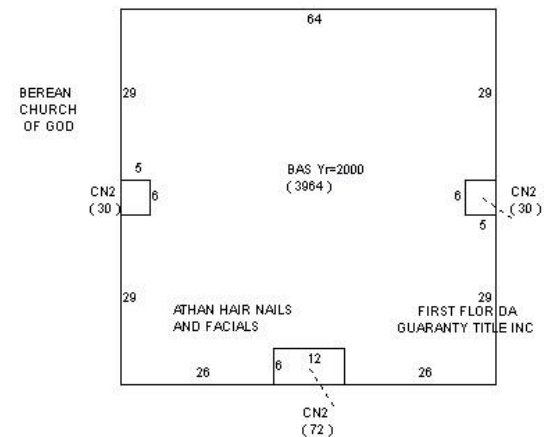
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SOUTHPORT PROFESSIONAL CENTER



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Property Aerial

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