

FOR LEASE

\$2,000/mo.

Retail Space at Gardens Plaza

10999 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

Retail Space at Gardens Plaza

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PRICE	\$2,000/mo.
LEASE SPACE	1,172 sf
BUILDING SIZE	11,291 sf
BUILDING TYPE	Retail/Office
ACREAGE	1.51 AC
FRONTAGE	308.01'
TRAFFIC COUNT	68,203 AADT
YEAR BUILT	1956 (2015 Renovations)
CONSTRUCTION TYPE	CBS
PARKING SPACE	Plenty
ZONING	CG
LAND USE	Retail

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Excellent sublease opportunity!! Great end cap corner space ideal for a small retailer or professional office. Site features high exposure to US-1, fresh and modern façade with new impact windows and doors, double signage, it is a must see! Only about 1 year left on sublease with option for renewal. Located near National tenants such as Walmart, Sam's Club, and others.



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Property Demographics

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,111	1 Mile	\$72,123	1 Mile	47.60
3 Mile	41,145	3 Mile	\$61,700	3 Mile	44.70
5 Mile	108,950	5 Mile	\$62,912	5 Mile	45.90

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Zoning Information

Retail Space at Gardens Plaza

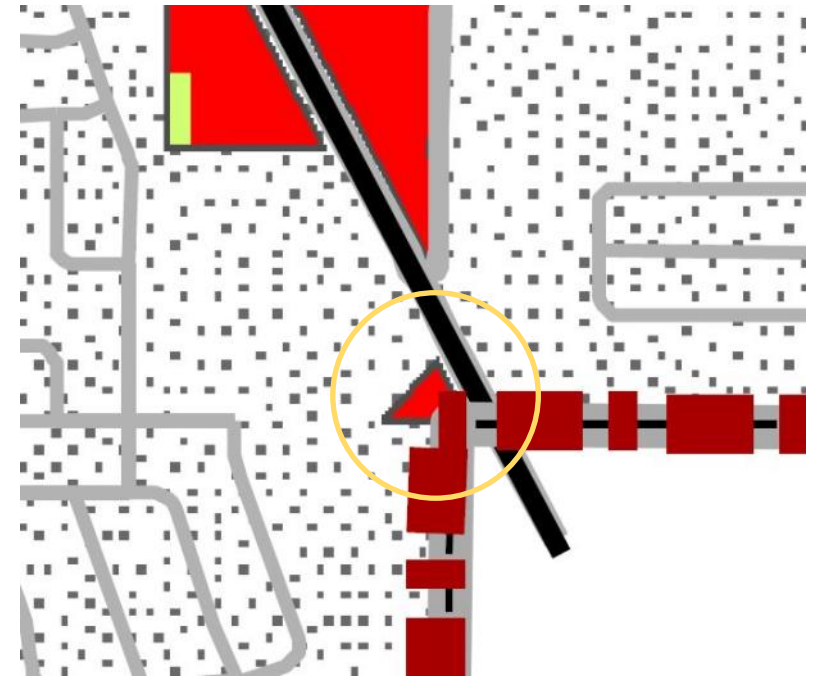
10999 S US Highway 1, Port St. Lucie FL 34952

Sec. 158.124. - General Commercial Zoning District (CG).

(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



 CG, Commercial General

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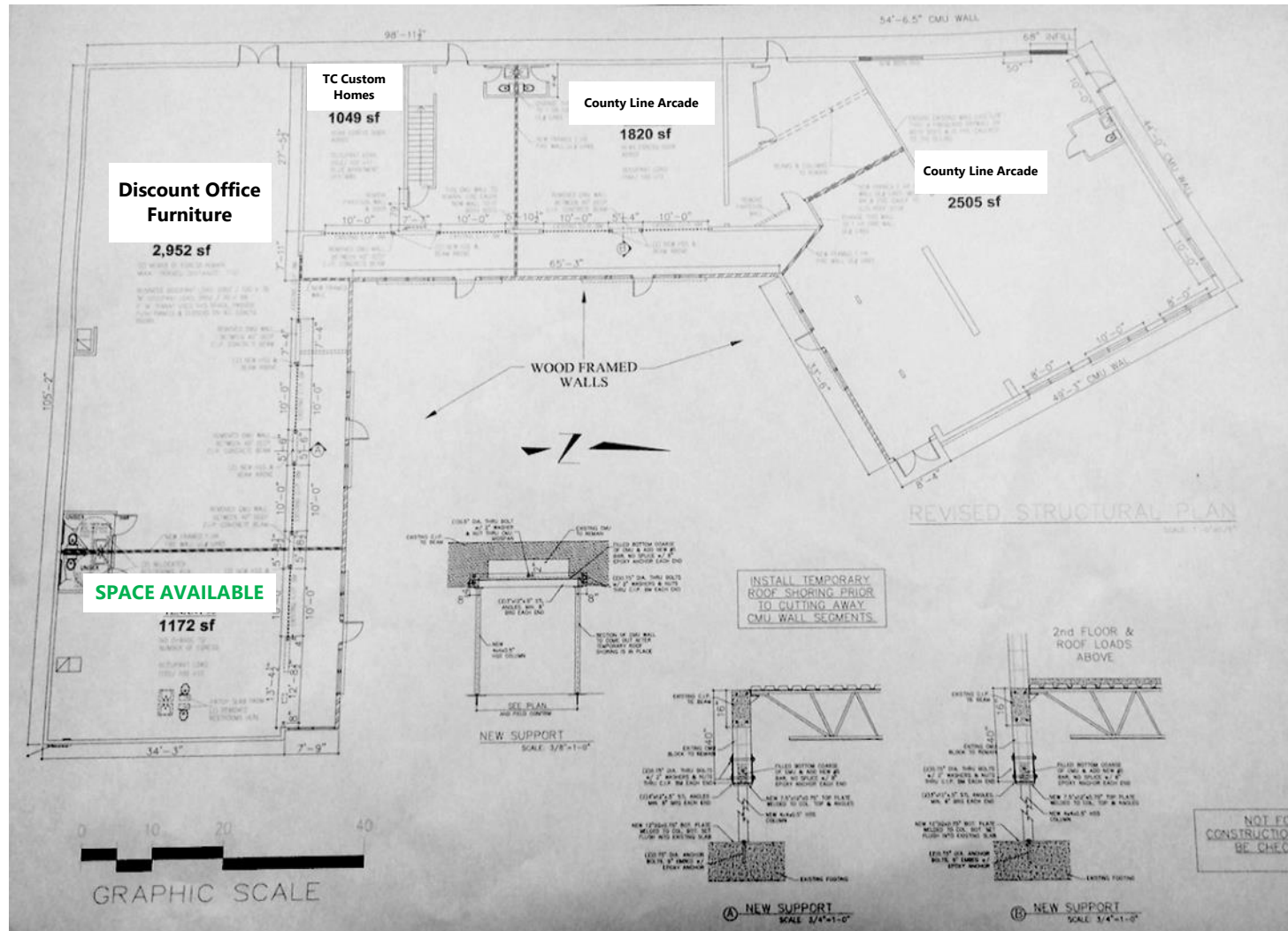
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Floor Plan

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Additional Photos

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Property Aerial

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