

**FOR LEASE**

\$14.00/psf Gross

**Professional Office Condo**

8493 S US Highway 1, Port St. Lucie FL 34952

**SPACE AVAILABLE**



**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

# Professional Office Condo

8493 S US Highway 1, Port St. Lucie FL 34952

<b>LEASE RATE</b>	\$14.00/psf Gross
<b>UNIT SIZE</b>	1,200 sf
<b>BUILDING TYPE</b>	Office Condo
<b>FRONTAGE</b>	250'
<b>TRAFFIC COUNT</b>	54,340 ADT
<b>YEAR BUILT</b>	1976
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	50+
<b>ZONING</b>	CG
<b>LAND USE</b>	Commercial
<b>UTILITIES</b>	Undisclosed

The PSL Professional Center has an exceptional and spacious condo space available for lease. The unit features a reception area, wheelchair accessible restrooms, break room, and individual offices. Ideal for a financial, insurance or real estate agency, health services, travel agency, and other uses under CG zoning. Site has ample parking and great accessibility to US-1.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	4,810	1 Mile	\$44,909	1 Mile	58.40
3 Mile	55,515	3 Mile	\$51,003	3 Mile	43.90
5 Mile	126,945	5 Mile	\$58,737	5 Mile	43.60

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# Zoning Information

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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. Amphitheatres. (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)

[Other uses available in Municode.com](http://Municode.com)

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# Interior Photos

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# Property Aerial

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