

**FOR LEASE**

\$15.00/psf\*

**Freestanding Retail / Office**

7320 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](mailto:Ttully@commercialrealestatellc.com)

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

# Property Details

## Freestanding Retail / Office

7320 S US Highway 1, Port St. Lucie FL 34952

<b>LEASE RATE</b>	\$15.00/psf* (negotiable)
<b>BUILDING SIZE</b>	1,700 sf
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	2.13 AC
<b>FRONTAGE</b>	233.83'
<b>TRAFFIC COUNT</b>	40,378 ADT
<b>YEAR BUILT</b>	1966
<b>CONSTRUCTION TYPE</b>	Vinyl Siding / CBS
<b>PARKING SPACE</b>	6
<b>ZONING</b>	CG - Commercial General (St. Lucie County)
<b>LAND USE</b>	Light Manufacturing
<b>UTILITIES</b>	Undisclosed

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.

- Versatile retail / office building located right on US-1 in Port St. Lucie.
- Interior has been cleaned and repainted.
- Site features ample open floor layout, built out front desk area, storage garage, outdoor storage / parking area in the rear, and excellent signage.
- Owner will consider 1 year lease, and tenant will be responsible for water and electric.
- Located just North of E Prima Vista Blvd., with great exposure to high traffic area of US-1.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,180	1 Mile	\$45,665	1 Mile	47.50
3 Mile	49,487	3 Mile	\$54,564	3 Mile	44.40
5 Mile	120,761	5 Mile	\$56,937	5 Mile	43.40

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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. 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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# Interior Photos

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# Exterior Photos

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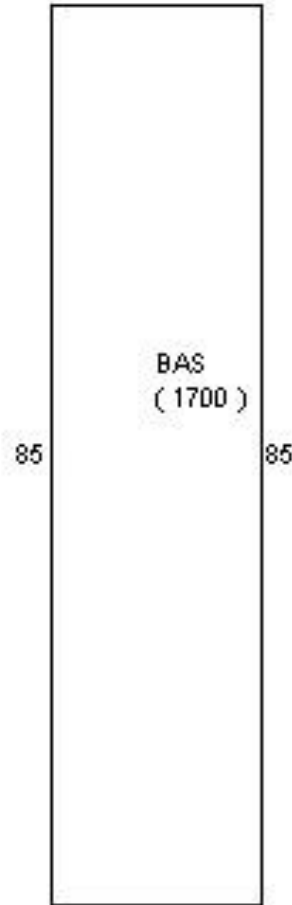
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# Floor Plan

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# Property Aerial

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