

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Retail Space in Gatlin Commons

2744 SW Brigantine Pl, Port St. Lucie FL 34953



For Lease
\$15.00/psf

Listing Agent:
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

Retail Space in Gatlin Commons

2744 SW Brigantine Pl, Port St. Lucie FL 34953

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Property Details

Location:	2744 SW Brigantine Pl, Port St. Lucie FL 34953
Lease Rate:	\$15.00/psf
Lease Space:	953 SF
Building Size:	11,643 SF
Building Type:	Retail / Strip Center
Acreage:	1.31 AC
Frontage:	307' on Brigantine Place
Traffic Count:	13,446 average daily traffic
Year Built:	2008
Construction Type:	CBS
Parking Spaces:	40
Zoning:	GC - Commercial General
Land Use:	Commercial Retail
Utilities:	Undisclosed

Great space available at the Gatlin Commons strip center, ideal for retail or office use. Located within the Gatlin Commons PUD with national tenants that include Wal-Mart, Sam's Club, McDonald's, Bank of America and more. Some of the neighboring tenants include: Tire Kingdom, Alfonso's Pizza, and Hot Wok Take Out.

Located at the entrance of to the Portofino Isles community and just 1.5 miles east of the "Tradition", a community currently consisting of 2,400 residences and a planned expansion of 18,000 single-family and multi-family residences.



Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

2015 Demographics

Total Population

1 mile	7,743
3 mile	55,054
5 mile	113,490

Median Household Income

1 mile	\$57,130
3 mile	\$54,304
5 mile	\$52,090

Average Age

1 mile	35
3 mile	37
5 mile	39

Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Zoning & Future Land Use Map

PUD - Planned Unit Development

Land planned under unified control and developed in a coordinated manner in one (1) or more development phases for uses and structures well suited to the development itself and the surrounding area of which it is a part, according to an approved conceptual plan of development, and with programs for full maintenance and operation of any facilities and services, not to be dedicated to, and accepted by, a public agency for public ownership, operation and maintenance. PUD's may be for commercial, office, industrial, institutional or residential development or for a mixture of various land uses.

Permitted Uses. In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.



Listing Agent:

Alex Rodriguez-Torres

772-353-0638

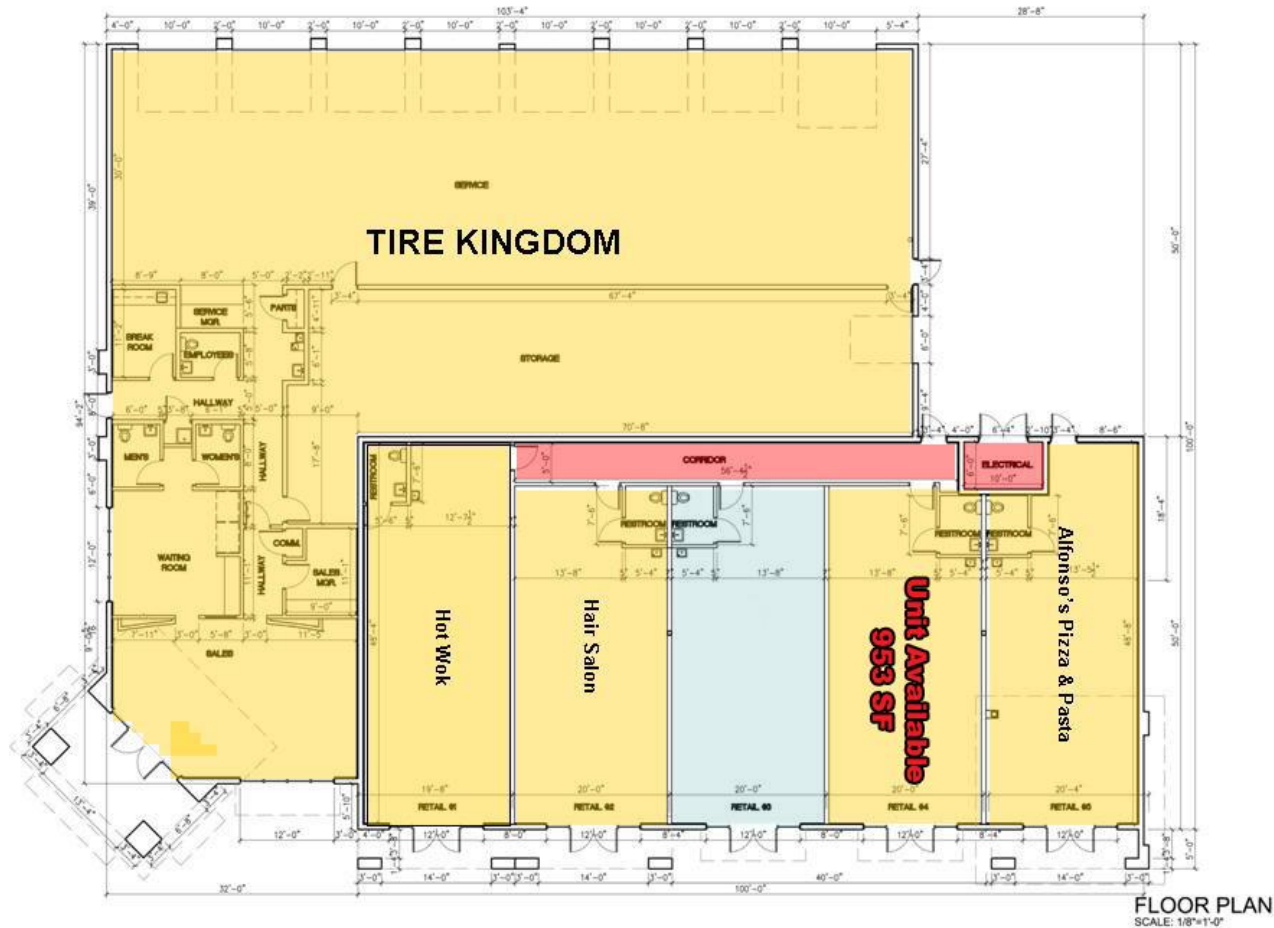
rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744



Listing Agent:
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

Retail Space in Gatlin Commons

2744 SW Brigantine Pl, Port St. Lucie FL 34953

Property Aerial



Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744