

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Professional Offices

550 SE Port St. Lucie Blvd. Port St. Lucie FL, 34984



For Lease
\$900/mo.

Listing Agent:
Chris Belland
772-418-4506
cbelland@commercialrealestatellc.com

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

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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.

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Property Details

Location:	550 SE Port St. Lucie Blvd. Port St. Lucie FL, 34984
Lease Rate:	\$900/month
Spaces Available:	(3) 400-SF units or 1,200-SF total on 2nd floor LEASED (1) 700 SF space on 1st floor LAST ONE
Building Size:	8,580 SF
Total Units:	14
Building Type:	Class B Office
Acreage:	.80 AC
Frontage:	256.02
Traffic Count:	26,500 average daily traffic
Year Built:	1988
Construction Type:	CBS
Parking Spaces:	45
Zoning:	LMD
Land Use:	ROI
Utilities:	City Utilities

Great leasing opportunity! The Magic Professional Offices consists of a two-story building with great exposure to SE Port St. Lucie Blvd. Property has had some renovations done which include a newer roof. Spaces are ideal for medical, professional, or a financial business, plus other uses under LMD zoning. Other features include a monument sign, plenty of parking, and easy accessibility.



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2016 Demographics

Total Population

1 mile	8,539
3 mile	64,161
5 mile	165,189

Average Household Income

1 mile	\$51,497
3 mile	\$55,499
5 mile	\$58,270

Average Age

1 mile	40.40
3 mile	40.80
5 mile	40.60

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Zoning Map & Description

LMD - Limited Mixed Use Zoning

(A) Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

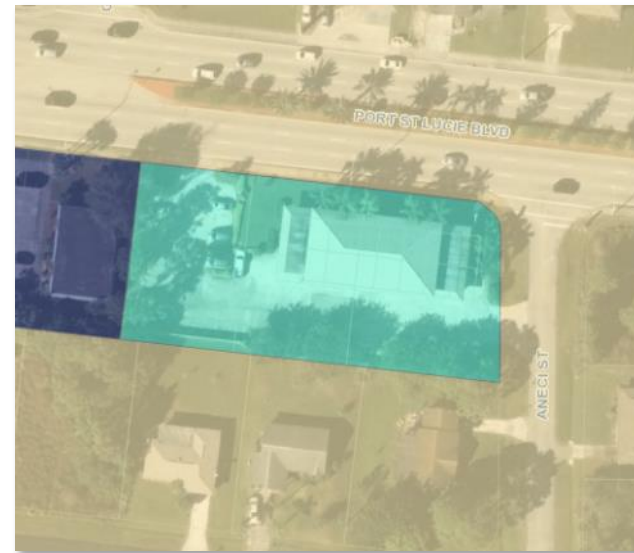
(B) Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.


(C) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses conducted wholly within an enclosed building,

including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(5) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.



 Limited Mixed Use

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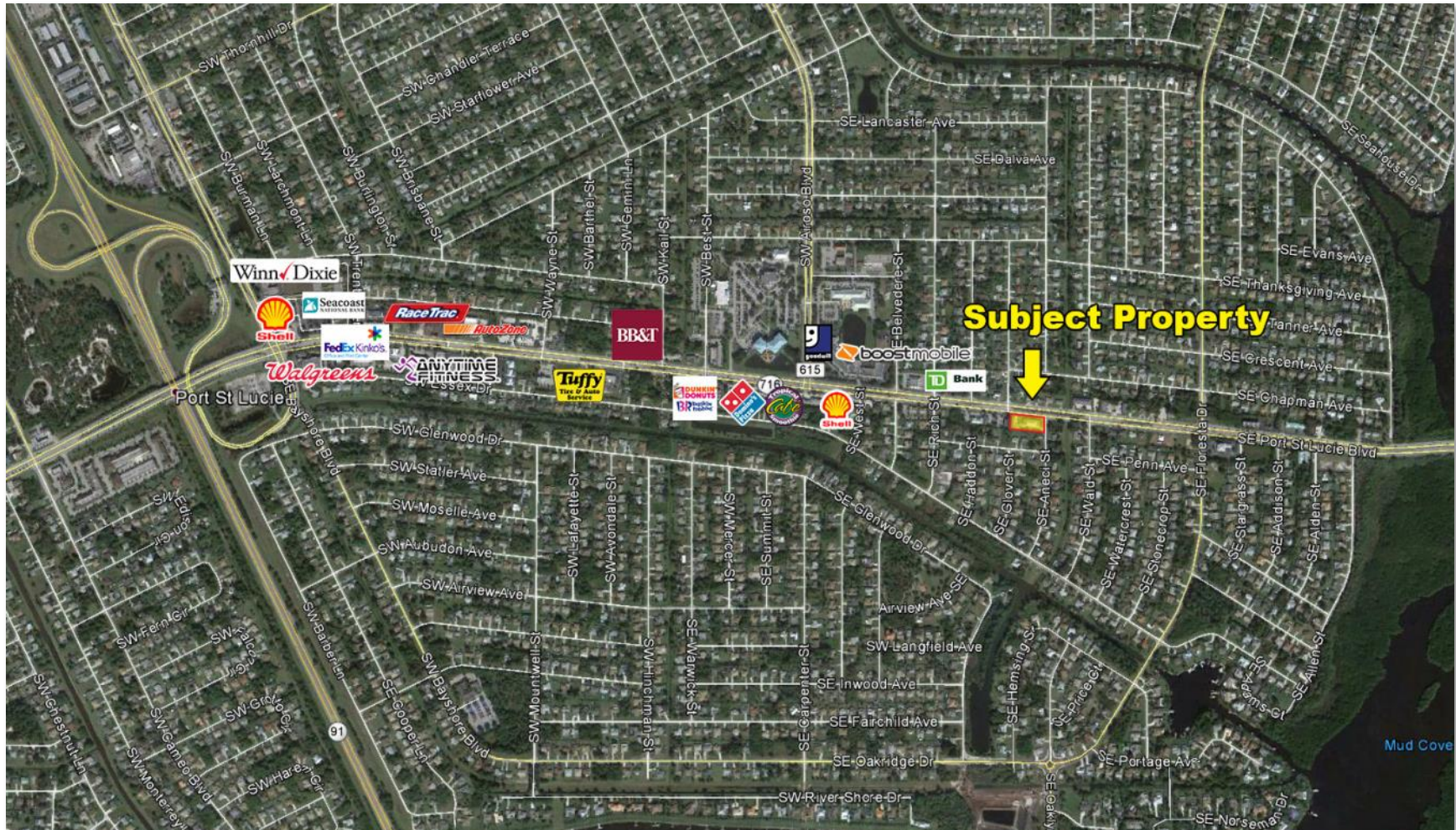
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