

FOR LEASE

Starting at \$14.00/psf

Lease Spaces at Kings Plaza

7630 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

Lease Spaces at Kings Plaza

7630 S US Highway 1, Port St. Lucie FL 34952

LEASE RATE	Starting at \$14.00/psf
	Unit 7632 - 2,025 SF (end cap corner)
	Unit 7636 - 900 SF (office space)
	Unit 7654 - 1,000 SF (former nail salon)
LEASE SPACE(S)	Unit 7656 - 1,000 SF (former hair salon)
BUILDING TYPE	Shopping Plaza
ACREAGE	1.21 AC
FRONTAGE	175.1'
TRAFFIC COUNT	54,340 AADT
YEAR BUILT	1980
CONSTRUCTION TYPE	CBS
PARKING SPACE	60+
ZONING	CG
LAND USE	Shopping Center
UTILITIES	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.

The Kings Plaza has a ONE LAST SPACE readily available for lease! Availability is as follows:

UNIT 7632 (2,205 SF)	End cap unit, highest exposure to main road.	\$17.00/psf
UNIT 7636 (900 SF)	Divided into 5 office spaces, great for professional business.	\$16.00/psf
UNIT 7654 (1,000 SF)	Former nail salon space, suitable for retail business.	\$14.00/psf
UNIT 7656 (1,000 SF)	Turn-key hair salon or barber shop space. Can be leased or purchased with all inclusive equipment for \$40,000 (\$40.00/psf)	\$14.00/psf



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 Demographics

Lease Spaces at Kings Plaza

7630 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 Demographics

Lease Spaces at Kings Plaza

7630 S US Highway 1, Port St. Lucie FL 34952

2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,284	1 Mile	\$42,987	1 Mile	53.00
3 Mile	50,710	3 Mile	\$52,662	3 Mile	44.40
5 Mile	123,462	5 Mile	\$57,920	5 Mile	43.40

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

Zoning Information

Lease Spaces at Kings Plaza 7630 S US Highway 1, Port St. Lucie FL 34952

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)

Listing Contact:

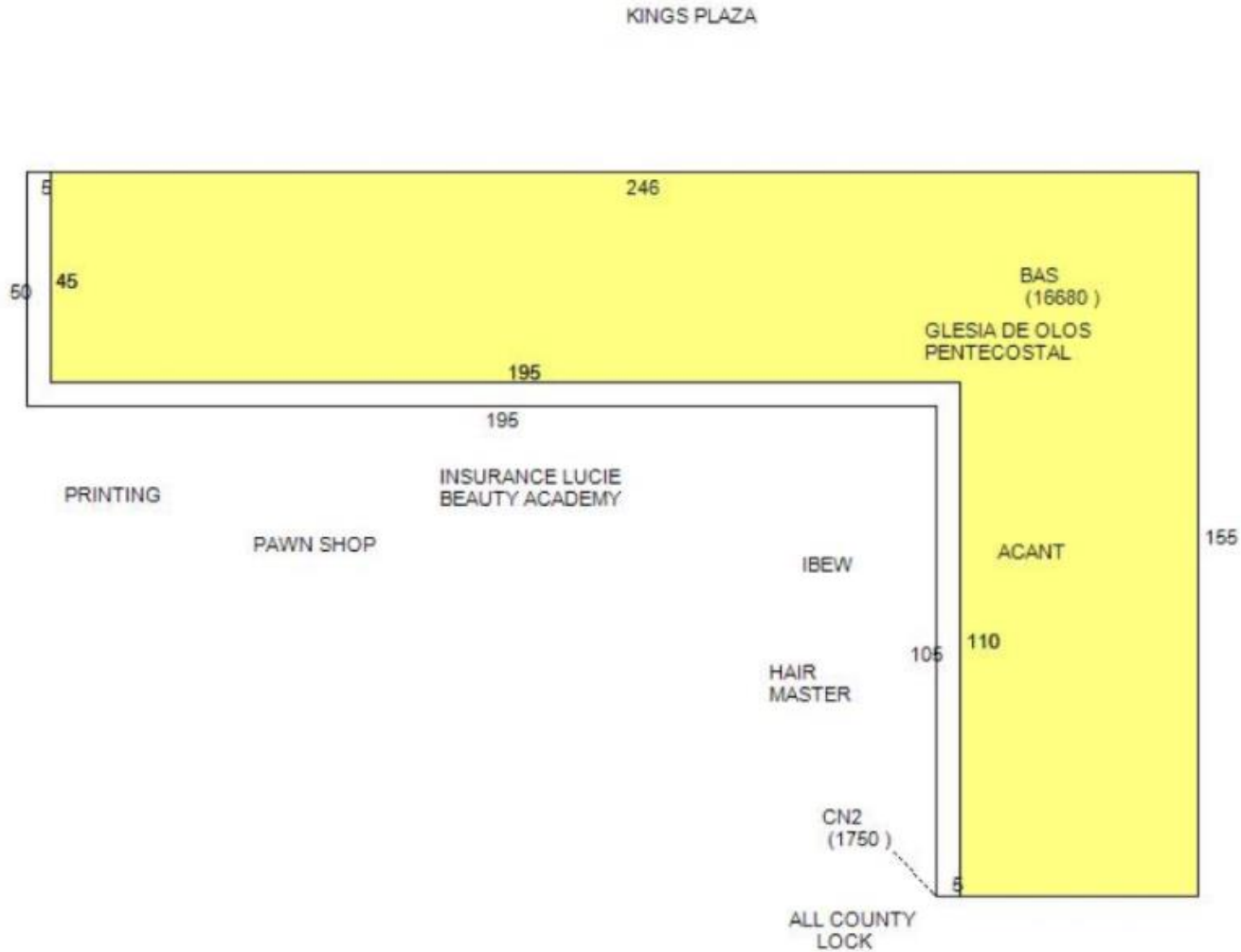
Tim Tully | 305-834-0816 | Ttully@commercialrealestatellc.com

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

Floor Plan

Lease Spaces at Kings Plaza

7630 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 Aerial

Lease Spaces at Kings Plaza

7630 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