

FOR LEASE

\$2,100/mo.

Freestanding Retail / Office

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



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Lauren Vinaya | 772-486-8336 | lauren@commercialrealestatellc.com

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

Property Details

Freestanding Retail / Office

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LEASE RATE	\$2,100/mo.
BUILDING SIZE	1,700 sf
BUILDING TYPE	Retail
ACREAGE	2.13 AC
FRONTAGE	233.83'
TRAFFIC COUNT	40,378 ADT
YEAR BUILT	1966
CONSTRUCTION TYPE	Vinyl Siding / CBS
PARKING SPACE	6
ZONING	CG - Commercial General (St. Lucie County)
LAND USE	Light Manufacturing
UTILITIES	Undisclosed

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- 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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2018 Population		Average Household Income		Average Age	
1 Mile	5,183	1 Mile	\$49,088	1 Mile	46.80
3 Mile	49,856	3 Mile	\$55,038	3 Mile	44.20
5 Mile	123,135	5 Mile	\$57,154	5 Mile	43.30

2023 Population Projection		Median Household Income		Median Age	
1 Mile	5,628	1 Mile	\$37,161	1 Mile	49.50
3 Mile	54,179	3 Mile	\$44,476	3 Mile	46.20
5 Mile	134,758	5 Mile	\$44,464	5 Mile	44.90

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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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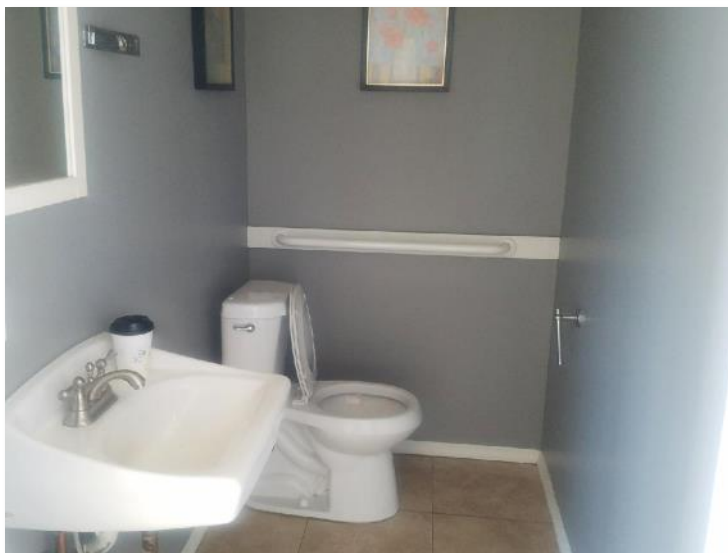
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Interior Photos

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Exterior Photos

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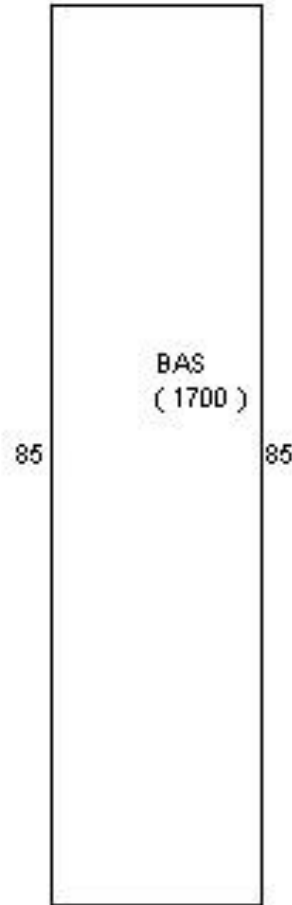
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Floor Plan

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Property Aerial

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