

**FOR LEASE**

\$20.00/psf

**Professional Offices at Tiffany Plaza**

1701 SE Tiffany Ave. Suite 102 Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

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

# Property Details

# Professional Offices at Tiffany Plaza

1701 SE Tiffany Ave. Suite 102 Port St Lucie FL 34952

<b>LEASE RATE</b>	\$20.00/psf
<b>AVAILABLE SPACE(S)</b>	Unit 102: 1,064 sf Unit 105: 1,289 sf <b>LEASED</b>
<b>BUILDING TYPE</b>	Medical/Professional Offices
<b>ACREAGE</b>	0.70 AC
<b>FRONTAGE</b>	197' on SE Tiffany Ave.
<b>TRAFFIC COUNT</b>	6,600 ADT (45,500 ADT from S US-1)
<b>YEAR BUILT</b>	2006
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	20
<b>ZONING</b>	CG - Port St Lucie
<b>LAND USE</b>	Office Building
<b>UTILITIES</b>	Undisclosed

- Prime lease space available at the Tiffany Plaza Professional Center.
- Ideal for professional services / medical related practice / retail / and others under CG zoning
- Located on the corner of SE Tiffany Ave. and SE Hillmoor Dr. (with easy access from both streets)
- Close proximity to US-1, St. Lucie Medical Center, Seacoast Bank, and other medical professionals.
- Water, Sewer, and Trash is included.



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.

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

## Listing Contact:

Chris Belland | 772-418-4506 | cbelland@commercialrealestatellc.com

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

## Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	10,719	1 Mile	\$47,073	1 Mile	41.60
3 Mile	56,448	3 Mile	\$57,470	3 Mile	45.20
5 Mile	131,388	5 Mile	\$64,064	5 Mile	45.00

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	11,970	1 Mile	\$37,828	1 Mile	41.80
3 Mile	62,391	3 Mile	\$45,134	3 Mile	48.20
5 Mile	145,423	5 Mile	\$48,321	5 Mile	48.00

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Chris Belland | 772-418-4506 | cbelland@commercialrealestatellc.com

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

# Zoning Information

# Professional Offices at Tiffany Plaza

1701 SE Tiffany Ave. Suite 102 Port St Lucie FL 34952

## CG - Commercial General

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

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

(1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.

(2) Horticultural nursery, garden supply sales, or produce stand.

(3) Office for administrative, business, or professional use.

(4) Public facility or use.

(5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.

(6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.

(7) Park or playground or other public recreation.

(8) Motel, hotel, or motor lodge.

(9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

(11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(12) Kennel, enclosed.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

(3) Semi-public facility or use.

(4) Car wash (full or self-service).

(5) Kennel, enclosed with outdoor runs.

(6) Bars, lounges, and night clubs.

(7) Schools (public, private or parochial) or technical or vocational schools.

(8) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.

(9) Automobile fuel sales, services or repairs, including oil lubrication businesses.

(10) Retail convenience stores with or without fuel service station.

(11) Hospitals, free standing emergency department, nursing, or convalescent homes.

(12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(13) Pain management clinic as set forth in Section 158.231.

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

## Listing Contact:

Chris Belland | 772-418-4506 | [cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

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

## Unit 102 Photos

# Professional Offices at Tiffany Plaza

1701 SE Tiffany Ave. Suite 102 Port St Lucie FL 34952



1,064 sf Open Floor Plan • Handicap Accessible Restroom • Water Fountains

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

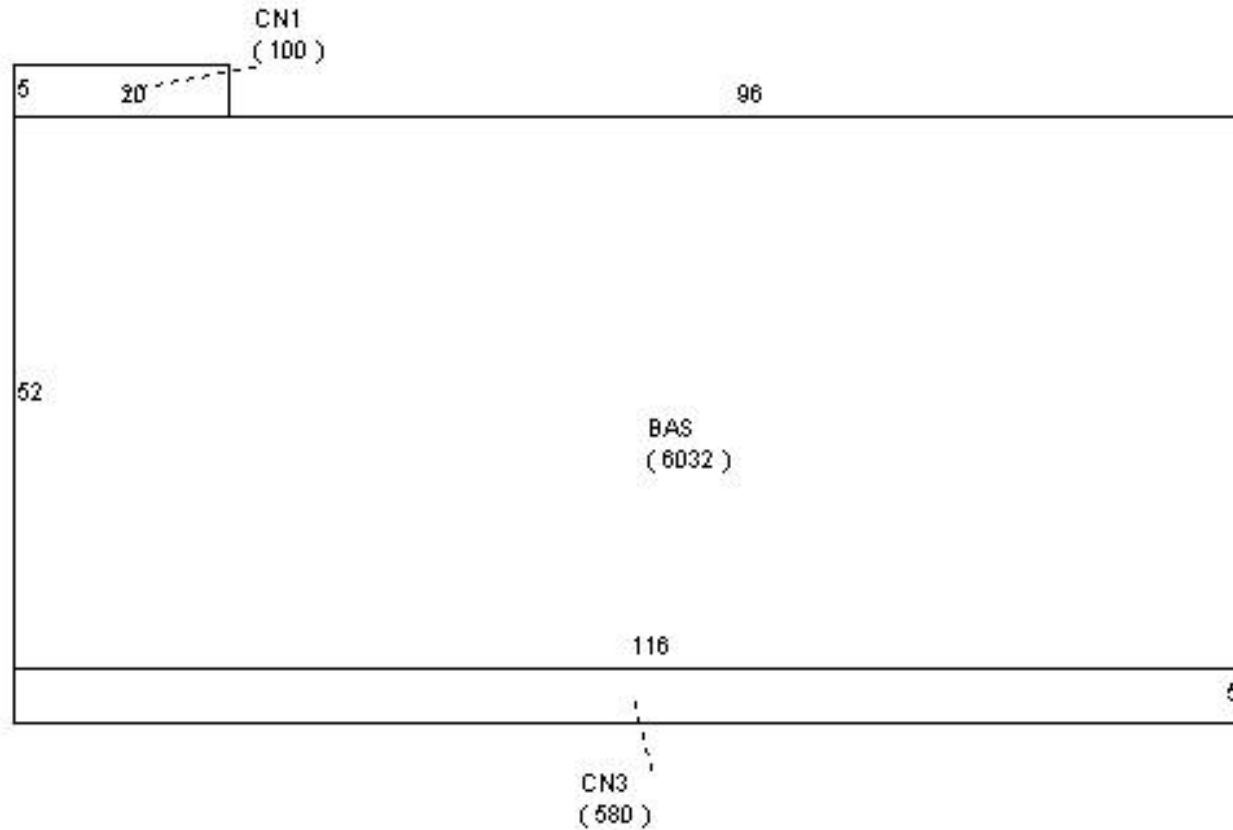
Chris Belland | 772-418-4506 | [cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

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

# Floor Plan

# Professional Offices at Tiffany Plaza

1701 SE Tiffany Ave. Suite 102 Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

## Listing Contact:

Chris Belland | 772-418-4506 | [cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

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

# Property Aerial

# Professional Offices at Tiffany Plaza

1701 SE Tiffany Ave. Suite 102 Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

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