

FOR LEASE

\$10.00/SF

Showroom Space with Warehouse

1967 SW South Macedo Blvd. Port St. Lucie, FL 34984



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Janine Landolina | (772) 285-2599 | ileaseit@gmail.com

KC Daniel | (772) 263-1565 | kcdaniel@commercialrealestatellc.com

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

Property Details

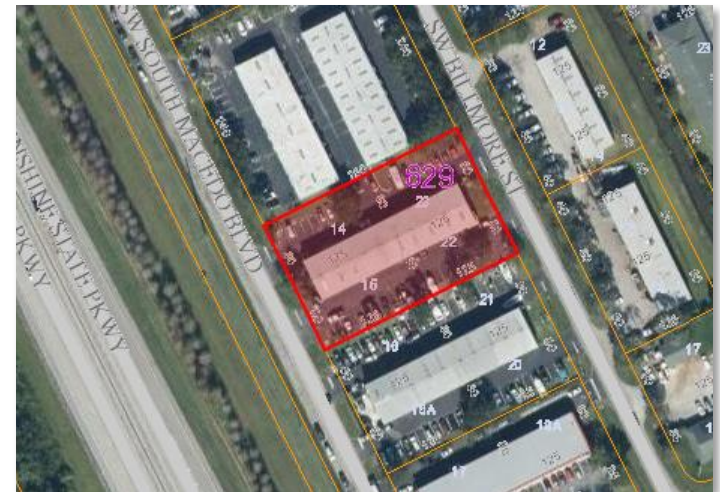
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LEASE RATE	\$10.00/SF
SPACE AVAILABLE	+/- 3,000 SF (with optional 800 SF storage)
BUILDING TYPE	Industrial
ACREAGE	0.92 AC
FRONTAGE	160 ft.
TRAFFIC COUNT	AADT: 21000 (from SW Bayshore Blvd)
YEAR BUILT	1988
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	40
ZONING	CS - PSL
LAND USE	Warehouse Distribution
UTILITIES	Undisclosed

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- Supreme opportunity to lease a spacious showroom in this service-specific area of Port St. Lucie.
- Showroom is completely air-conditioned and it includes a private bathroom plus an optional 800 square-foot storage in the rear.
- This property yields extensive use for trade, processing and/or wholesale facilities. Manufacturing and storage are also prime applications for this multi-purpose building.
- Located in close proximity to Port St. Lucie Blvd, with access to Florida's Turnpike. Surroundings include Winn Dixie, FedEx, and a Dollar Tree, with additional local establishments nearby.



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Property Demographics

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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	10,249	1 Mile	\$54,538	1 Mile	38.10
3 Mile	81,042	3 Mile	\$63,193	3 Mile	39.60
5 Mile	176,454	5 Mile	\$63,162	5 Mile	41.70

2023 Population Projection		Median Household Income		Median Age	
1 Mile	11,285	1 Mile	\$42,723	1 Mile	38.10
3 Mile	89,238	3 Mile	\$49,549	3 Mile	40.20
5 Mile	194,766	5 Mile	\$49,586	5 Mile	42.90

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Zoning Information

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Sec. 158.126. - Service Commercial Zoning District (CS).

- (A) Purpose. The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.
- (B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:
- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
 - (2) Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
 - (3) Building material sales.
 - (4) Cabinet shop.
 - (5) Contractor's shop.
 - (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
 - (7) Sign company.
 - (8) Public facility or semi-public facility or use.
 - (9) Trade shop (roofing, plumbing, electrical, and the like).
 - (10) Wholesale establishment.
 - (11) Food processing facility.
 - (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
 - (13) Television and broadcasting station.
 - (14) Analytical laboratory.
 - (15) 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.
- (16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (17) Kennel, enclosed.
- (C) Principal uses. The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall, except as noted:
- (1) Public or semi-public facility use.
 - (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
 - (3) Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
 - (4) Lumber yard.
 - (5) Material or vehicle storage yard.
 - (6) Contractor's storage yard.
 - (7) Mobile home sales or storage. No storage of vehicles permitted outside of the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
 - (8) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall
 - (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
 - (10) Equipment rental business.
 - (11) Self-service storage facilities in accordance with Section 158.227.

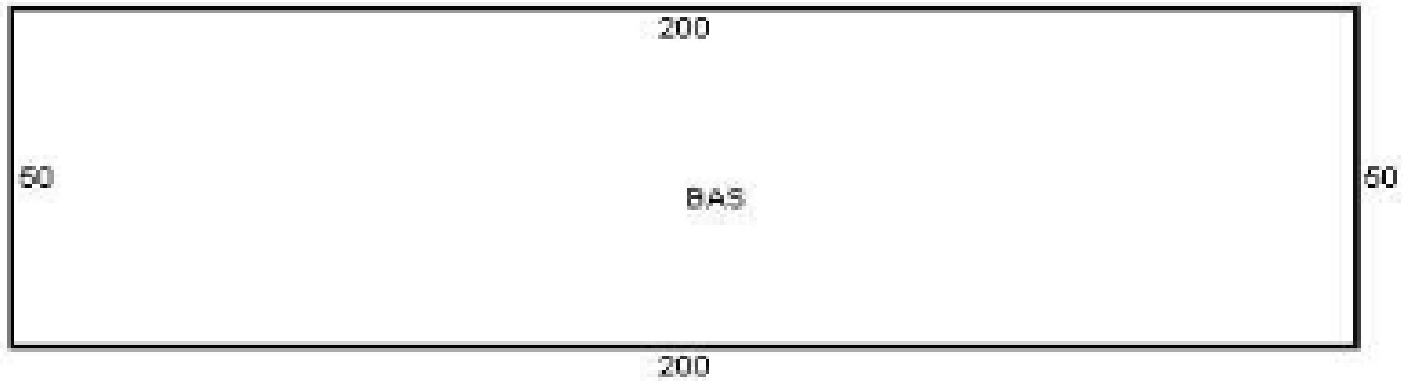
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Property Aerial

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