

**FOR SALE**

\$1,800,000

**Professional Office Plaza**

1847 SE Port Saint Lucie Boulevard, Port St. Lucie, FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

# Property Details

# Professional Office Plaza

1847 SE Port Saint Lucie Boulevard, Port St. Lucie, FL 34952

<b>PRICE</b>	\$1,800,000
<b>GROSS INCOME</b>	\$168,252
<b>EXPENSES</b>	\$37,540
<b>NOI</b>	\$130,712
<b>BUILDING SIZE</b>	8,000 SF
<b>BUILDING TYPE</b>	Strip Plaza
<b>ACREAGE</b>	0.89 AC
<b>FRONTAGE</b>	350'
<b>TRAFFIC COUNT</b>	43,500 AADT
<b>YEAR BUILT</b>	1988
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	Plenty
<b>ZONING</b>	CSC-PSL
<b>LAND USE</b>	Professional Services
<b>UTILITIES</b>	City OF PSL

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.

- Perfect investment opportunity of a Retina Care Specialist Plaza located on SE Port St Lucie Blvd.
- Property consists of multiple suites that are built out for medical, professional office use and others.
- Site features great signage, ample parking, and optimum exposure to Port St Lucie Blvd and in close proximity to US Highway 1.
- Surrounding tenants include Walmart, Sam's Club, Bealls outlet, Planet Fitness and more.
- Just a few miles from St. Lucie Medical Center and other medical and professional practices.



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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	6,597	1 Mile	\$62,363	1 Mile	43.00
3 Mile	49,297	3 Mile	\$59,875	3 Mile	44.40
5 Mile	121,955	5 Mile	\$61,988	5 Mile	44.10

2023 Population Projection		Median Household Income		Median Age	
1 Mile	7,185	1 Mile	\$47,412	1 Mile	46.00
3 Mile	54,041	3 Mile	\$46,051	3 Mile	46.80
5 Mile	133,607	5 Mile	\$47,157	5 Mile	46.50

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# Zoning Information

# Professional Office Plaza

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## Service Commercial Zoning District (CS).

(A) 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.
- (D) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Kennel (enclosed), with outdoor runs.
  - (2) 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.

- (3) Wireless communication antennas and towers, as set forth in section 158.213.
- (4) Commercial driving school.
- (5) [Reserved.]
- (6) Recreational vehicle park.
- (7) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall 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 exceed the height of the fence or wall; minimum area required, ten (10) acres.
- (8) Indoor shooting facility.
- (9) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (10) Bars, lounges and night clubs.
- (11) Car wash (full or self-service).
- (12) Schools (public, private or parochial) or technical or vocational schools.
- (13) Automobile fuel services.
- (14) Retail convenience stores with or without fuel service station.
- (15) Secondary metals recycler in accordance with Chapter 117
- (16) Medical Marijuana Dispensing Facilities.
- (17) Pharmacy.

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# Additional Photos

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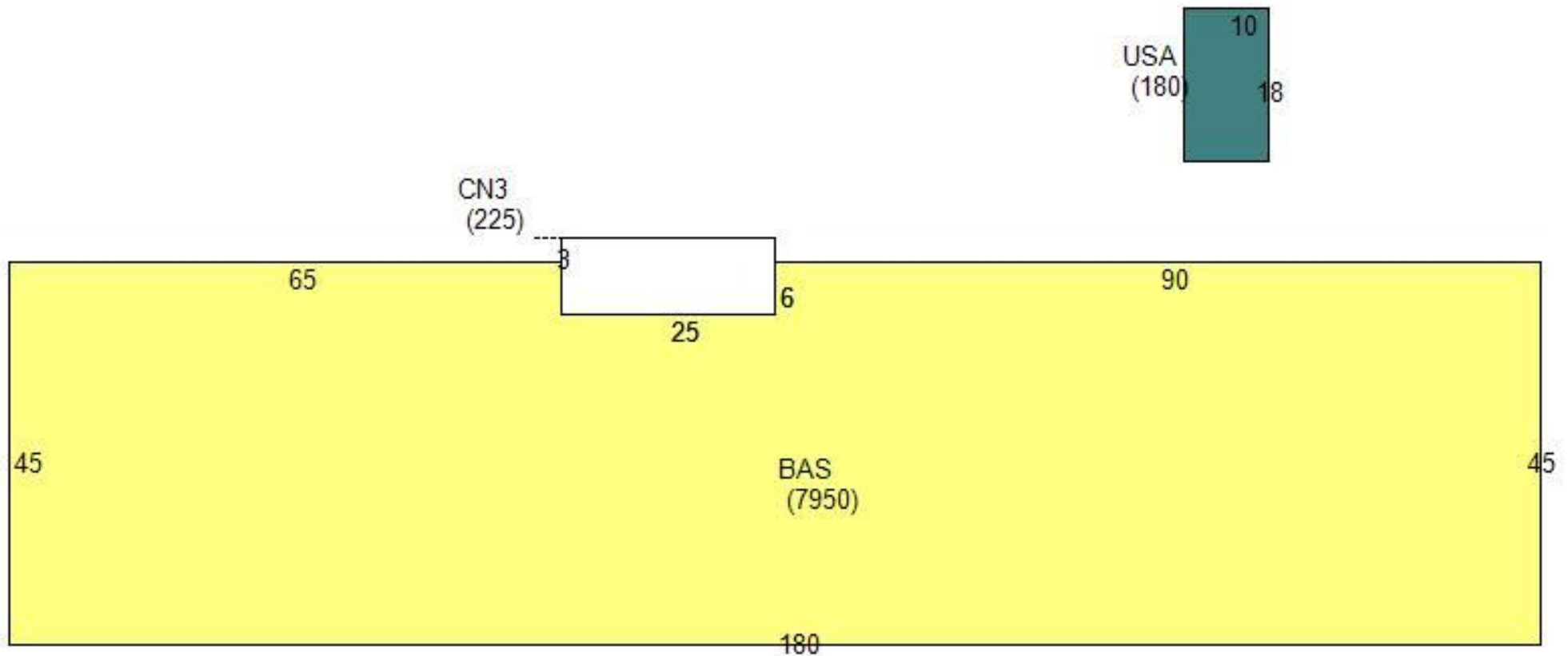
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# Floor Plan

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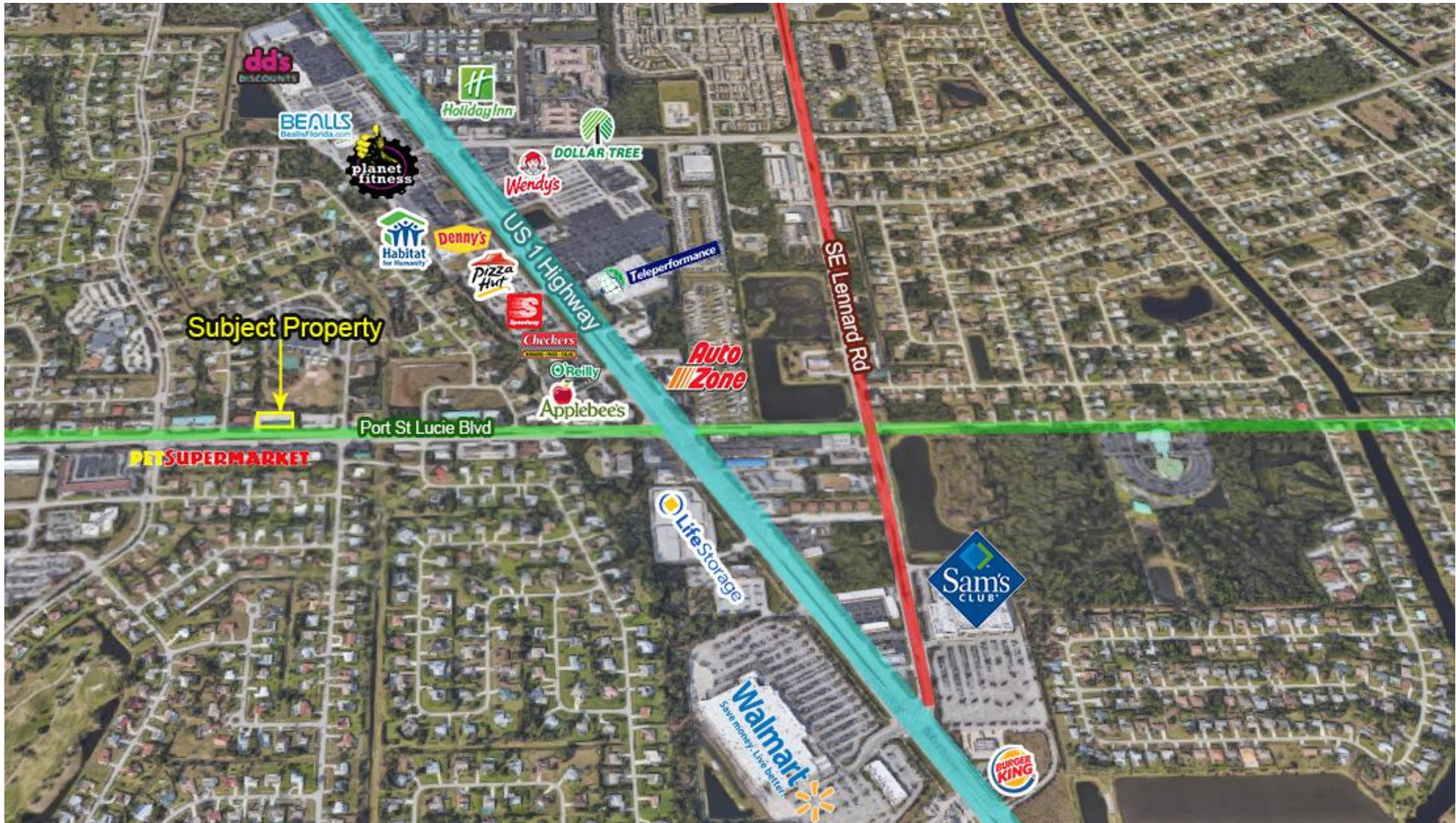
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# Property Aerial

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