

FOR LEASE

\$25.00/sf NNN

Freestanding Office Building

2196 SW Gatlin Blvd. Bldg. B, Port St. Lucie FL 34953



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

Freestanding Office Building

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PRICE	\$25.00/sf NNN
BUILDING SIZE	1,980 sf
BUILDING TYPE	Office/Medical
ACREAGE	1.23 AC
FRONTAGE	80'
TRAFFIC COUNT	34,000 ADT
YEAR BUILT	2018
CONSTRUCTION TYPE	CBS
PARKING SPACE	10+
ZONING	CH-PSL
LAND USE	Commercial Service
PARCEL ID	34-20-650-1196-0003

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.

- Excellent lease opportunity of a freestanding office building located right behind the Vakani Orthodontics office.
- Built-out for medical with potential for other professional uses.
- Constructed in 2018; property features modern features inside and out.
- Ease of accessibility from Gatlin Blvd; a high traffic area of Port St. Lucie.
- Neighboring tenants include: Home Depot, Tires Plus, Wendy's, Dunkin', Walgreens, and many others.



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Demographics

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	6,094	1 Mile	\$71,689	1 Mile	37.20
3 Mile	54,595	3 Mile	\$72,888	3 Mile	40.20
5 Mile	115,719	5 Mile	\$67,920	5 Mile	41.40

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	1,987	1 Mile	\$64,966	1 Mile	37.00
3 Mile	19,122	3 Mile	\$58,191	3 Mile	39.20
5 Mile	41,877	5 Mile	\$53,689	5 Mile	40.40

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Sec. 158.125. - Highway Commercial Zoning District (CH).

(A) Purpose. The purpose of the highway commercial zoning district (CH) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of business activities designated primarily to serve transients and the motoring public; 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:

- (1) Automobile service station or truck stop.
- (2) Repair and maintenance of vehicles and equipment. No storage of vehicles or equipment shall be permitted outside of an enclosed building. Storage of vehicles in an area designated for such use on the approved site plan and does not reduce the required number of parking spaces for the building is permitted.
- (3) Motel, hotel, or motor lodge.
- (4) Restaurant, cafe, or sandwich shop, including drive-through facilities.
- (5) Shop for sale at retail of gifts, jewelry, art, sundries and notions, camera and photographic supplies, and similar uses catering to tourism.
- (6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.
- (7) Retail convenience stores with or without fuel service station.
- (8) 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.

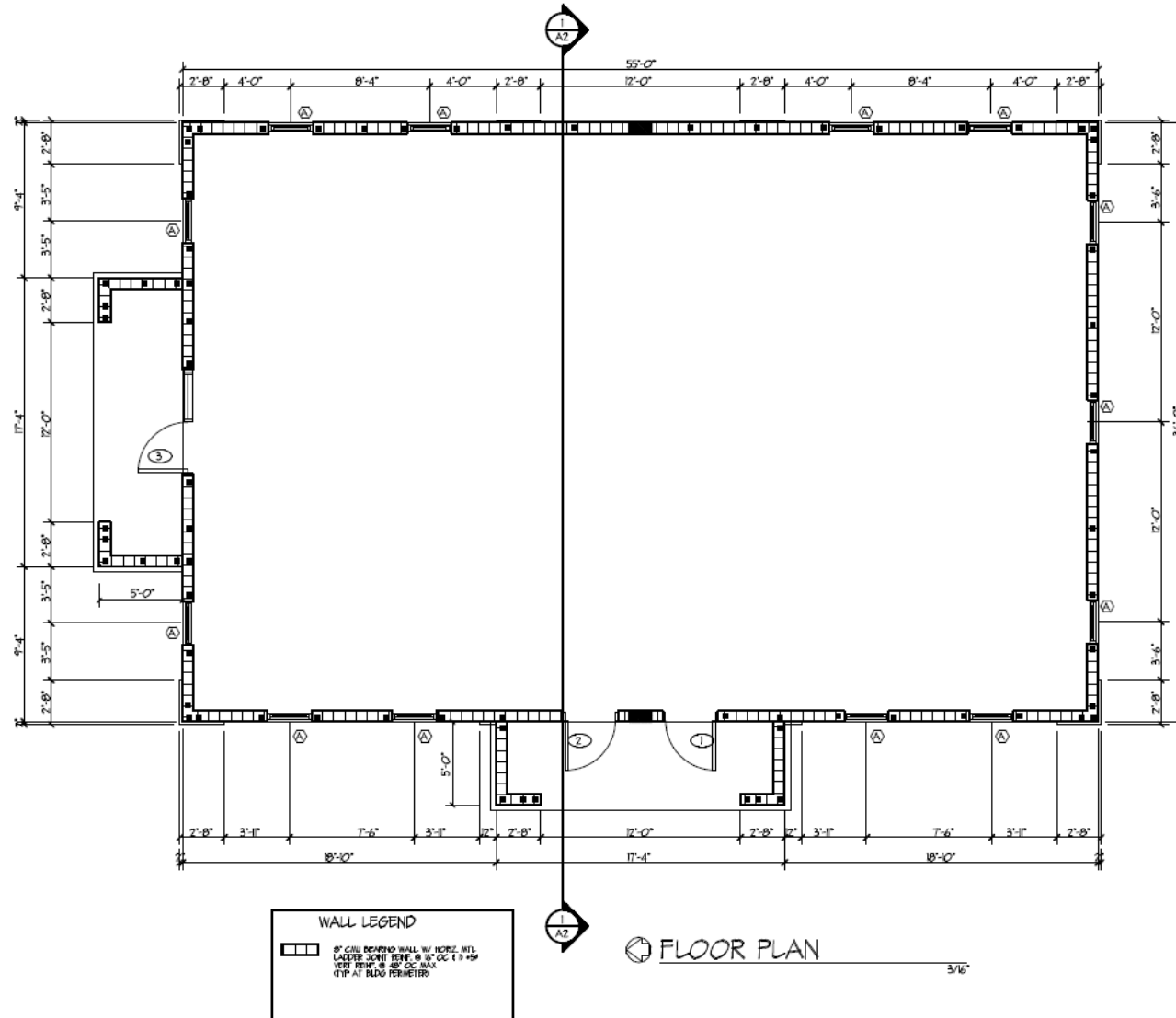
(C) Special Exception Uses. The following uses may be permitted only following the review and special approval thereof by the City Council.

- (1) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building 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.
- (2) Travel trailer park or camp grounds.
- (3) 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.
- (4) Bars, lounges, and night clubs.

Floor Plan

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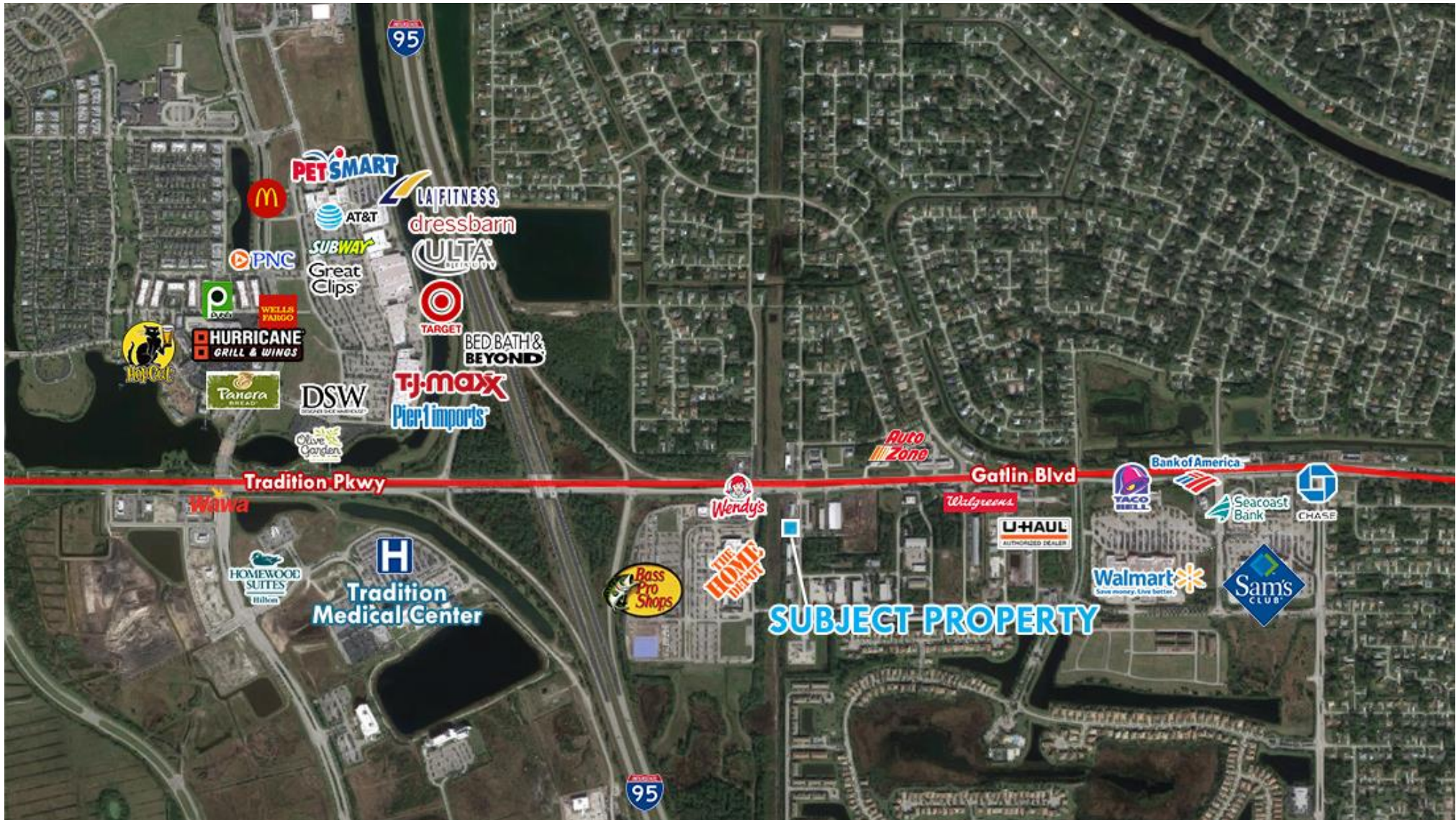
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Property Aerial

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