

**FOR LEASE**

\$12.00/sf

**Lease Spaces at Lakes Plaza**

8402 S US HIGHWAY 1 Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeannie Baron | 772-528-0739 | [jeanniebaron@jbaronhomes.com](mailto:jeanniebaron@jbaronhomes.com)

Michelle Pouch | 772-708-1421 | [michellep@jbaronhomes.com](mailto:michellep@jbaronhomes.com)

# Property Details

# Lease Spaces at Lakes Plaza

8402 S US HIGHWAY 1 Port St Lucie FL 34952

LEASE RATE	\$12.00/sf gross
LEASE SPACE(S)	800 sf - 2,400 sf
BUILDING TYPE	Neighborhood Shopping Center
ACREAGE	3.17 AC
FRONTAGE	250'
TRAFFIC COUNT	51,500 AADT
YEAR BUILT	1985
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	130 Spaces
ZONING	CG
LAND USE	Commercial Shopping Center
UTILITIES	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.

- The Lakes Plaza Commercial Center has a few spaces available ideal for office use, retail, and other professional businesses. Site features ample parking, monument sign, and a dedicated turning lane.
- Located in a prime location with frontage to US-1.
- Each individual space starts at 800 sf with option to combine into a contiguous 1,600 to 2,400 sf\*

Spaces Available:		
1st	8410-8412	1,600 sf
1st	8414-8416	1,600 sf
1st	8418	800 sf
1st	8420-8424	1,600 sf - 2,400 sf
1st	8426	800 sf
1st	8428-8432	2,400 sf <b>LEASED</b>
1st	8430	800 sf
1st	8436	800 sf <b>LEASED</b>
2nd	8442	800 sf <b>LEASED</b>
2nd	8446	800 sf
2nd	8452-8454	1,400 sf

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

## Listing Contact:

Jeannie Baron | 772-528-0739 | jeanniebaron@jbaronhomes.com

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

# Property Demographics

# Lease Spaces at Lakes Plaza

8402 S US HIGHWAY 1 Port St Lucie FL 34952

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	4,137	1 Mile	\$43,852	1 Mile	60.30
3 Mile	55,415	3 Mile	\$52,513	3 Mile	43.80
5 Mile	127,372	5 Mile	\$58,642	5 Mile	43.40

2023 Population Projection		Median Household Income		Median Age	
1 Mile	4,481	1 Mile	\$32,882	1 Mile	60.30
3 Mile	60,446	3 Mile	\$42,231	3 Mile	43.80
5 Mile	139,366	5 Mile	\$45,465	5 Mile	43.40

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeannie Baron | 772-528-0739 | jeanniebaron@jbaronhomes.com

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

# Zoning Information

# Lease Spaces at Lakes Plaza

8402 S US HIGHWAY 1 Port St Lucie FL 34952

## 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)

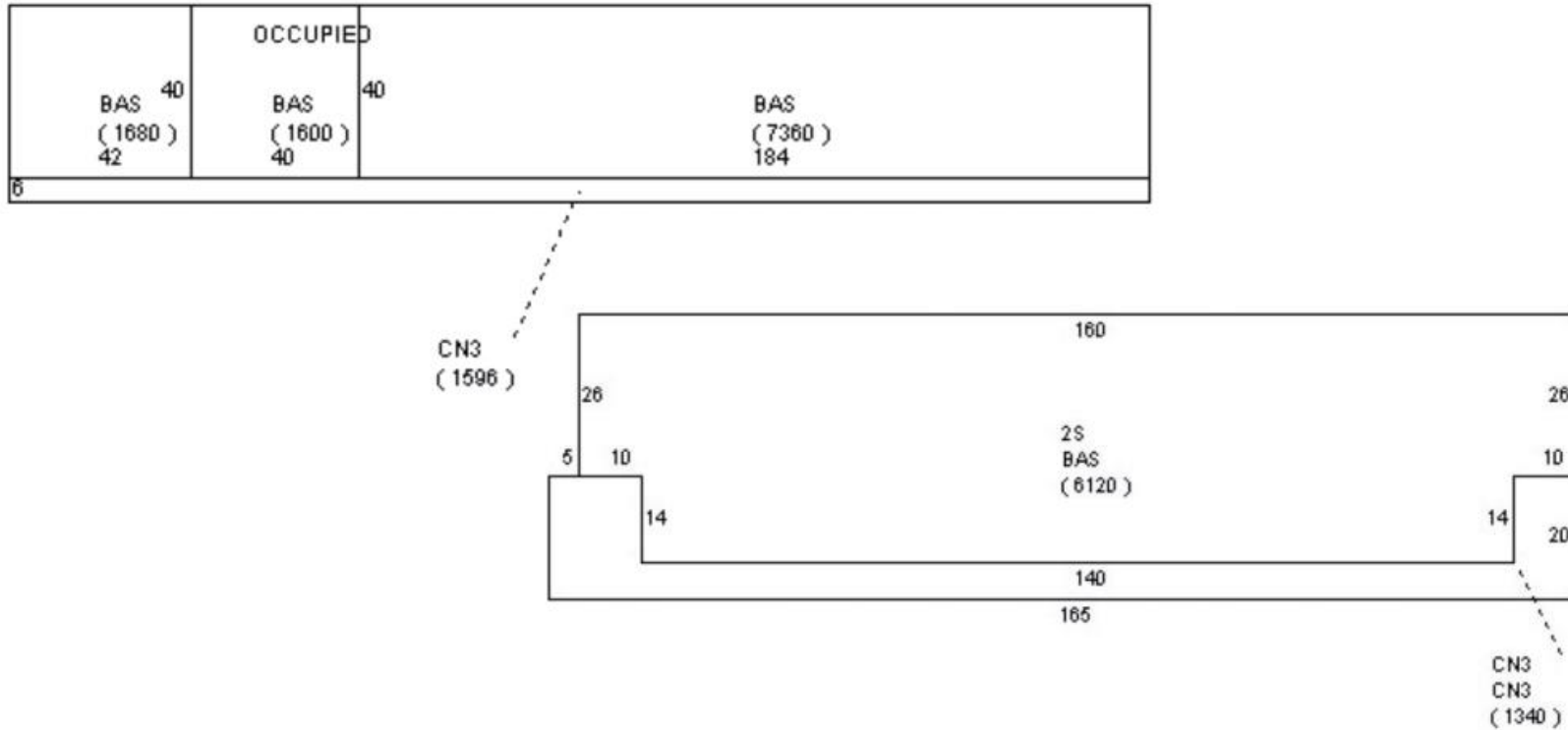
**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Jeannie Baron | 772-528-0739 | jeanniebaron@jbaronhomes.com

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeannie Baron | 772-528-0739 | jeanniebaron@jbaronhomes.com

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

# Additional Photos

# Lease Spaces at Lakes Plaza

8402 S US HIGHWAY 1 Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeannie Baron | 772-528-0739 | [jeanniebaron@jbaronhomes.com](mailto:jeanniebaron@jbaronhomes.com)

Michelle Pouch | 772-708-1421 | [michellep@jbaronhomes.com](mailto:michellep@jbaronhomes.com)

# Property Aerial

# Lease Spaces at Lakes Plaza

8402 S US HIGHWAY 1 Port St Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeannie Baron | 772-528-0739 | jeanniebaron@jbaronhomes.com

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com