

FOR LEASE

\$15.00/sf

Pelican Plaza Retail Unit

10502 - 10558 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Brian Schwan | 772.215.1167 | bschwan@commercialrealestatellc.com

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

Property Details

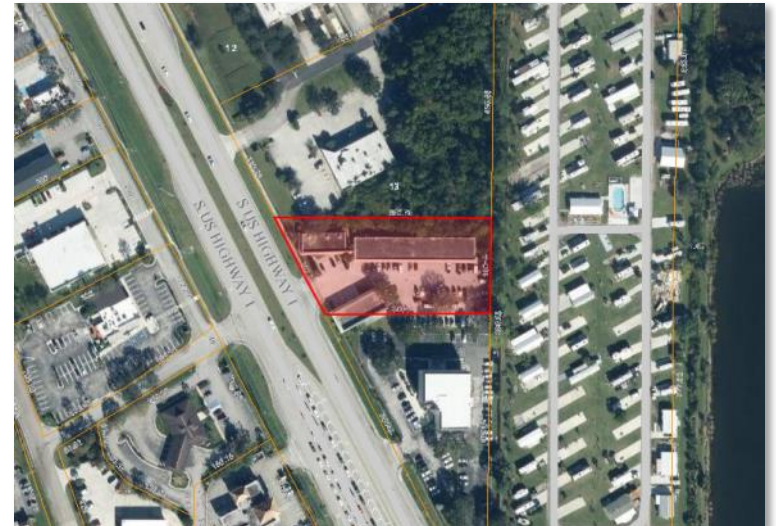
Pelican Plaza Retail Unit

10502 - 10558 S US Highway 1, Port St. Lucie FL 34952

PRICE	\$15.00/sf (1) 800 SF
SPACE AVAILABLE	(1) 1,600 SF
BUILDING TYPE	Neighborhood Shopping Center
ACREAGE	1.43 AC
FRONTAGE	207.21'
TRAFFIC COUNT	41,500 ADT
YEAR BUILT	1986
CONSTRUCTION TYPE	CBS
PARKING SPACE	30+
ZONING	CG - Commercial General
LAND USE	Commercial General
UTILITIES	Undisclosed

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.

- **TWO SPACES LEFT!** There is one 800 sf unit and one 1,600 unit available for lease in the Pelican Plaza located on South Federal Highway.
- Unit features a total of 4 offices, a kitchenette, restroom, reception and waiting area.
- Great exposure to the main road; surrounded by many National tenants which include: Enterprise Rent a Car, Auto Zone, Applebee's, SunTrust, and others.
- Less than three miles away from the Crosstown Parkway Extension projected to be completed by late 2019.



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

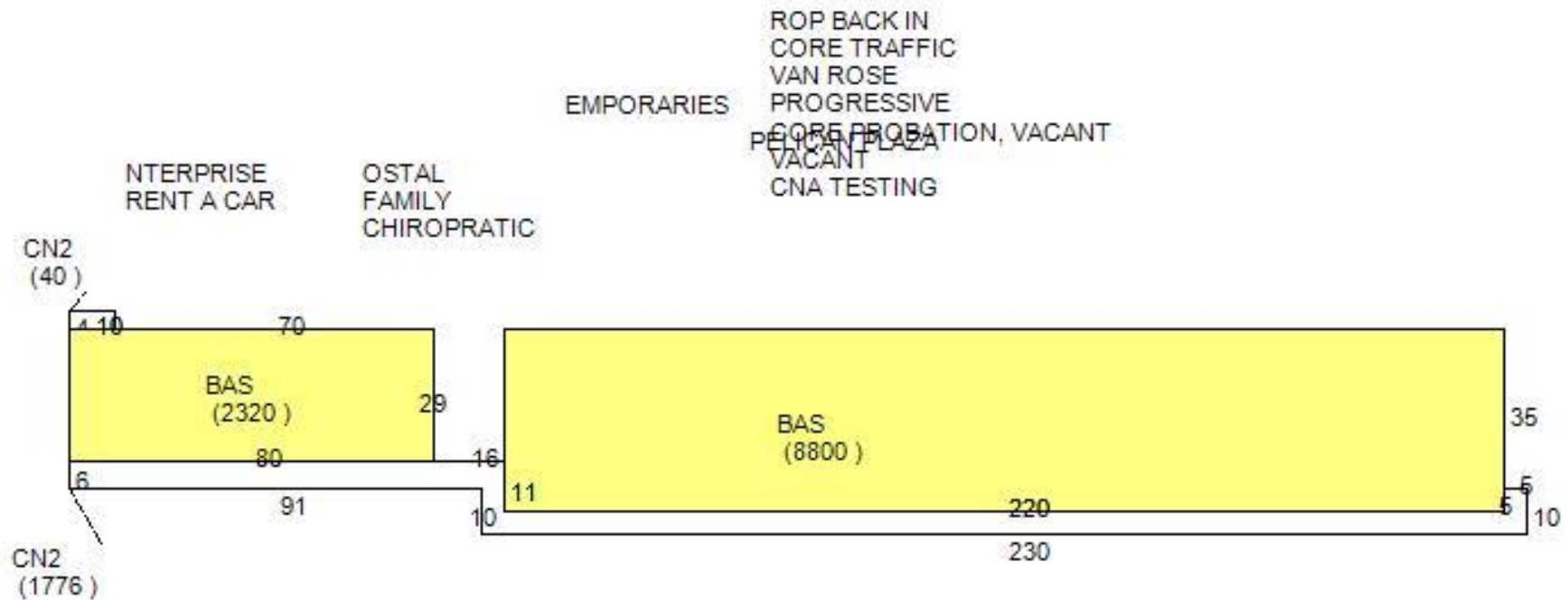
Brian Schwan | 772.215.1167 | bschwan@commercialrealestatellc.com

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

Floor Plan

Pelican Plaza Retail Unit

10502 - 10558 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Brian Schwan | 772.215.1167 | bschwan@commercialrealestatellc.com

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

Zoning Information

Pelican Plaza Retail Unit

10502 - 10558 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:

Brian Schwan | 772.215.1167 | bschwan@commercialrealestatellc.com

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

Property Demographics

Pelican Plaza Retail Unit

10502 - 10558 S US Highway 1, Port St. Lucie FL 34952

Demographics

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	7,429	1 Mile	\$61,571	1 Mile	42.40
3 Mile	44,772	3 Mile	\$59,494	3 Mile	44.70
5 Mile	116,551	5 Mile	\$62,764	5 Mile	45.50

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	8,100	1 Mile	\$47,682	1 Mile	43.90
3 Mile	49,054	3 Mile	\$45,865	3 Mile	47.30
5 Mile	127,754	5 Mile	\$47,338	5 Mile	48.60

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

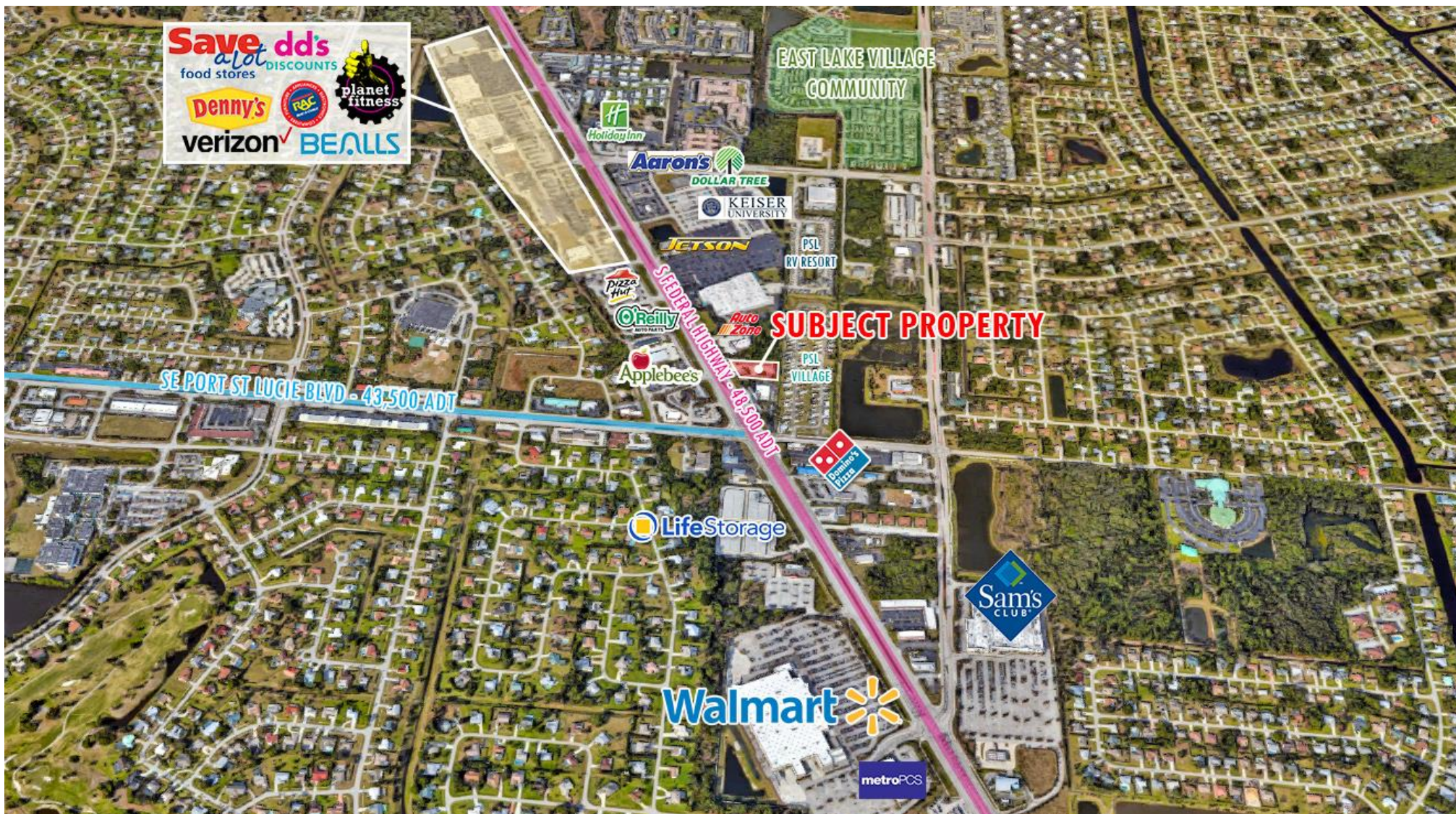
Brian Schwan | 772.215.1167 | bschwan@commercialrealestatellc.com

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

Property Aerial

Pelican Plaza Retail Unit

10502 - 10558 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Brian Schwan | 772.215.1167 | bschwan@commercialrealestatellc.com

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