

FOR LEASE

\$1,500/mo.

Gatlin Commons Retail Space

2748 SW Brigantine Place, 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

Gatlin Commons Retail Space

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LEASE SPACE	(#2748) 975 sf @ \$1,500/mo.
BUILDING SIZE	11,643 sf
BUILDING TYPE	Retail/Strip Center
ACREAGE	1.31 AC
FRONTAGE	307' on Brigantine Place
TRAFFIC COUNT	13,446 AADT
YEAR BUILT	2008
CONSTRUCTION TYPE	CBS
PARKING SPACE	40
ZONING	GC - Commercial General
LAND USE	Commercial Retail
UTILITIES	Undisclosed

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- Excellent retail/office space available at the Gatlin Commons Plaza.
- The 975 sf space can be utilized for retail use or other services.
- Located within the Gatlin Commons PUD with national tenants that include Wal-Mart, Sam's Club, McDonald's, Bank of America and more.
- Located at the entrance of to the Portofino Isles community and just 1.5 miles east of the "Tradition", a community currently consisting of 2,400 residences and a planned expansion of 18,000 single-family and multi-family residences.



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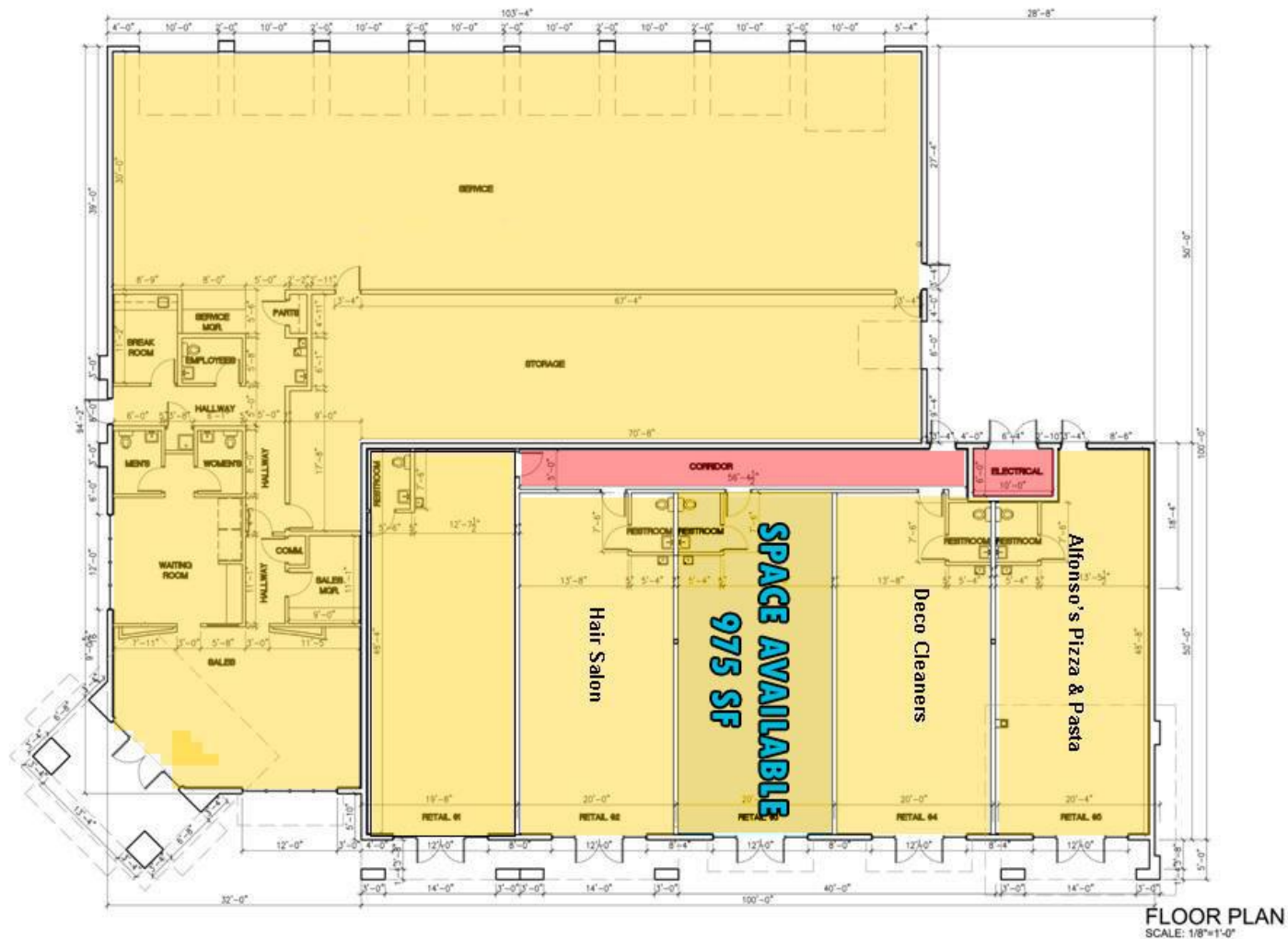
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Floor Plan

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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	8,351	1 Mile	\$66,916	1 Mile	36.70
3 Mile	64,226	3 Mile	\$70,857	3 Mile	39.20
5 Mile	126,884	5 Mile	\$68,944	5 Mile	41.10

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	9,209	1 Mile	\$59,011	1 Mile	37.10
3 Mile	71,761	3 Mile	\$57,408	3 Mile	40.40
5 Mile	141,363	5 Mile	\$54,072	5 Mile	42.50

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Zoning Information

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PUD - Planned Unit Development

Land planned under unified control and developed in a coordinated manner in one (1) or more development phases for uses and structures well suited to the development itself and the surrounding area of which it is a part, according to an approved conceptual plan of development, and with programs for full maintenance and operation of any facilities and services, not to be dedicated to, and accepted by, a public agency for public ownership, operation and maintenance. PUD's may be for commercial, office, industrial, institutional or residential development or for a mixture of various land uses.

Permitted Uses. In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.



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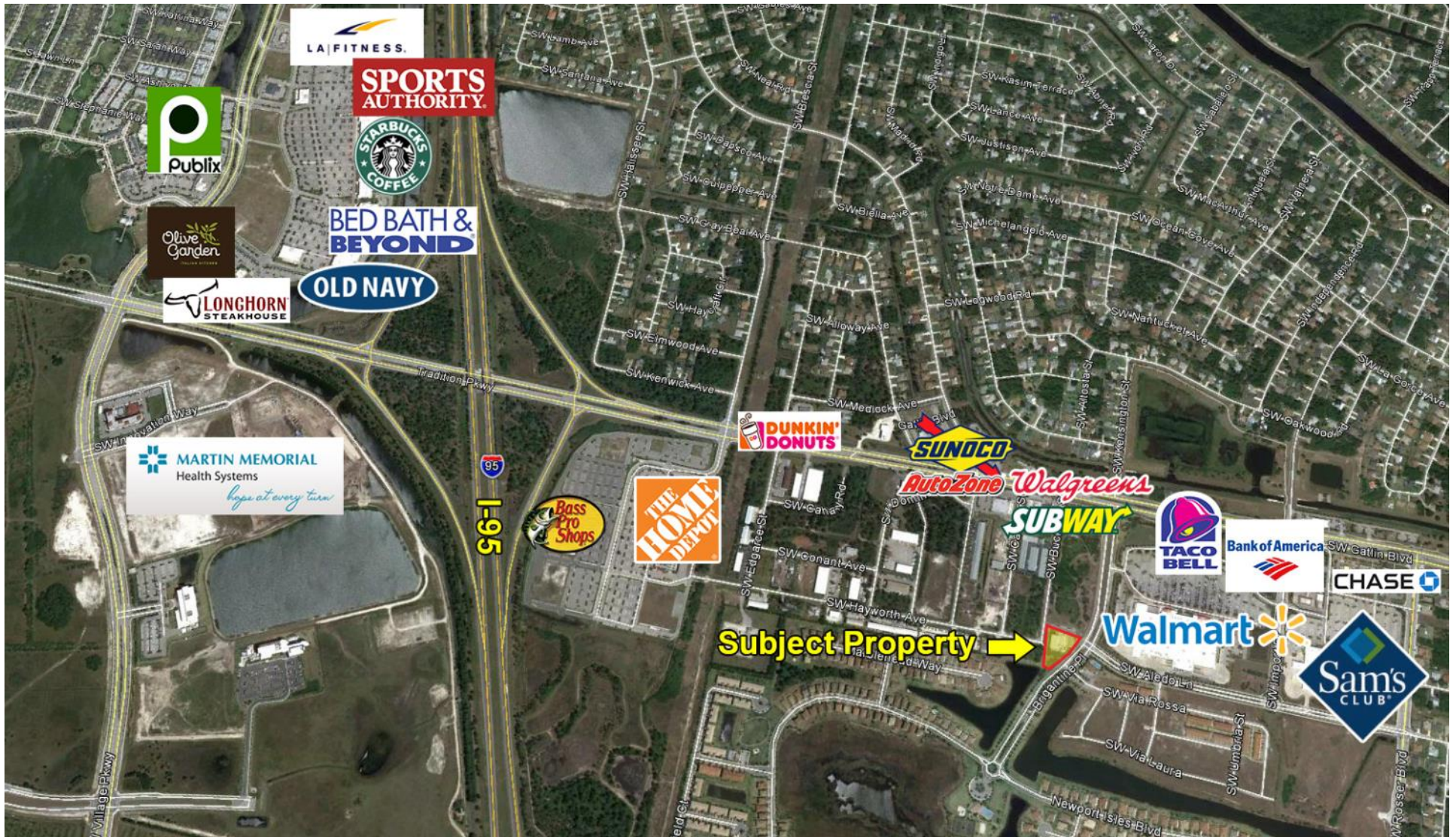
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Property Aerial

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