

# FOR LEASE

\$15.00/psf

## Professional Office Suite

756 SE Port St. Lucie Blvd. Port St. Lucie FL 34984



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

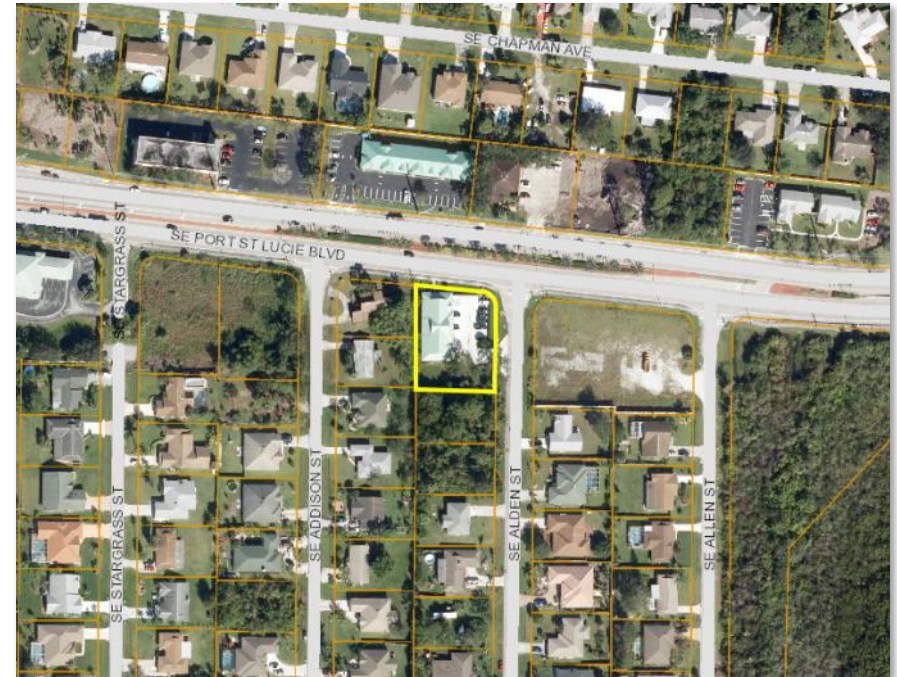
## Professional Office Suite

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PRICE	\$15.00/psf
BUILDING SIZE	2,100 SF
BUILDING TYPE	Office
ACREAGE	0.49 AC
FRONTAGE	125.68'
TRAFFIC COUNT	72,900 average daily traffic
YEAR BUILT	1995
CONSTRUCTION TYPE	CBS
PARKING SPACE	22
ZONING	P - Professional
LAND USE	Office Building
UTILITIES	Undisclosed
PARCEL ID	3420-585-3131-000-5

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- Excellent lease opportunity! The EFMG Plaza has a 2,100 SF office space available.
- Site features a conference room, reception area, waiting area, bathrooms, and multiple office spaces.
- Located on busy SE Port Saint Lucie Blvd. just over the Saint Lucie River bridge.



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# Property Demographics

## Professional Office Suite 756 SE Port St. Lucie Blvd. Port St. Lucie FL 34984

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	6,583	1 Mile	\$61,729	1 Mile	41.40
3 Mile	69,388	3 Mile	\$62,039	3 Mile	41.80
5 Mile	169,983	5 Mile	\$64,870	5 Mile	41.80
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	7,261	1 Mile	\$46,760	1 Mile	43.20
3 Mile	77,068	3 Mile	\$48,300	3 Mile	43.30
5 Mile	187,847	5 Mile	\$49,968	5 Mile	43.30

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# Zoning Information

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### Professional Zoning District

(A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; 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. This district includes those uses formerly designated professional commercial.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
- (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
- (3) 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.
- (4) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

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

- (1) Any building exceeding thirty-five (35) feet in height.
- (2) Model home centers.
- (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) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

(D) Accessory Uses. As set forth within section 158.217

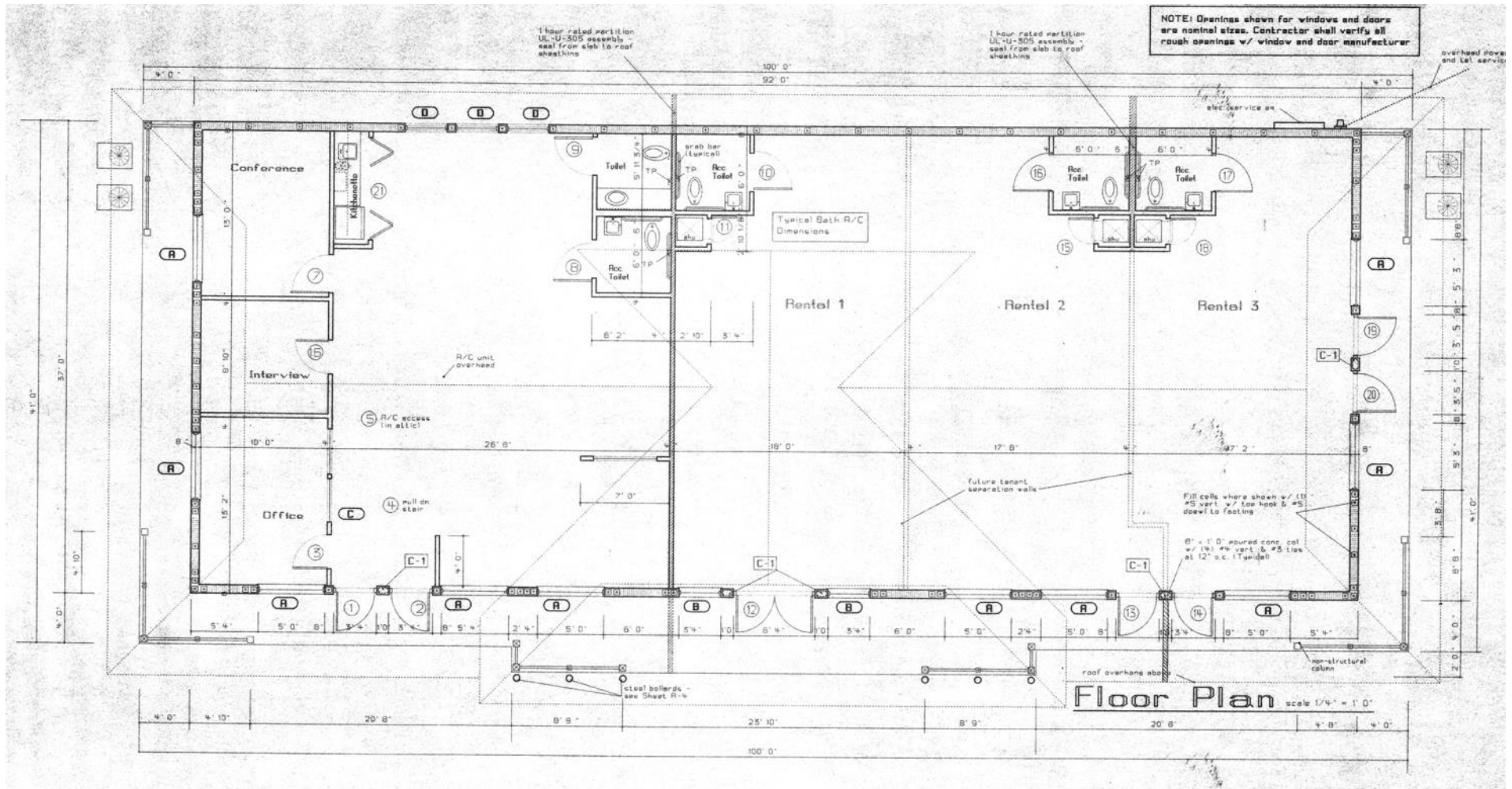
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# Floor Plan

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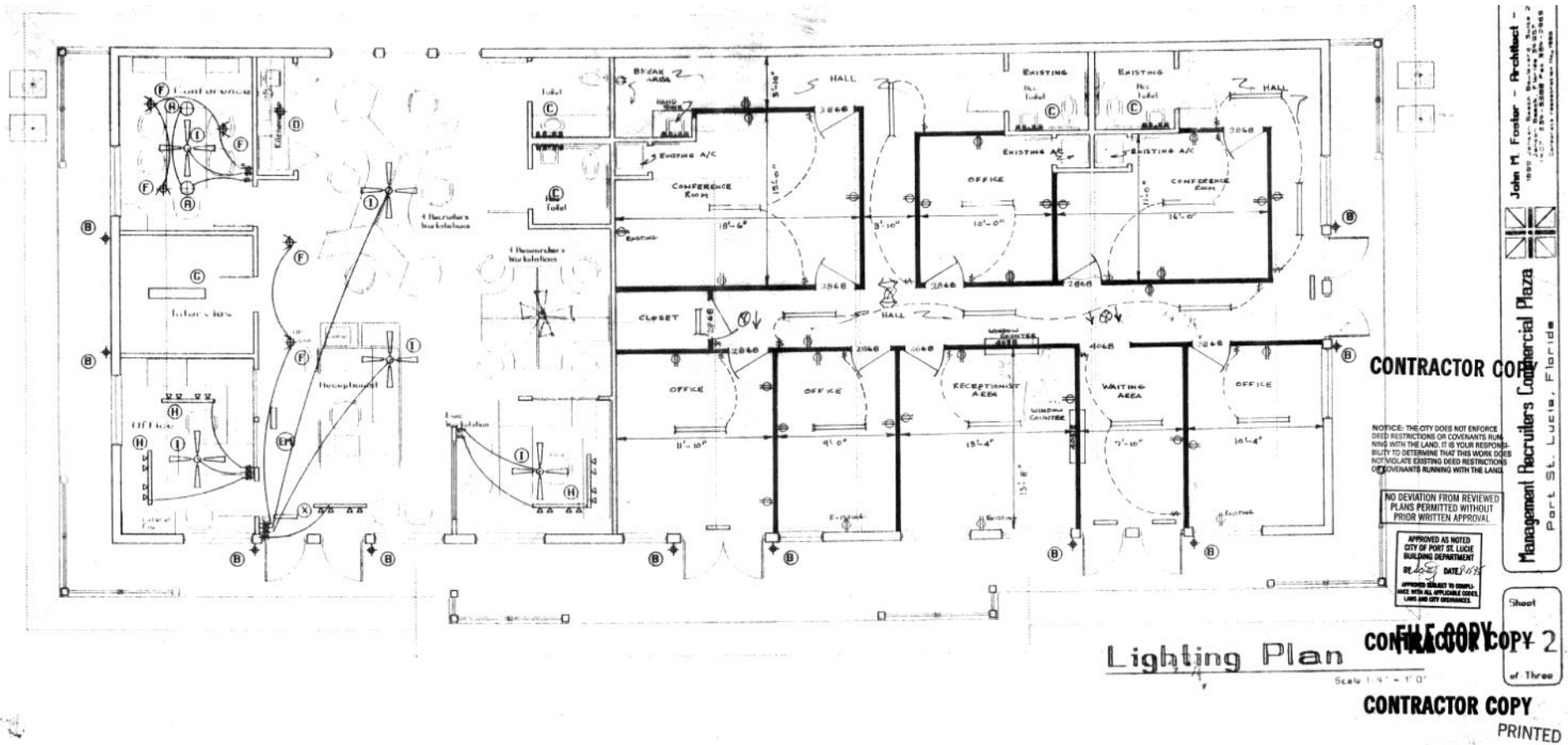
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# Detailed Floor Plan

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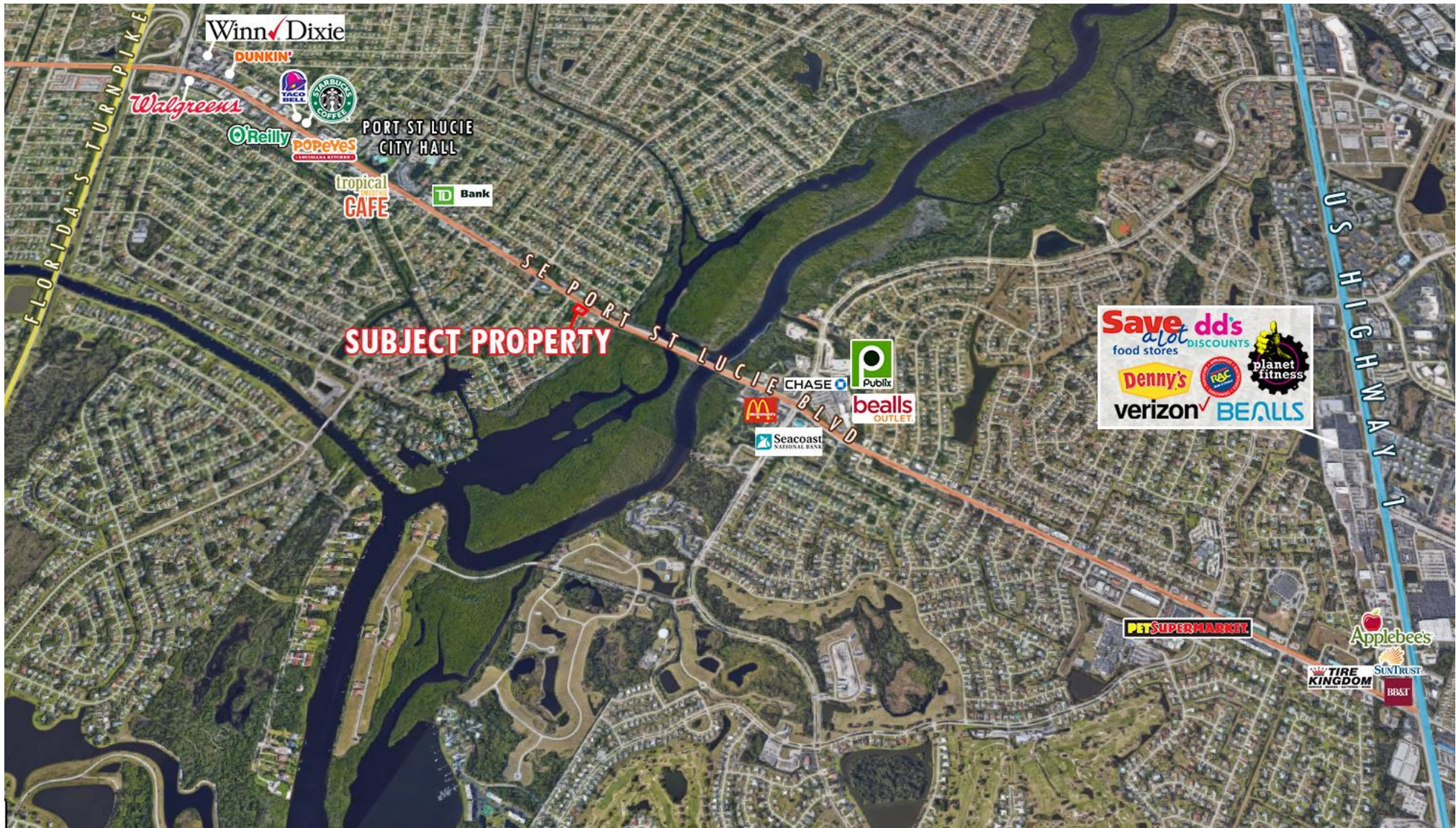
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# Property Aerial

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