

FOR LEASE

\$12.00/sf

Retail Space at St. Lucie Palm Plaza

8449 US 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

Property Details

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| | |
|--------------------------|------------------------|
| LEASE RATE | \$12.00/sf |
| SPACE AVAILABLE | 2,000 sf |
| BUILDING TYPE | Retail |
| ACREAGE | 4.72 AC |
| FRONTAGE | 445' |
| TRAFFIC COUNT | 52,380 AADT |
| YEAR BUILT | 1985 |
| CONSTRUCTION TYPE | CBS |
| PARKING SPACE | 191 |
| ZONING | CG- Commercial General |
| LAND USE | Shopping Center |
| UTILITIES | Saint Lucie County |

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- Excellent 2,000 sf retail space available in the St. Lucie Palm Plaza.
- Ideal for a wide range of uses including but not limited to: general merchandise stores, food stores, apparel and accessories, print shops, and other uses under CG Zoning.
- Site has ample parking, a dedicated turning lane, monument sign, and high visibility from US-Highway 1.
- Some of the neighboring tenants include Sherwin Williams, and Cash America.
- Located on US Highway 1 and Business Park Drive.



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Property Demographics

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| 2019 Population Estimate | | 2019 Average Household Income | | Average Age | |
|--------------------------|---------|-------------------------------|----------|-------------|-------|
| 1 Mile | 5,459 | 1 Mile | \$44,748 | 1 Mile | 57.10 |
| 3 Mile | 56,300 | 3 Mile | \$52,921 | 3 Mile | 43.80 |
| 5 Mile | 139,912 | 5 Mile | \$60,129 | 5 Mile | 43.70 |

| 2024 Population Projection | | 2019 Median Household Income | | Median Age | |
|----------------------------|---------|------------------------------|----------|------------|-------|
| 1 Mile | 6,094 | 1 Mile | \$37,147 | 1 Mile | 64.50 |
| 3 Mile | 62,039 | 3 Mile | \$42,900 | 3 Mile | 45.80 |
| 5 Mile | 154,331 | 5 Mile | \$46,096 | 5 Mile | 46.00 |

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Zoning Information

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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)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)

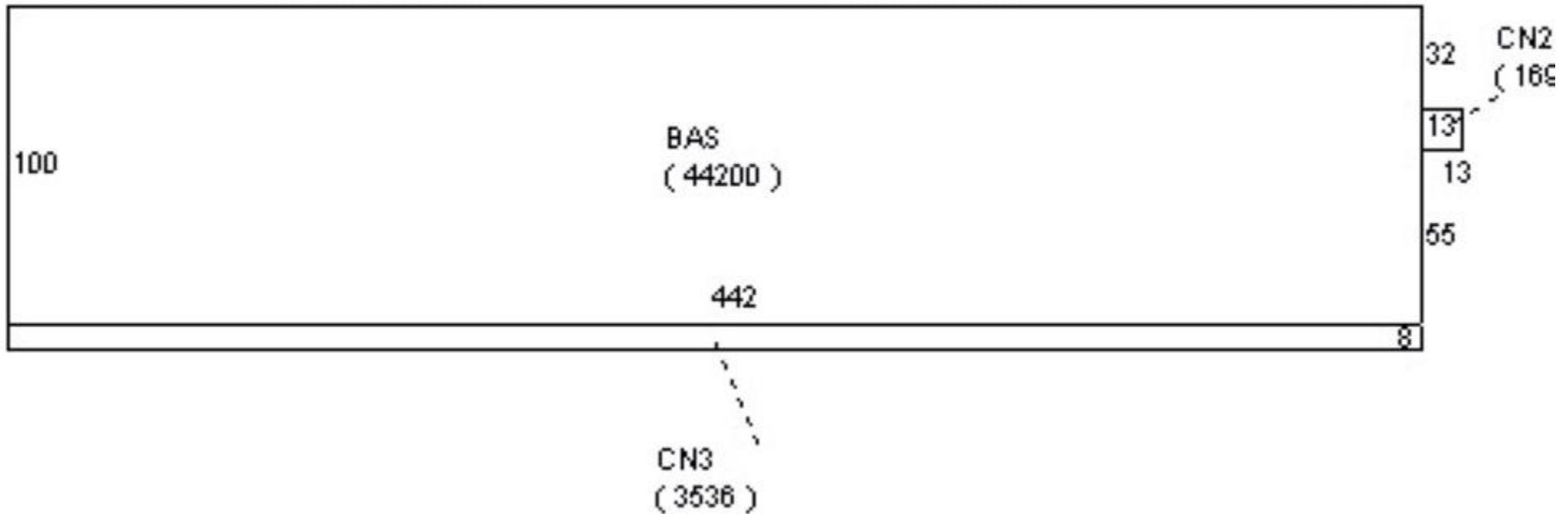
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Property Aerial

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