

RETAIL/OFFICE SPACES AT LAKES PLAZA

8402 S US Highway 1, Port St Lucie FL 34952



Lease Rate: \$12.00/sf

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jeannie Baron
772.286.5744 Office
772.528.0739 Mobile
jeanniebaron@jbaronhomes.com

Michelle Pouch
772.286.5744 Office
772.708.1421 Mobile
michellep@jbaronhomes.com

PROPERTY OVERVIEW

- The Lakes Plaza Commercial Center has a limited 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.

LEASE RATE	\$12.00/sf
SPACE(S) AVAILABLE	800 SF 850 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
PARCEL ID	City of PSL



Spaces Available:

1st Floor	Unit 8418	800 SF
2nd Floor	Unit 8448	850 SF

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.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jeannie Baron
772.286.5744 Office
772.528.0739 Mobile
jeanniebaron@jbaronhomes.com

Michelle Pouch
772.286.5744 Office
772.708.1421 Mobile
michellep@jbaronhomes.com

DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	4,186	1 Mile	\$	1 Mile	60.60
3 Mile	55,156	3 Mile	\$	3 Mile	44.10
5 Mile	129,785	5 Mile	\$	5 Mile	43.70

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	4,542	1 Mile	\$	1 Mile	67.50
3 Mile	60,170	3 Mile	\$	3 Mile	46.00
5 Mile	142,195	5 Mile	\$	5 Mile	45.70

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jeannie Baron
772.286.5744 Office
772.528.0739 Mobile
jeanniebaron@jbaronhomes.com

Michelle Pouch
772.286.5744 Office
772.708.1421 Mobile
michellep@jbaronhomes.com

ZONING INFORMATION

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.**

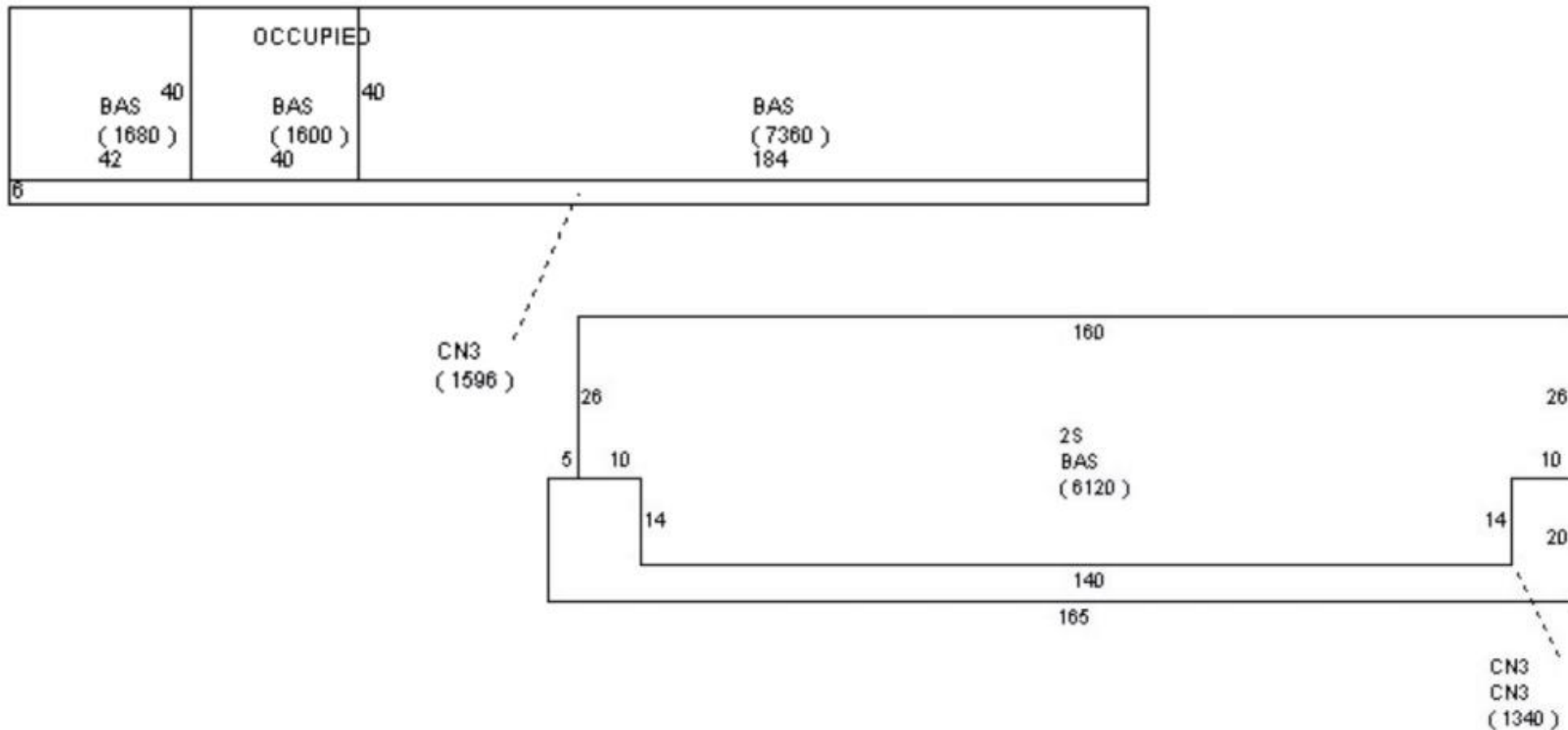
Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jeannie Baron
772.286.5744 Office
772.528.0739 Mobile
jeanniebaron@jbaronhomes.com

Michelle Pouch
772.286.5744 Office
772.708.1421 Mobile
michellep@jbaronhomes.com

FLOOR PLAN



Jeremiah Baron & CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
 Stuart FL, 34994
www.commercialrealestatellc.com

Jeannie Baron
 772.286.5744 Office
 772.528.0739 Mobile
jeanniebaron@jbaronhomes.com

Michelle Pouch
 772.286.5744 Office
 772.708.1421 Mobile
michellep@jbaronhomes.com

TRADE AREA MAP



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jeannie Baron
772.286.5744 Office
772.528.0739 Mobile
jeanniebaron@jbaronhomes.com

Michelle Pouch
772.286.5744 Office
772.708.1421 Mobile
michellep@jbaronhomes.com