

FOR LEASE

\$18.00/sf + CAM

Office Building near PGA Village

8565 Commerce Centre Dr, Port St Lucie FL 34986



**8,269 SF
OFFICE BUILDING AVAILABLE**

BARON
REAL ESTATE
OFFICE

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

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

Property Details

Office Building near PGA Village

8565 Commerce Centre Dr, Port St Lucie FL 34986

LEASE RATE	\$18.00/sf + \$6.50 CAM
BUILDING SIZE	8,269 SF
BUILDING TYPE	Office
FRONTAGE	+/- 555'
TRAFFIC COUNT	2,600 ADT
YEAR BUILT	2000
CONSTRUCTION TYPE	CBS
PARKING SPACE	150
ZONING	CG
LAND USE	Commercial
UTILITIES	Undisclosed
PARCEL ID	3327-805-0002-000-8

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- Excellent freestanding office building located in the heart of St. Lucie West.
- The former PGA Learning Center Facility is subdivided into three sections; the current buildout features multiple open floor areas, private offices, reception desks, men's and women's restrooms, and an additional area that can be utilized as a café.
- Ideal for a variety of uses including but not limited to business services, health services, financial/insurance agencies, executive offices, and much more.
- Located minutes away from the I-95 access ramp, and in close proximity to a Shopping Mall, Golf Clubs, and new commercial and residential developments.



Proposed Remodeled Rendering

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Listing Contact:

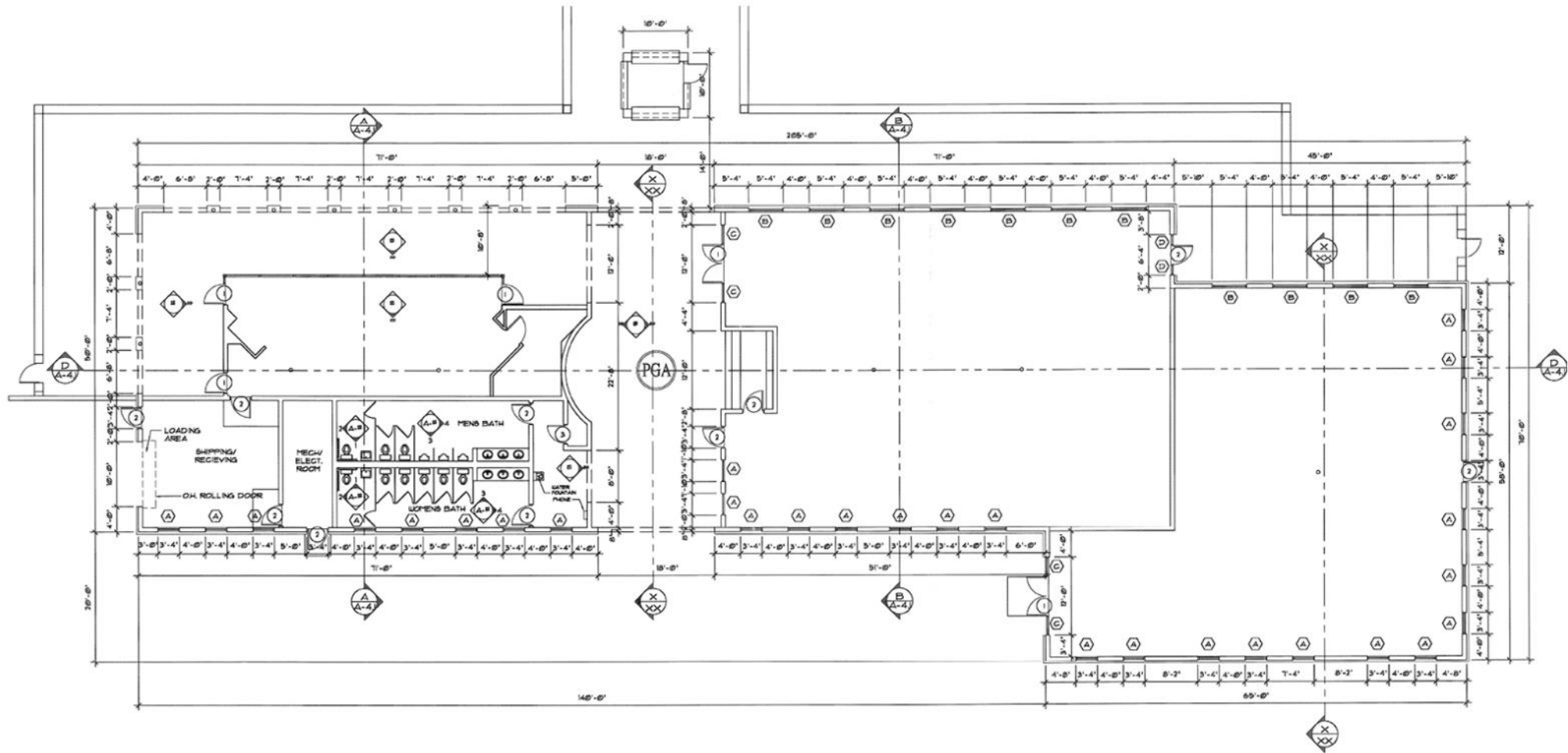
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Overall Floor Plan

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OVERALL FLOOR PLAN

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Property Demographics

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2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,542	1 Mile	\$90,778	1 Mile	46.90
3 Mile	47,042	3 Mile	\$84,450	3 Mile	45.50
5 Mile	119,487	5 Mile	\$78,977	5 Mile	41.50

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	6,316	1 Mile	\$61,912	1 Mile	51.10
3 Mile	53,012	3 Mile	\$62,934	3 Mile	48.70
5 Mile	133,274	5 Mile	\$60,386	5 Mile	42.80

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Zoning Information

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S.CG COMMERCIAL, GENERAL.

1. 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)

gg. Miscellaneous retail (see SIC Code Major Group 59):

(1) Drug stores. (591)

(2) Used merchandise stores. (593)

(3) Sporting goods. (5941)

(4) Book and stationary. (5942/5943)

(5) Jewelry. (5944)

(6) Hobby, toy and games. (5945)

(7) Camera and photographic supplies. (5946)

(8) Gifts, novelty and souvenir. (5947)

(9) Luggage and leather goods. (5948)

(10) Fabric and mill products. (5949)

(11) Catalog, mail order and direct selling. (5961/5963)

(12) Liquefied petroleum gas (propane). (5984)

(13) Florists. (5992)

(14) Tobacco. (5993)

(15) News dealers/newsstands. (5994)

(16) Optical goods. (5995)

(17) Misc. retail (See SIC Code for specific uses). (5999)

hh. Miscellaneous personal services (see SIC Code Major Group 72):

(1) Tax return services. (7291)

(2) Misc. retail (See SIC Code for specific uses). (7299)

ii. Miscellaneous business services (see SIC Code Major Group 73):

(1) Detective, guard and armored car services. (7381)

(2) Security system services. (7382)

(3) News syndicate. (7383)

(4) Photofinishing laboratories. (7384)

(5) Business services - misc. (7389)

jj. Mobile home dealers. (527)

kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)

ll. Motion pictures. (78)

mm. Motor vehicle parking-commercial parking and vehicle storage. (752)

nn. Museums, galleries and gardens. (84)

oo. Personnel supply services. (736)

pp. Photo finishing services. (7384)

qq. Photographic services. (722)

rr. Postal services. (43)

ss. Recreation facilities. (999)

tt. Repair services. (76)

uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)

vv. Social Services:

(1) Individual and family social services. (832/839)

(2) Child care services. (835)

(3) Job training and vocational rehabilitation services. (833)

ww. Travel agencies. (4724)

xx. Veterinary services. (074)

yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

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Trade Area Map

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