

EXECUTIVE OFFICE SPACES

951 SW Country Club Dr. Port St. Lucie FL 34986



Jeremiah Baron
& CO.

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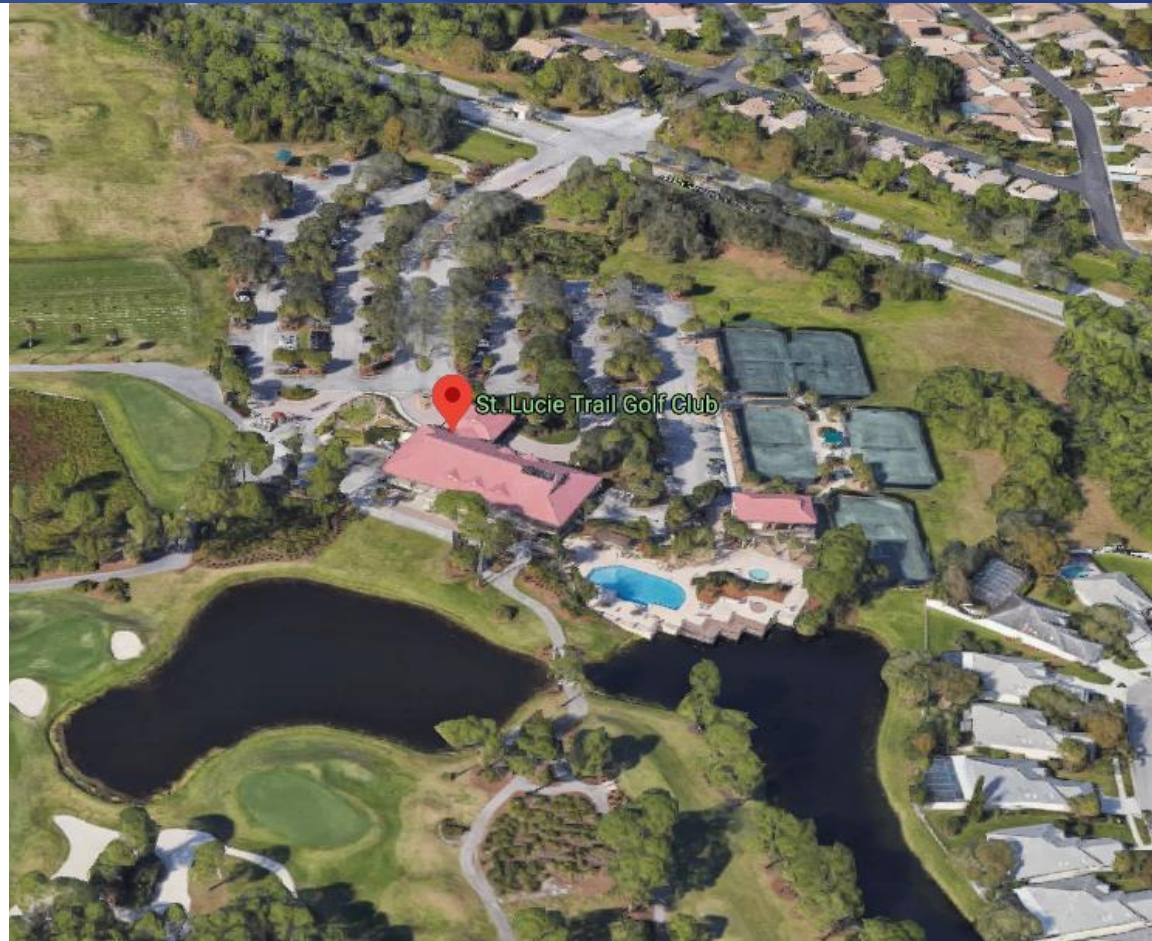
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PROPERTY OVERVIEW

- Executive office suites available to lease located in the St. Lucie Trail Golf Club building.
- High-speed internet available in addition to inclusive access to the conference room and patio.
- There is a restaurant conveniently located on-site.
- Quick accessibility to St. Lucie West Blvd., Crosstown Parkway, and the I-95 access ramp.

SPACE(S) AVAILABLE	
195 SF SPACE	\$500/mo.
231 SF SPACE	\$750/mo.
BUILDING SIZE	18,686 SF
BUILDING TYPE	Country Club
YEAR BUILT	1989
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	PUD
LAND USE	CG



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SITE PHOTOS - 195 SF OFFICE AND COMMON AREA



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SITE PHOTOS - PATIO AND CONFERENCE ROOM



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SITE PHOTOS - 231 SF OFFICE



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	8,125	1 Mile	\$80,270	1 Mile	51.60
3 Mile	69,053	3 Mile	\$76,050	3 Mile	42.50
5 Mile	151,088	5 Mile	\$77,061	5 Mile	42.50
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	9,070	1 Mile	\$52,951	1 Mile	58.00
3 Mile	76,822	3 Mile	\$57,687	3 Mile	44.10
5 Mile	167,858	5 Mile	\$59,039	5 Mile	42.90

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ZONING INFORMATION - PUD (PSL)

Sec. 158.173. - 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.

(Ord. No. 98-84, § 1, 3-22-99)

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TRADE AREA MAP



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