

# OFFICE CONDO AT PRIMA VISTA COMMONS

471 NW Prima Vista Blvd. Suite 207, Port St. Lucie FL 34983



Lease Rate: \$12.00/sf

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Chris Belland**  
772.286.5744 Office  
772.418.4506 Mobile  
[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Excellent second floor office condo located in the Prima Vista Commons Plaza.
- Ideal space for an administrative and/or professional services such as finance or insurance firms, health care, technical services, and others.
- Site features ample parking, direct elevator access, and quality finishes throughout.
- Within 5 miles from I-95, US Highway 1, and Florida's Turnpike, and conveniently located in a densely residential area.



<b>LEASE RATE</b>	\$12.00/sf
<b>SPACE AVAILABLE</b>	968 SF
<b>BUILDING SIZE</b>	29,941 SF
<b>BUILDING TYPE</b>	Office / Medical
<b>ACREAGE</b>	2.47 AC
<b>FRONTAGE</b>	430'
<b>TRAFFIC COUNT</b>	27,500 ADT
<b>YEAR BUILT</b>	2006
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	136
<b>ZONING</b>	Limited Mixed Use
<b>LAND USE</b>	ROI
<b>PARCEL ID</b>	3429-600-0019-000-4

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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	11,132	1 Mile	\$62,525	1 Mile	38.80
3 Mile	73,230	3 Mile	\$70,855	3 Mile	43.00
5 Mile	157,963	5 Mile	\$71,458	5 Mile	42.60

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	12,188	1 Mile	\$51,512	1 Mile	38.80
3 Mile	80,572	3 Mile	\$53,880	3 Mile	44.60
5 Mile	174,238	5 Mile	\$54,440	5 Mile	44.30

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# ZONING INFORMATION

## Sec. 158.155. - Limited Mixed Use Zoning District (LMD).

(A) Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

(B) Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

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

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises

consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(5) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.

(D) Special Exception Use.

- (1) Any special exception use listed in the professional zoning district (P).
- (2) Any special exception use listed in institutional zoning district (I).
- (3) Any special exception use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail plant nursery.
- (5) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
- (6) Any use exceeding five thousand (5,000) square feet.

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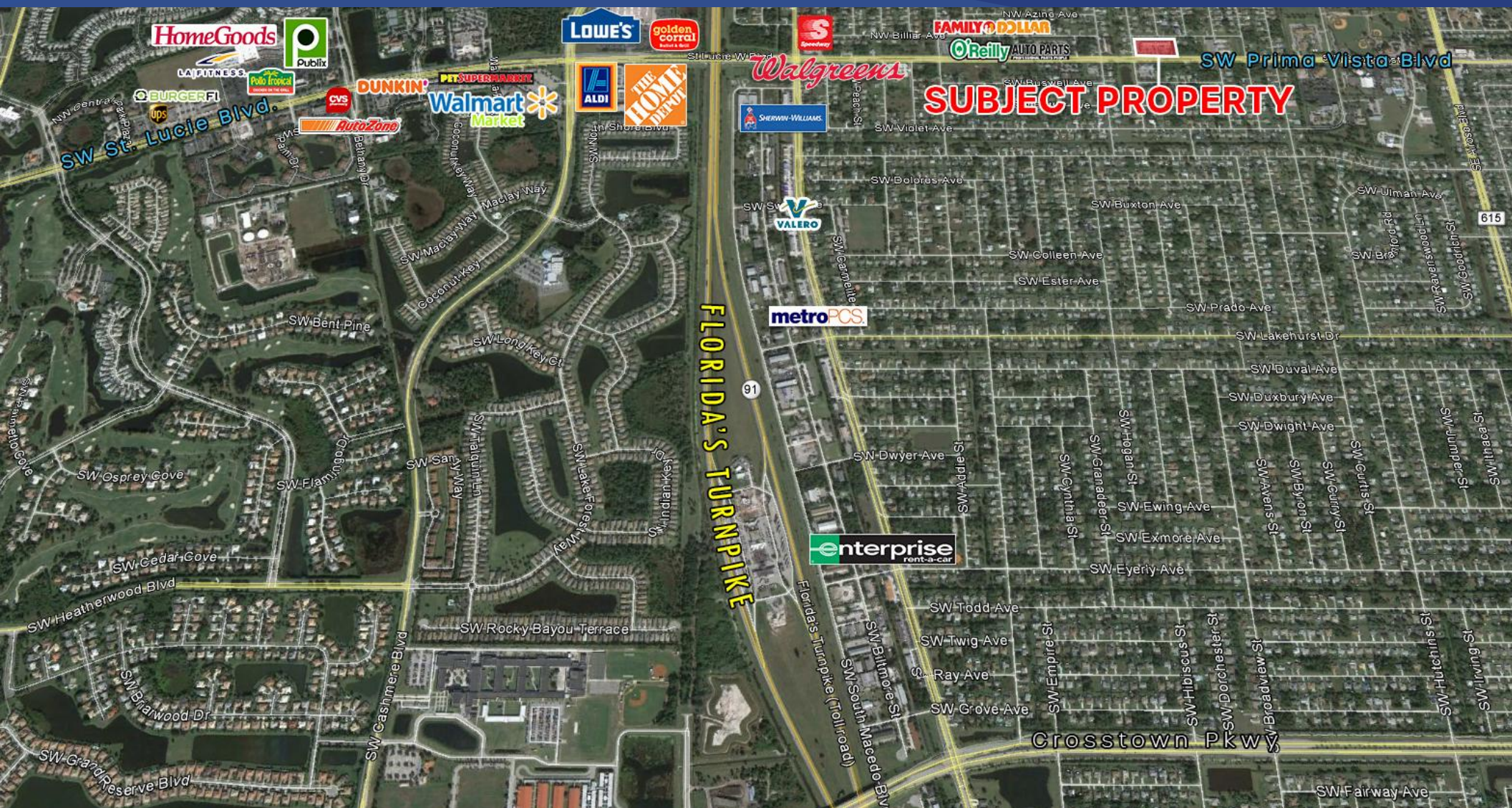
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# TRADE AREA MAP



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