



**READY TO BUILD  
51,558 SF**

**PARTIAL  
SITE PLAN APPROVED  
29,120 SF**

**UP TO  
+/- 80,000 SF  
FLEX & STORAGE  
SPACE**

**PERMIT IN HAND**

**SITE PLAN  
APPROVED\***

**4 PARCELS  
6.68 AC TOTAL**

OFFERING MEMORANDUM

**NW COMMERCE CENTRE DR**

1401-1437 NW Commerce Centre Dr.  
Port St. Lucie, FL 34986

## Site Plan Approved Commercial Land

PERMIT IN HAND | FOUR PARCELS | 6.68 AC

**Jeremiah Baron  
& CO.**

Commercial Real Estate, LLC

# Site Plan Approved Commercial Land

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Commercial Real Estate, LLC



01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	1401-1437 NW Commerce Centre Dr. Port St. Lucie FL 34986
SUBMARKET	Port St. Lucie/Fort Pierce
OFFERING PRICE	\$2,500,000
PRICE PSF	\$8.59
LAND SF	290,979 SF
LAND ACRES	6.68
ZONING TYPE	Service Commercial
# OF PARCELS	4
APN	3315-703-0017-000-6 3315-703-0016-000-9 3315-703-0

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	1,171	26,029	77,326
2021 Median HH Income	<b>\$73,173</b>	<b>\$62,060</b>	<b>\$62,135</b>
2021 Average HH Income	<b>\$91,325</b>	<b>\$81,505</b>	<b>\$80,899</b>

## Property Overview

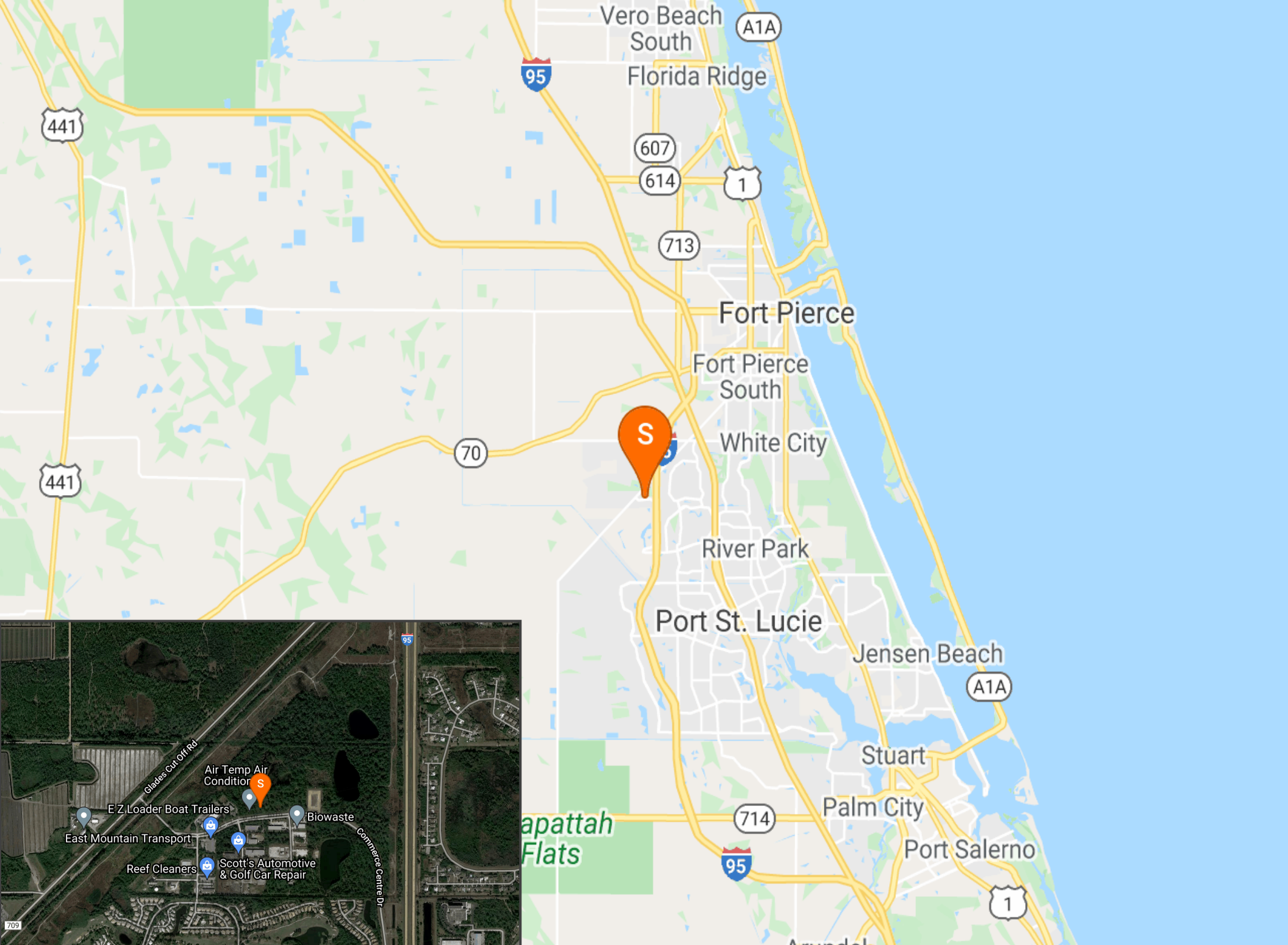
- Exceptional purchase opportunity consisting of a total of 4 contiguous parcels totaling 6.68 acres.
- The first three parcels from the west end total 4.57 acres and it is fully site plan approved for a 51,558 square-foot flex warehouse facility. Permit in hand and ready to break ground immediately.
- The fourth parcel consists of 2.11 acres and it is partially site plan approved for a 29,120 square-foot flex warehouse facility subdivided into three buildings.
- Option to divide the combined 4.57 acre land and 2.11 acre land as two separate investments (inquire for pricing)



## Location Summary

- Located just West of I-95 in the rapidly growing area of St. Lucie West; in close proximity to a shopping mall with National and Regional brands, the Clover Park Baseball Stadium, and other retail and recreational centers.

Only 50 minutes away from the Palm Beach Airport, and nearly two hours from Fort Lauderdale and Orlando International Airport.





PROPERTY FEATURES

LAND SF	290,979
LAND ACRES	6.68
# OF PARCELS	4
ZONING TYPE	Service Commercial
TOPOGRAPHY	Flat
LAND USE	CS
SITE PLAN APPROVAL	Yes
FRONTAGE	775'

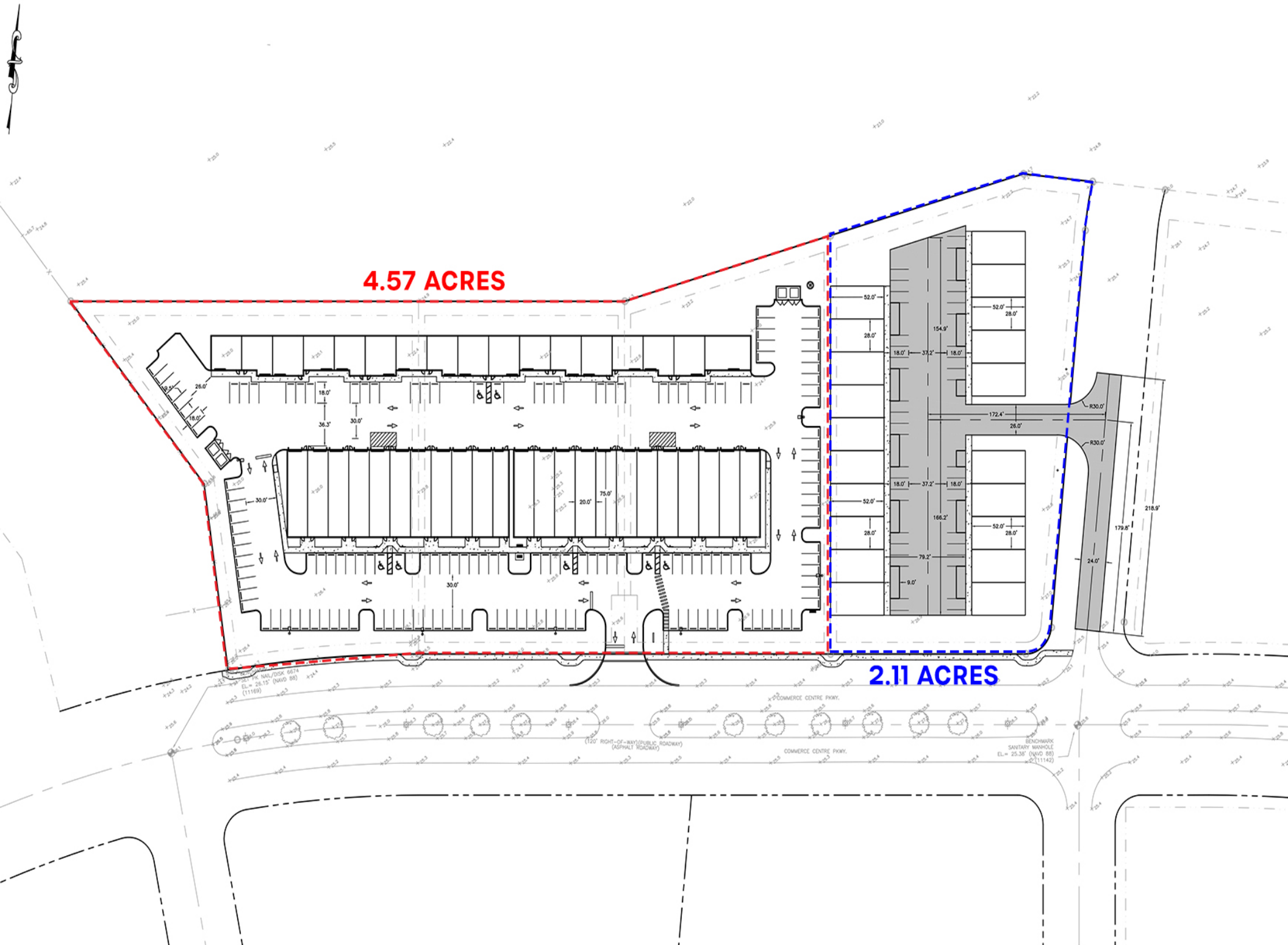
NEIGHBORING PROPERTIES

NORTH	Vacant City Land
SOUTH	Industrial
EAST	Residential
WEST	Agricultural









**4.57 ACRES**

**2.11 ACRES**

## 03 Demographics

Demographic Details

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	109	4,340	25,173
2010 Population	901	19,253	60,424
2021 Population	1,171	26,029	77,326
2026 Population	1,658	31,499	90,718
2021 African American	249	4,305	13,800
2021 American Indian	3	71	253
2021 Asian	36	654	2,105
2021 Hispanic	263	5,190	16,853
2021 Other Race	52	1,035	3,672
2021 White	786	19,119	54,745
2021 Multiracial	43	819	2,684
2021-2026: Population: Growth Rate	36.00 %	19.45 %	16.25 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	30	957	2,079
\$15,000-\$24,999	23	979	2,172
\$25,000-\$34,999	34	1,034	3,248
\$35,000-\$49,999	36	1,065	3,332
\$50,000-\$74,999	99	2,430	6,557
\$75,000-\$99,999	66	1,467	4,105
\$100,000-\$149,999	79	1,646	4,531
\$150,000-\$199,999	43	829	2,087
\$200,000 or greater	24	514	1,283
Median HH Income	\$73,173	\$62,060	\$62,135
Average HH Income	\$91,325	\$81,505	\$80,899

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	61	2,544	10,604
2010 Total Households	357	8,417	23,166
2021 Total Households	434	10,921	29,393
2026 Total Households	651	13,316	34,788
2021 Average Household Size	2.70	2.38	2.62
2000 Owner Occupied Housing	47	2,040	8,553
2000 Renter Occupied Housing	3	154	1,263
2021 Owner Occupied Housing	339	8,889	23,707
2021 Renter Occupied Housing	95	2,032	5,685
2021 Vacant Housing	95	1,857	4,115
2021 Total Housing	529	12,778	33,508
2026 Owner Occupied Housing	529	11,084	28,610
2026 Renter Occupied Housing	121	2,232	6,178
2026 Vacant Housing	117	2,123	4,647
2026 Total Housing	768	15,439	39,435
2021-2026: Households: Growth Rate	42.25 %	20.25 %	17.15 %

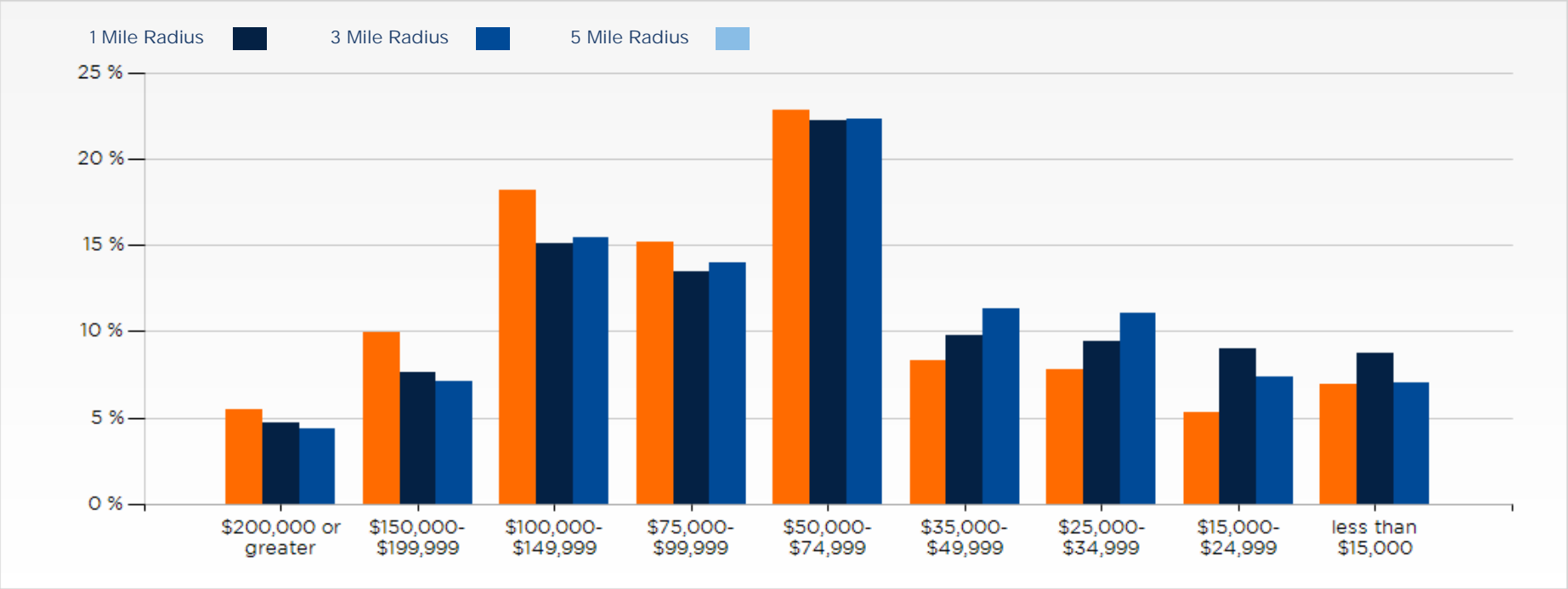
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	62	1,122	4,392
2021 Population Age 35-39	73	1,267	4,139
2021 Population Age 40-44	82	1,471	4,468
2021 Population Age 45-49	77	1,421	4,616
2021 Population Age 50-54	70	1,405	4,836
2021 Population Age 55-59	74	1,504	5,178
2021 Population Age 60-64	72	1,701	5,100
2021 Population Age 65-69	72	1,925	4,812
2021 Population Age 70-74	70	2,262	5,146
2021 Population Age 75-79	48	1,908	3,934
2021 Population Age 80-84	28	1,328	2,623
2021 Population Age 85+	19	1,159	2,184
2021 Population Age 18+	897	21,279	61,918
2021 Median Age	42	51	45

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,363	\$60,161	\$60,785
Average Household Income 25-34	\$77,859	\$74,385	\$74,389
Median Household Income 35-44	\$84,526	\$78,934	\$77,386
Average Household Income 35-44	\$98,353	\$93,516	\$89,824
Median Household Income 45-54	\$88,497	\$83,278	\$79,524
Average Household Income 45-54	\$105,399	\$101,693	\$96,877
Median Household Income 55-64	\$77,869	\$69,380	\$66,990
Average Household Income 55-64	\$97,557	\$89,262	\$85,206
Median Household Income 65-74	\$70,108	\$64,400	\$61,218
Average Household Income 65-74	\$94,266	\$86,545	\$83,388
Average Household Income 75+	\$74,176	\$61,093	\$60,277

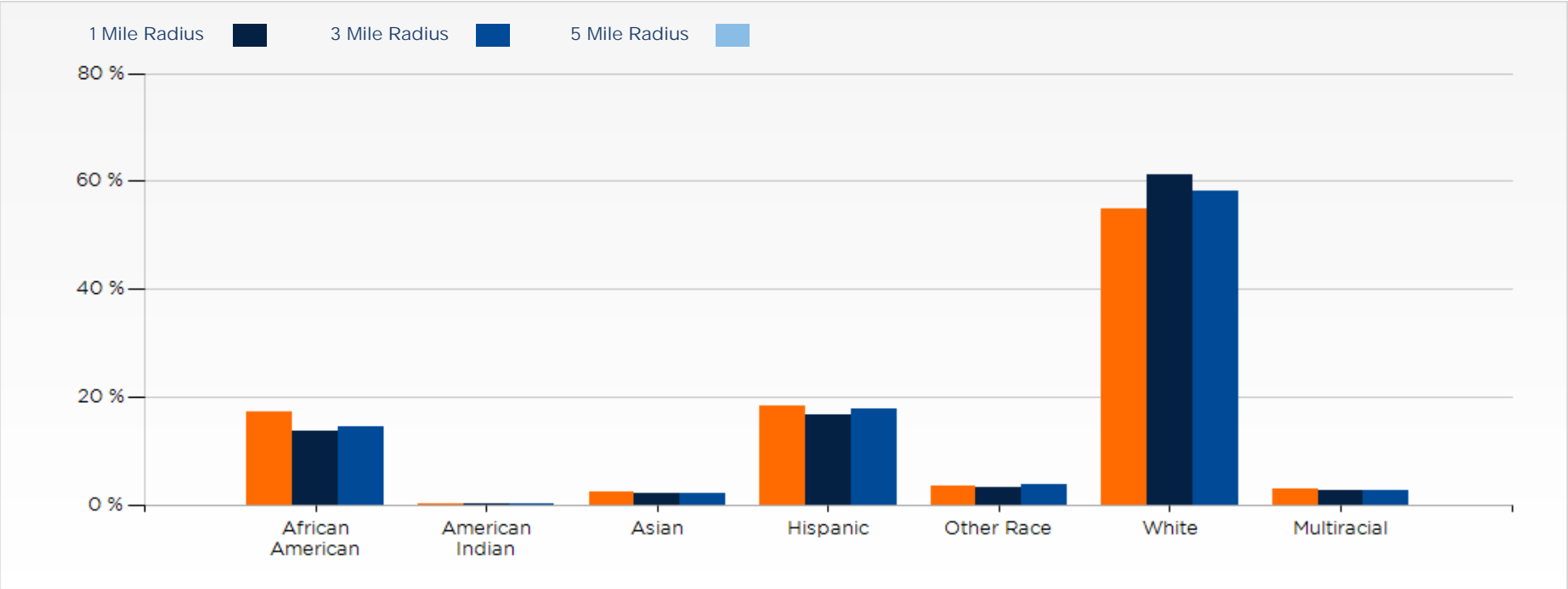
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	88	1,447	5,806
2026 Population Age 35-39	103	1,624	5,585
2026 Population Age 40-44	114	1,778	5,144
2026 Population Age 45-49	105	1,690	5,082
2026 Population Age 50-54	96	1,604	5,120
2026 Population Age 55-59	99	1,862	5,637
2026 Population Age 60-64	106	2,070	6,045
2026 Population Age 65-69	111	2,444	6,161
2026 Population Age 70-74	102	2,443	5,542
2026 Population Age 75-79	88	2,501	5,374
2026 Population Age 80-84	54	1,801	3,614
2026 Population Age 85+	38	1,503	2,922
2026 Population Age 18+	1,297	25,901	72,829
2026 Median Age	44	52	45

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,867	\$66,737	\$66,830
Average Household Income 25-34	\$88,268	\$85,223	\$84,106
Median Household Income 35-44	\$91,760	\$87,132	\$85,709
Average Household Income 35-44	\$109,515	\$106,279	\$101,880
Median Household Income 45-54	\$98,081	\$93,386	\$88,684
Average Household Income 45-54	\$117,158	\$115,080	\$110,473
Median Household Income 55-64	\$82,840	\$78,811	\$77,133
Average Household Income 55-64	\$109,494	\$102,624	\$98,667
Median Household Income 65-74	\$77,505	\$71,284	\$68,310
Average Household Income 65-74	\$104,614	\$98,457	\$95,595
Average Household Income 75+	\$79,713	\$70,801	\$69,732

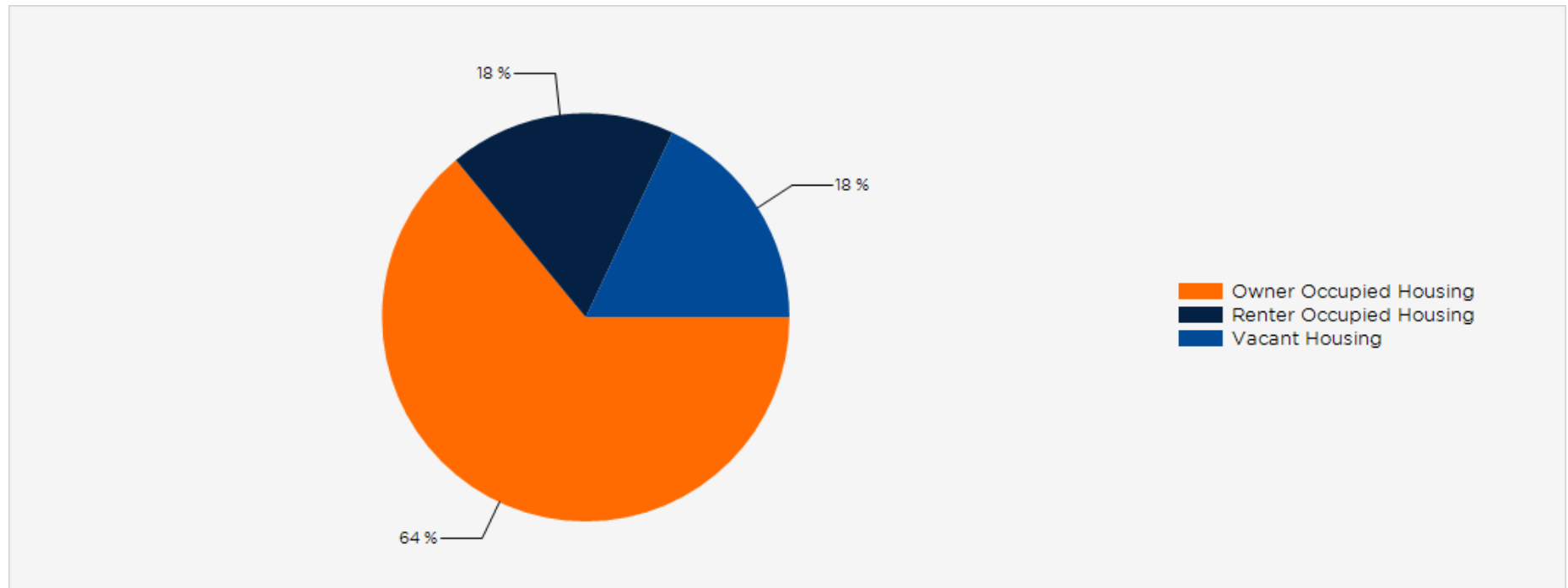
2021 Household Income



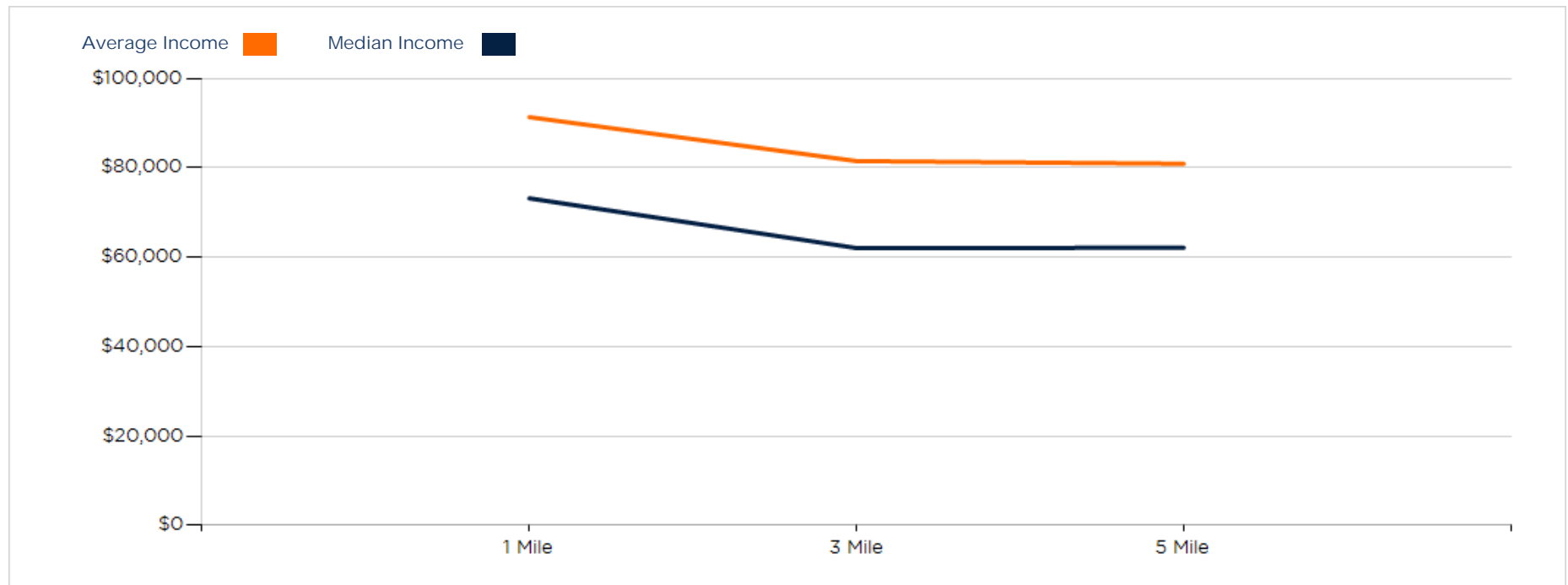
2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



## About the Company

At Jeremiah Baron & Co. Commercial Real Estate, LLC our guiding principles have provided and continue to provide high quality service to our clients. We treat each client as an individual, focusing on their specific needs and unique circumstances. We strive to safeguard our clients' trust in our company and the services we provide. We are a full-service commercial brokerage firm with offices in Stuart and Palm Beach Gardens Florida. We specialize in the sale, leasing and management of retail shopping centers, office buildings, industrial warehouses, and multi-family properties throughout Florida, including triple net leases, ground up development and structured small group acquisition partnerships. Our diverse clientele includes local, regional and national companies, as well as individual commercial real estate investors and developers. Above all, we deliver results to our esteemed clients who expect superior service from their commercial real estate brokerage firm.



# Site Plan Approved Commercial Land

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Jeremiah Baron & Co. Commercial Real Estate LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Jeremiah Baron & Co. Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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