

END CAP RETAIL SPACE AT GARDENS PLAZA

10999 US Highway 1, Port St. Lucie FL 34952



Lease Rate: \$2,100/mo.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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PROPERTY OVERVIEW

- Excellent endcap storefront space located in the recently improved Gardens Plaza Strip Center.
- Ideal for a retail or professional business.
- **HUGE TRAFFIC COUNTS**
- Ability to have **two signs** on the building which has outstanding visibility to US-1.
- In close proximity to many National tenants such as Benjamin Moore, Walmart, Burger King, Sam's Club, Metro PCS, GameStop, and many others.



LEASE RATE	\$2,100.00/mo.
SPACE AVAILABLE	1,196 SF
BUILDING SIZE	11,905 SF
BUILDING TYPE	Retail
ACREAGE	1.51 AC
FRONTAGE	308'
TRAFFIC COUNT	59,500 ADT
YEAR BUILT	1956 (2015 renovations)
CONSTRUCTION TYPE	CBS
ZONING	CG
LAND USE	Commercial
PARCEL ID	3414-501-6210-400-9

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STREET VIEW

**1,196 SF
SPACE AVAILABLE**



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,200	1 Mile	\$84,581	1 Mile	47.80
3 Mile	43,069	3 Mile	\$73,737	3 Mile	44.80
5 Mile	118,936	5 Mile	\$76,212	5 Mile	47.00
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,643	1 Mile	\$69,736	1 Mile	52.60
3 Mile	46,986	3 Mile	\$53,728	3 Mile	47.60
5 Mile	130,035	5 Mile	\$56,223	5 Mile	50.90

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ZONING INFORMATION

Sec. 158.124. - General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

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

(1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.

(2) Horticultural nursery, garden supply sales, or produce stand.

(3) Office for administrative, business, or professional use.

(4) Public facility or use.

(5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.

(6) Retail sales of alcoholic beverages for incidental on and off

premises consumption in accordance with Chapter 110.

(7) Park or playground or other public recreation.

(8) Motel, hotel, or motor lodge.

(9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

(11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(12) Kennel, enclosed.

(13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(14) Pharmacy.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

(3) Semi-public facility or use.

(4) Car wash (full or self-service).

(5) Kennel, enclosed with outdoor runs.

(6) Bars, lounges, and night clubs.

(7) Schools (public, private or parochial) or technical or vocational schools.

(8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.

(9) Automobile fuel sales.

(10) Repair and maintenance of vehicles. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.

(11) Retail convenience stores with or without fuel service station.

(12) Hospitals, free standing emergency department, nursing, or convalescent homes.

(13) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(14) Pain management clinic as set forth in Section 158.231.

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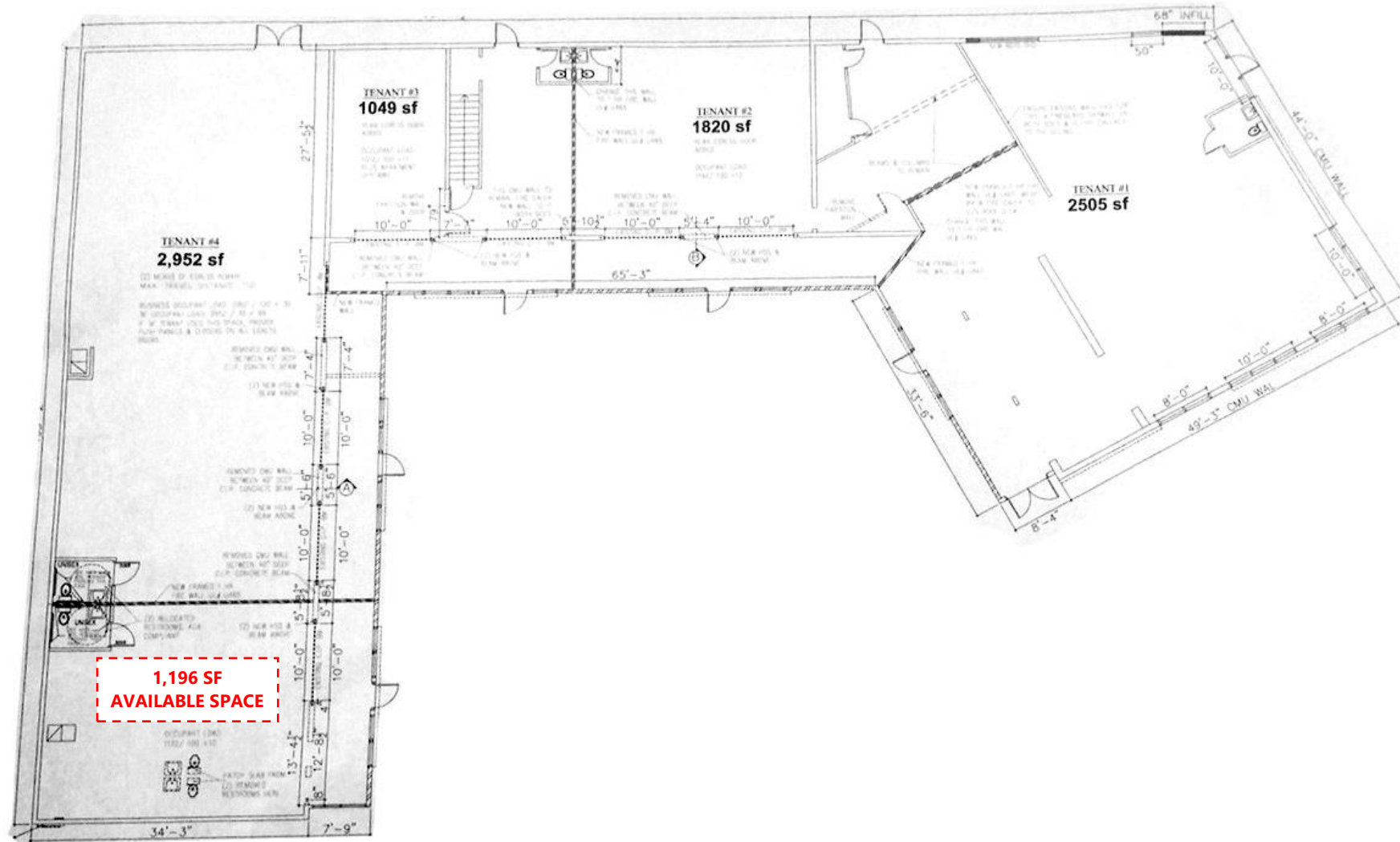
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SITE PLAN



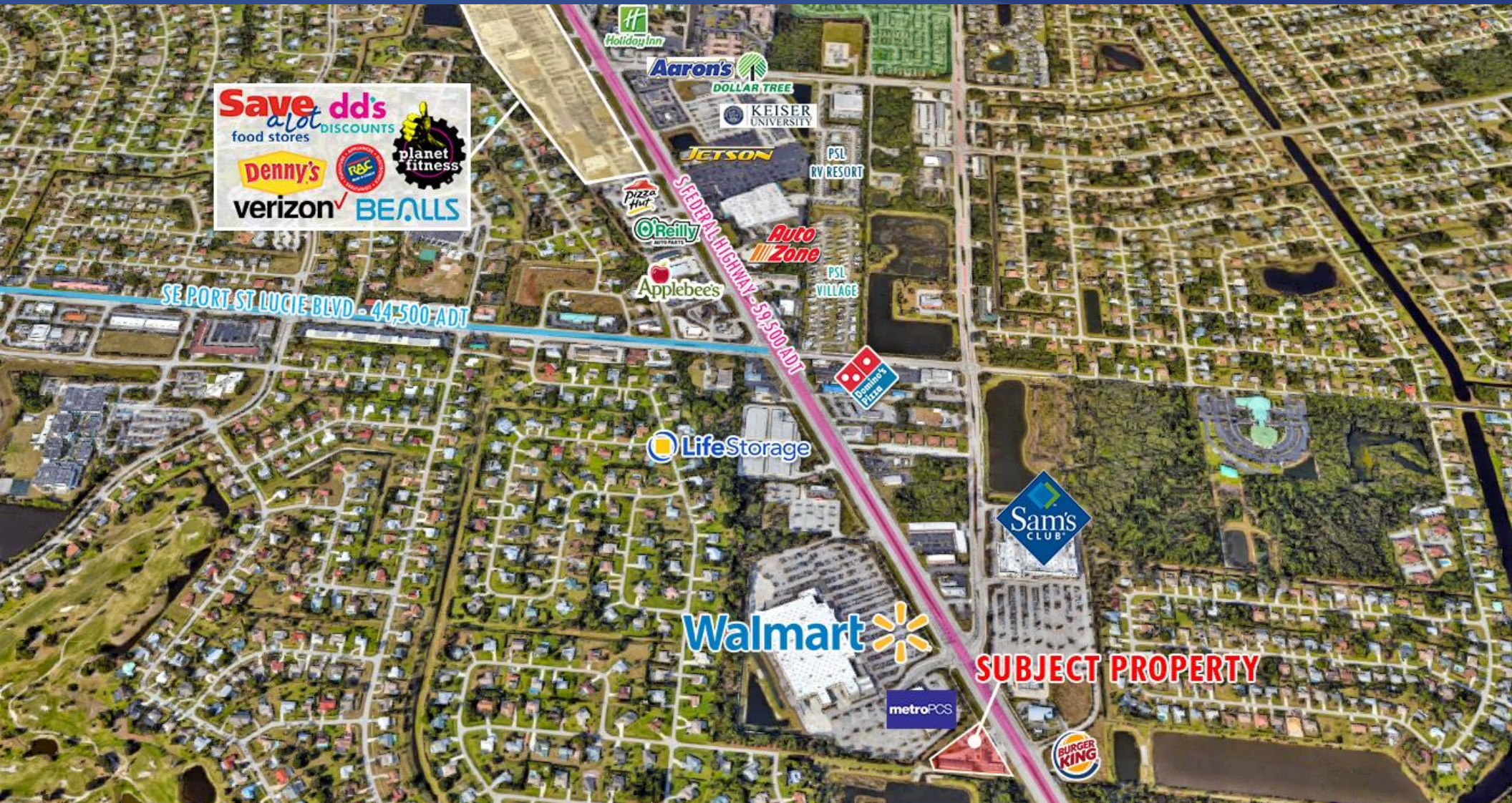
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TRADE AREA MAP



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