

TURN-KEY OFFICE SUITE

1331 SE Port St. Lucie Blvd. Suite 102, Port St. Lucie FL 34952



Lease Rate: \$1,650/mo. Gross

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994

www.commercialrealestatellc.com

Janine Landolina

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PROPERTY OVERVIEW

- Excellent turn-key, ready to occupy office suite located in the Midtown Professional Center on the corner of SE Port St. Lucie Blvd. and SE Midtown Road.
- Features include a NEW air-conditioner, impact glass, new carpet and fresh paint.
- Perfect for a law firm, real estate office, insurance company, or other professional office use.
- The building consists of two medical tenants with a private parking lot offering 16 parking spaces.
- Monument signage visible to SE Port St. Lucie Blvd. available with space!

LEASE RATE	\$1,650.00/mo. Gross
SPACE AVAILABLE	1,050 SF
BUILDING SIZE	3,700 SF
BUILDING TYPE	Office
ACREAGE	0.50 AC
FRONTAGE	125'
TRAFFIC COUNT	35,500 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	CBS
PARKING SPACE	16
ZONING	Professional
LAND USE	ROI
PARCEL ID	3422-525-1196-000-4



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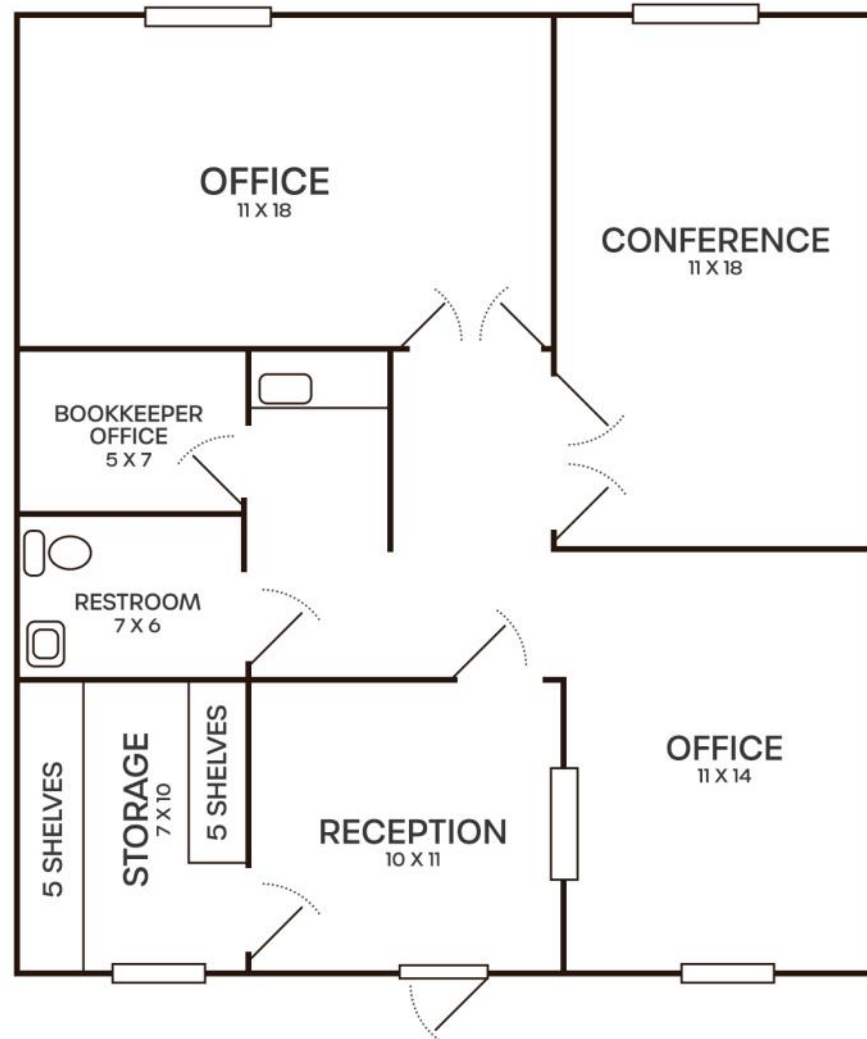
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FLOOR PLAN - SUITE 102



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ADDITIONAL PHOTOS



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,718	1 Mile	\$74,447	1 Mile	45.40
3 Mile	59,892	3 Mile	\$72,237	3 Mile	43.90
5 Mile	143,357	5 Mile	\$73,301	5 Mile	42.80

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	6,302	1 Mile	\$58,178	1 Mile	49.30
3 Mile	65,770	3 Mile	\$55,728	3 Mile	46.20
5 Mile	157,121	5 Mile	\$55,774	5 Mile	44.70

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ZONING INFORMATION

Sec. 158.122. - Professional Zoning District (P).

- (A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.
- (B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:
- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
 - (2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
 - (3) 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.
 - (4) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Any building exceeding thirty-five (35) feet in height.
 - (2) Model home centers.
 - (3) 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.
 - (4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

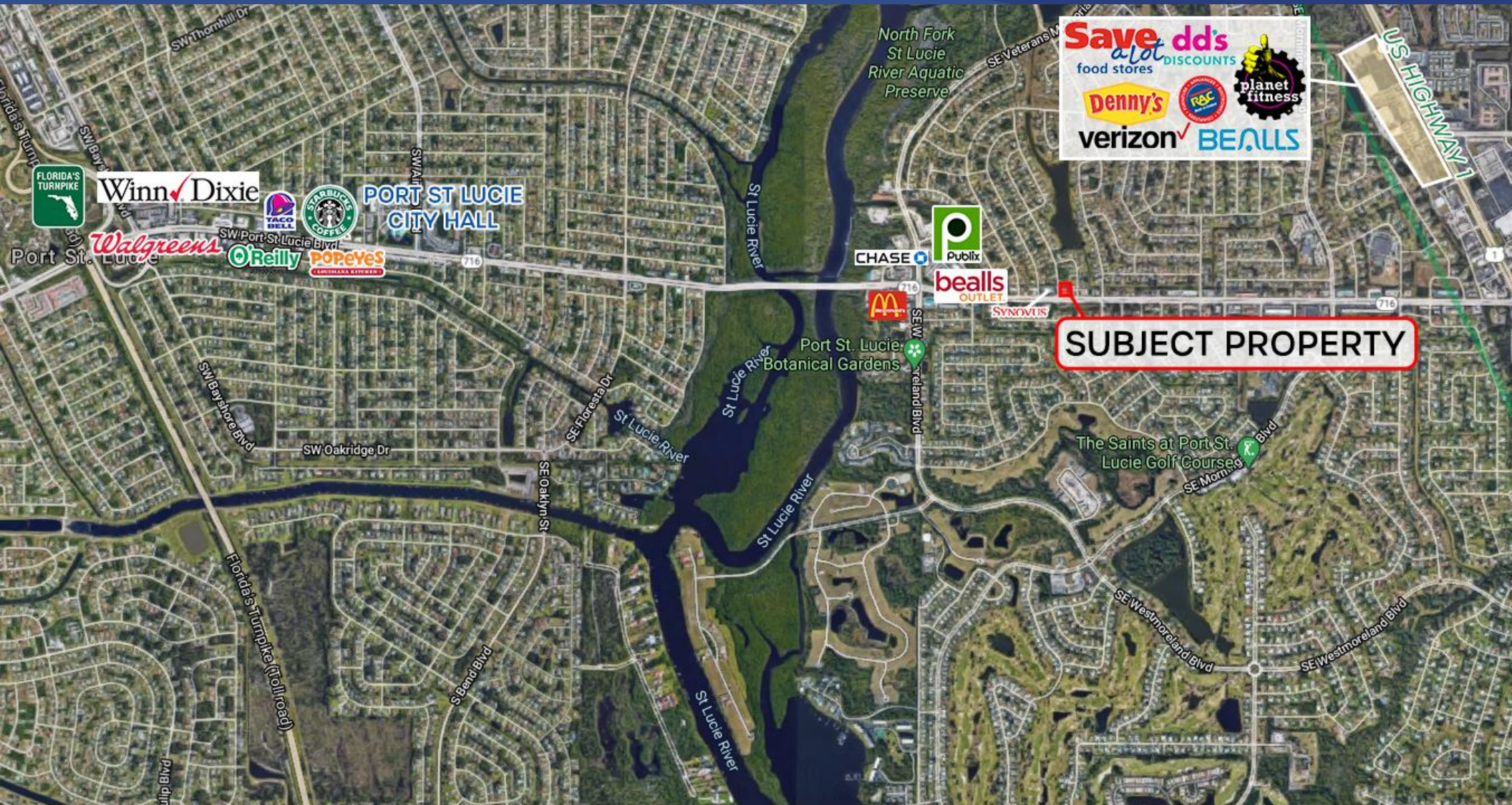
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TRADE AREA MAP



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