

PROFESSIONAL / MEDICAL OFFICE SPACE

1809 SE Port St. Lucie Blvd. Port St. Lucie FL 34952



Lease Rate: \$22.00/sf

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Excellent professional office space located in a business plaza on the signalized intersection of SE Port St. Lucie Blvd. and SE Morningside Blvd.
- Move-in ready for a medical practice but can also accommodate an administrative or professional business.
- Space features large storefront signage, two entry/exit doors, reception desk, waiting area, multiple exam rooms with sinks, private offices, wheelchair accessible restrooms, a private restroom with a shower, and much more.
- Property has great exposure and high traffic counts; just a few minutes away from US-1 and Florida's Turnpike.



LEASE RATE	\$22.00/sf
BUILDING SIZE	4,756 sf
SPACE AVAILABLE	1,600 sf
BUILDING TYPE	Professional
ACREAGE	0.55 AC
FRONTAGE	150.04'
TRAFFIC COUNT	44,500 ADT
YEAR BUILT	1999
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	Limited Mixed
LAND USE	ROI

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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	6,970	1 Mile	\$74,283	1 Mile	43.50
3 Mile	51,445	3 Mile	\$70,827	3 Mile	44.50
5 Mile	125,685	5 Mile	\$73,552	5 Mile	44.30

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	7,613	1 Mile	\$56,950	1 Mile	45.90
3 Mile	56,330	3 Mile	\$53,426	3 Mile	47.20
5 Mile	137,349	5 Mile	\$55,227	5 Mile	46.80

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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.

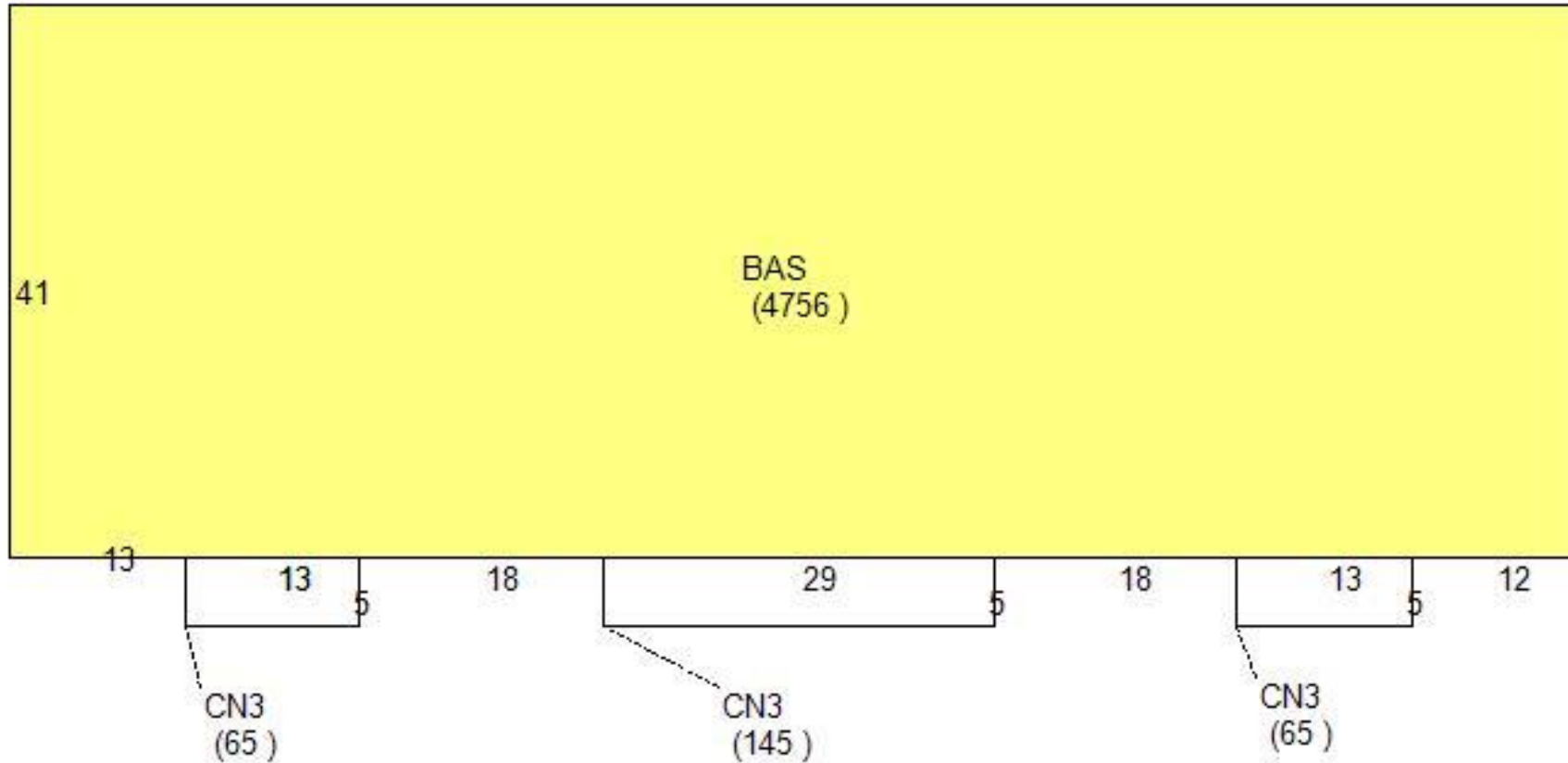
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PLAZA FLOOR SKETCH



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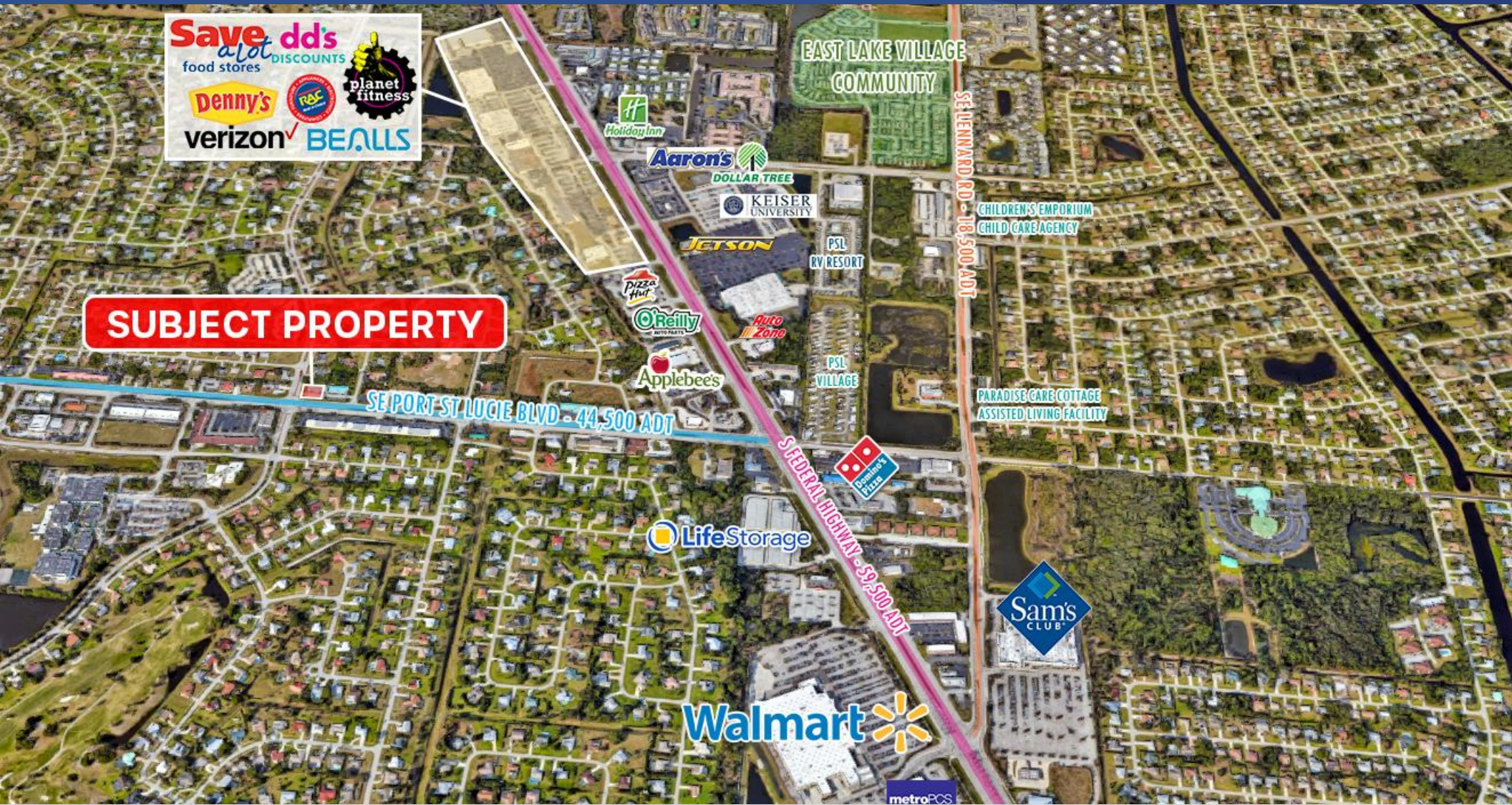
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TRADE AREA MAP



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