

TWO PAD SITES | BUILD TO SUIT

1920 SW Fountainview Blvd. Port St. Lucie FL 34986

PERMIT READY

**UP TO 8,008 SF
AVAILABLE TO LEASE**

CALL FOR PRICING

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994

www.commercialrealestatellc.com

Jeremiah Baron

772.286.5744 Office

772.528.0506 Mobile

jbaron@commercialrealestatellc.com

PROPERTY OVERVIEW

- Two pad sites totaling over 2 acres with the potential to build a 8,008 sf building on each site.
- Ideal for office, medical, and other professional businesses.
- Adjacent to Residence Inn (Marriott), Carrabba's, and the developing business center known as 1961 Park Place.
- Great exposure with I-95 frontage and lake views.
- An average of 80,000 vehicles daily.
- Easy access to I-95 and St. Lucie West interchange.
- Over 80 dedicated parking spaces and infrastructure in place.



LEASE RATE	Call for Pricing
PROPOSED BUILDING SIZE	(2) 8,008 SF
BUILDING TYPE	Office / Medical
ACREAGE	+/- 2 AC
FRONTAGE	+/- 460' to I-95
TRAFFIC COUNT	83,500 AADT (from I-95)
ZONING	PUD
LAND USE	CH/CG
PARCEL ID	3335-600-0000-000-0

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AERIAL VIEW



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	1,797	1 Mile	\$45,888	1 Mile	48.40
3 Mile	3,919	3 Mile	\$44,910	3 Mile	46.90
5 Mile	13,199	5 Mile	\$46,546	5 Mile	44.20

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	1,921	1 Mile	\$37,210	1 Mile	52.70
3 Mile	4,161	3 Mile	\$35,019	3 Mile	50.40
5 Mile	13,955	5 Mile	\$35,241	5 Mile	45.90

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ZONING INFORMATION

Planned Unit Development (PUD). Land planned under unified control and developed in a coordinated manner in one (1) or more development phases for uses and structures well suited to the development itself and the surrounding area of which it is a part, according to an approved conceptual plan of development, and with programs for full maintenance and operation of any facilities and services, not to be dedicated to, and accepted by, a public agency for public ownership, operation and maintenance. PUD's may be for commercial, office, industrial, institutional or residential development or for a mixture of various land uses.

Sec. 158.173. - Permitted Uses.

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)

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TRADE AREA MAP



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