

# MULTI-TENANT OFFICE BUILDINGS

6560 US Highway 1, Port St. Lucie FL 34952



Asking Price: \$1,050,000

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Excellent office property consisting of two office buildings with the potential to accommodate four tenants under new ownership.
- Well-maintained property with great exposure to US-1.
- Site features ample parking spaces and its own monument sign.
- Located adjacent to a recently built Burger King and in close proximity the St Lucie Square Plaza; located just North of the Kitterman Road/US-1 intersection.
- Other neighboring tenants include: Dunkin', Planet Fitness, Hurricane Grill, Tropical Smoothie Café, Speedway, and others.



<b>PRICE</b>	\$1,050,000
<b>TOTAL BUILDING SIZE</b>	6,240 SF
<b>BUILDING A &amp; B</b>	3,120 SF
<b>BUILDING TYPE</b>	Office Condo
<b>ACREAGE</b>	0.87 AC
<b>FRONTAGE</b>	142'
<b>TRAFFIC COUNT</b>	35,000 ADT
<b>YEAR BUILT</b>	1992
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	CG (SLC)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	3415-503-0000-000-7

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# STREET VIEW



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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	3,986	1 Mile	\$51,857	1 Mile	44.80
3 Mile	41,584	3 Mile	\$66,270	3 Mile	44.60
5 Mile	114,319	5 Mile	\$65,217	5 Mile	43.30

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	4,271	1 Mile	\$42,675	1 Mile	45.80
3 Mile	45,181	3 Mile	\$49,210	3 Mile	47.10
5 Mile	125,240	5 Mile	\$48,932	5 Mile	44.90

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# ZONING INFORMATION

## **CG COMMERCIAL, GENERAL.**

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)

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# TRADE AREA MAP



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