



# BARON BUSINESS CENTER WAREHOUSE | FLEX | STORAGE

1413, 1425, 1437 NW COMMERCE CENTRE DR. PORT ST LUCIE FL 34986



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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# BARON BUSINESS CENTER

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# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present the future site of a brand new business park facility in Port St Lucie, FL. The Baron Business Center will consist of two warehouse buildings totaling 51,558 SF.

The first building of the property will feature a storefront façade with 23 flex spaces. Each warehouse space will have a 10' x 10' air-conditioned office with a restroom.

The second building will consist of a total of 17 units ideal for both storage and business use each with their own 10' x 10' air-conditioned office and restroom.

Other site amenities include a monument sign, ample parking, building signage, and more.

Minutes away from the beaches, 50 minutes away from the Palm Beach Airport, and nearly two hours from Fort Lauderdale and Orlando International Airport.



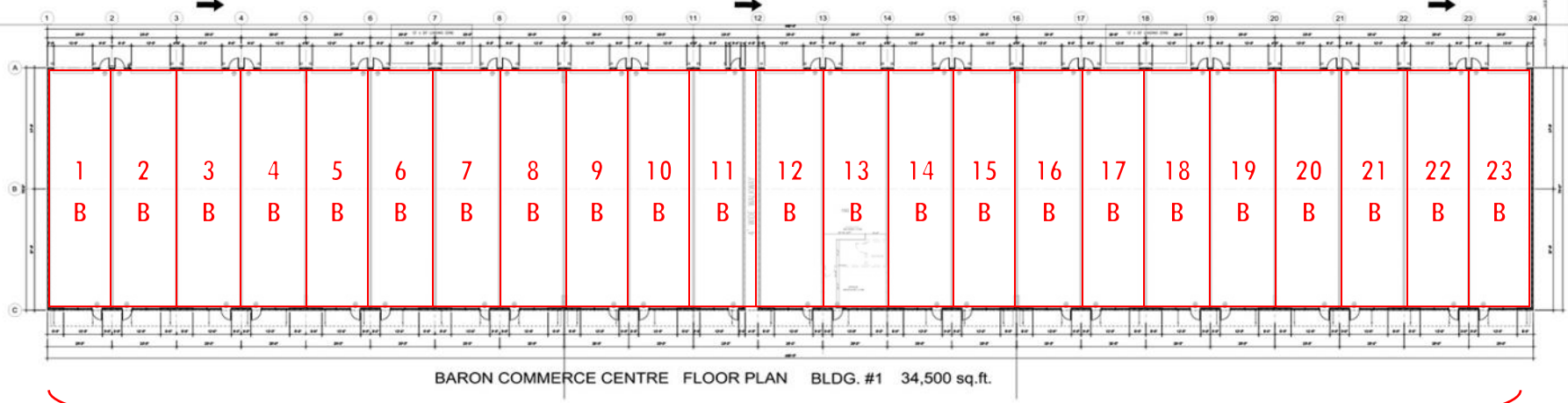
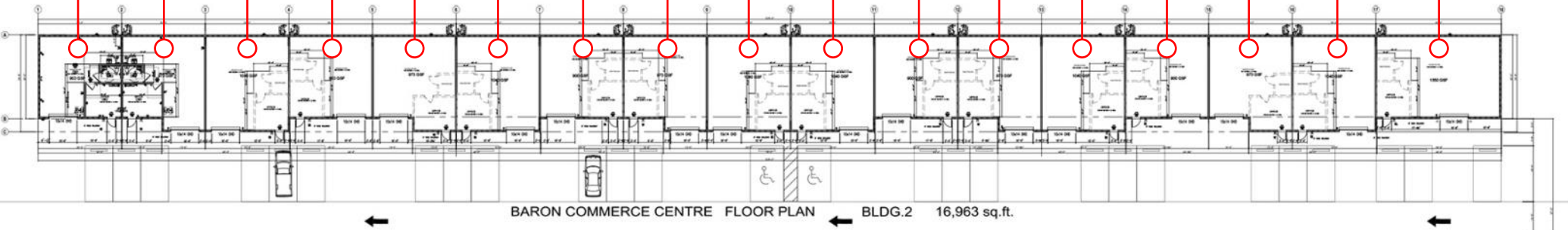


# PROPERTY DETAILS

<b>PRICE</b>	Starting from \$193,500 - \$322,500
<b>UNIT SIZE(S)</b>	Building 1 starting at 1,500 SF (20' x 75') Building 2 starting at 900 sf (30' x 30')
<b>TOTAL UNITS</b>	Building 1 (23 Units) Building 2 (17 Units)
<b>LOT SIZE</b>	4.57 acres
<b>PROJECTED COMPLETION</b>	TBD
<b>ZONING</b>	Service Commercial
<b>LAND USE</b>	CS
<b>PARCEL ID</b>	3315-703-0014-000-5 3315-703-0015-000-2 3315-703-0016-000-9 3315-703-0017-000-6



24B 900 SF	25B 973 SF	26B 1,040 SF	27B 900 SF	28B 973 SF	29B 1,040 SF	30B 900 SF	31B 973 SF	32B 1,040 SF	33B 1,040 SF	34B 900 SF	35B 973 SF	36B 1,040 SF	37B 900 SF	38B 973 SF	39B 1,040 SF	40B 1,350 SF
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75' x 20'  
1,500 SF







# PROPERTY OVERVIEW



ACCESS	NW Commerce Centre Dr. Glades Cut Off Road
TRAFFIC COUNTS	2,600 ADT
IMPROVEMENTS	40 Units
PARKING	Open
COMPLETION YEAR	To Be Determined
PARCEL	3315-703-0014-000-5 3315-703-0015-000-2 3315-703-0016-000-9
ZONING	Service Commercial (PSL)







# AREA DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	1,881	1 Mile	\$95,850	1 Mile	43.80
3 Mile	27,032	3 Mile	\$80,547	3 Mile	46.60
5 Mile	79,189	5 Mile	\$80,712	5 Mile	42.90
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	2,176	1 Mile	\$78,854	1 Mile	46.80
3 Mile	30,548	3 Mile	\$62,607	3 Mile	50.00
5 Mile	88,568	5 Mile	\$59,668	5 Mile	45.00