



PGA COMMERCE CENTRE

10-YEAR LEASE TERMS | \$10,097,222 (REAL ESTATE ONLY)

8555 - 8563 S COMMERCE CENTRE DR. PORT ST. LUCIE FL 34986

Jeremiah Baron
& CO.
Commercial Real Estate, LLC



PGA COMMERCE CENTRE

10-YEAR LEASE TERMS

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional real estate purchase opportunity of the PGA Commerce Centre, which consists of three office buildings with proposed plans for a fourth building that will become the future location of an academic child care center.

The main building of the property totals 21,951 square-feet and it is occupied by Baron Real Estate; an esteemed real estate company specializing in residential sales between the West Coast and South Coast of Florida.

Adjacent to the real estate property is a 7,226 square-foot building currently being renovated to accommodate the future location of the Exceptional Academy; a second branch which focuses in teaching children with autism and other related disabilities.

The third building on site totals 11,096 square-feet and it will become the new location of the GFNF4Kids Child Advocacy Center; a non-profit organization that supports the unfunded needs of abused and neglected children.

There are currently preliminary plans to build a 10,500 square foot building for the future location of a Lightbridge Academy School which specializes in child care and education for infants all the way through kindergarten. This will make the first ever location in the state of Florida.

Overall all buildings have been completely renovated inside and out with improvements that include fresh paint, decorative fixtures, refreshed landscaping, and office buildouts.

Located just West of I-95 in the rapidly growing area St. Lucie West; in close proximity to a shopping mall with National and Regional brands, entertainment complex such as the Clover Park Baseball Stadium, and other retail and recreational centers.



PROPERTY DETAILS

| 8555 - 8563 S COMMERCE CENTRE DR. PORT ST LUCIE FL 34986 | |
|--|---------------------|
| PRICE | \$10,097,222 |
| CAP RATE | 7.2 |
| NOI | \$727,502.40 |
| GROSS BUILDING SQUARE FOOTAGE | 56,084 SF |
| NET LEASABLE SQUARE FOOTAGE | 47,946 SF |
| BUILDING TYPE | Office Complex |
| ACREAGE | 7.02 AC |
| FRONTAGE | +/- 952' |
| TRAFFIC COUNT | 2,600 ADT |
| YEAR BUILT | 2000 - 2002 |
| CONSTRUCTION TYPE | CBS |
| ZONING | Commercial General |
| LAND USE | Commercial |
| PARCEL ID | 3327-805-0001-000-1 |



PROPERTY OVERVIEW



| | |
|----------------|--|
| ACCESS | Commerce Centre Drive SW Crosstown Parkway |
| TRAFFIC COUNTS | 2,600 ADT |
| IMPROVEMENTS | 21,951 SF 7,226 SF 11,096 SF 10,500 SF* <i>Proposed</i> |
| PARKING | Ample |
| YEAR BUILT | 2000 - 2002 |
| PARCEL ID | 3327-805-0001-000-1 |
| ZONING | Commercial General |

COMPANY PROFILES



Baron Real Estate is the Treasure Coast's most innovative real estate team located in St. Lucie West. Baron Real Estate's main goal is to streamline transactions for realtors and their clients by resourcing the latest technology and apps. By building their staff organically through local relationships, the office staff and associates are focused on "Developing People, Buildings, & Businesses."



Exceptional Academy for Differently-Abled Learners is a private, non-profit learning center that is dedicated to teaching children with Autism and other related disabilities.

Exceptional Academy offers a full-time academic educational program for grades 1-6, as well as our new expanded location that will serve children in grades K-8.

Exceptional Academy is different than other schools because we focus entirely on the child's abilities, instead of their disabilities.

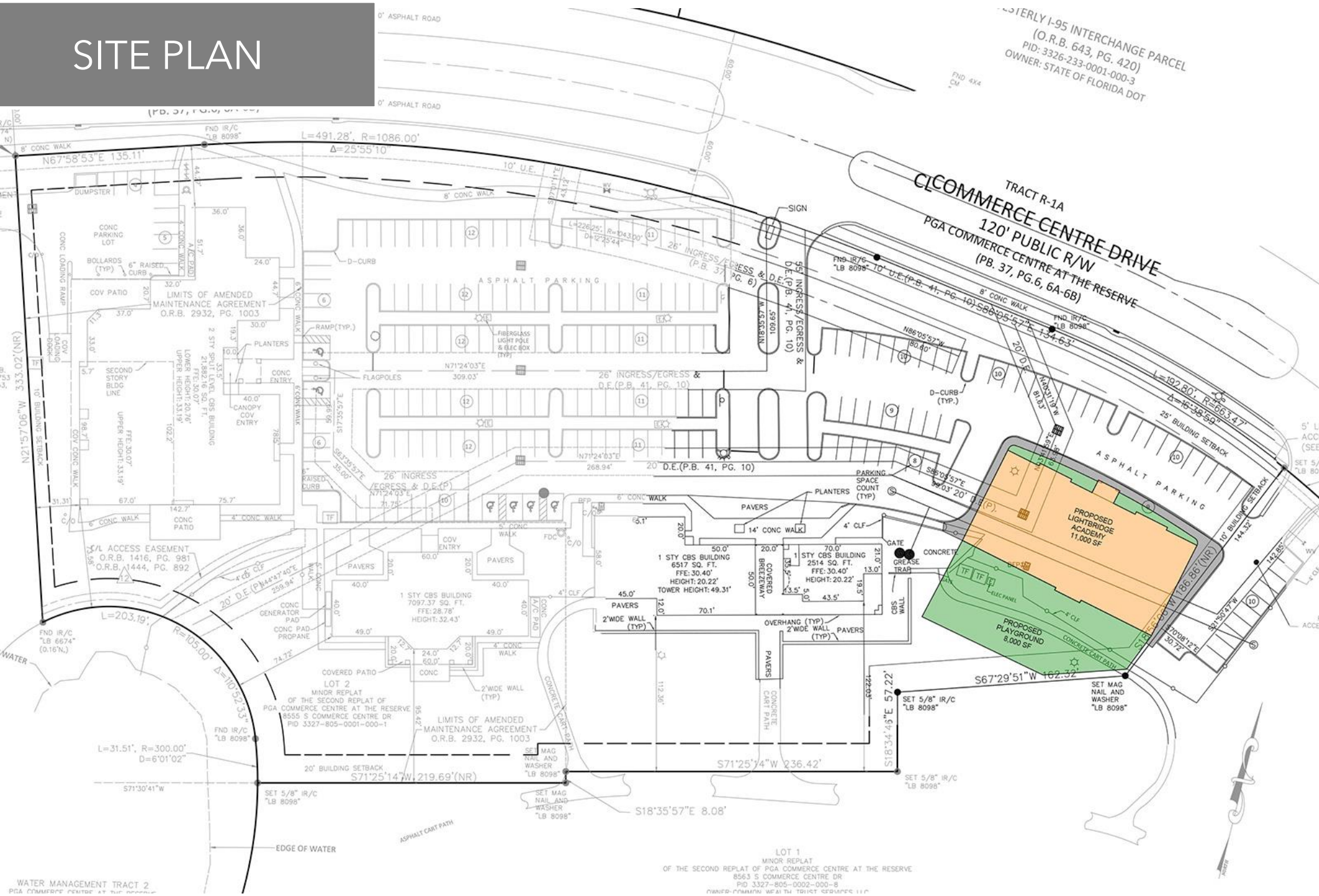


Guardians For New Futures, Inc. (GFNF) Is A Registered 501(c)(3) Non-Profit Organization That Supports The Unfunded Needs Of Abused And Neglected Children While Increasing Awareness With Regard To The Number Of Children Who Are Maltreated. GFNF Works To Educate The Community On How To Recognize And Report Maltreatment To Protect A Child From Further Harm, As Well As, Educate Those Working Closely With Children On Other Issues Impacting Children.



Lightbridge Academy was built on a foundation of family values. It is a place where parents, children, staff members, as well as the community and franchise owners come together as a family to create a trusted Circle of Care. From the first hello of the day, to the last good-bye, we want every child to feel safe, nurtured, and excited to learn and grow with us, and for you to consider us a true partner in the development and education of your child. We go beyond what's expected, creating a one-of-a-kind educational experience for the children we care for and the families who cherish them.

SITE PLAN



PROPOSED BUILDING ELEVATIONS



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

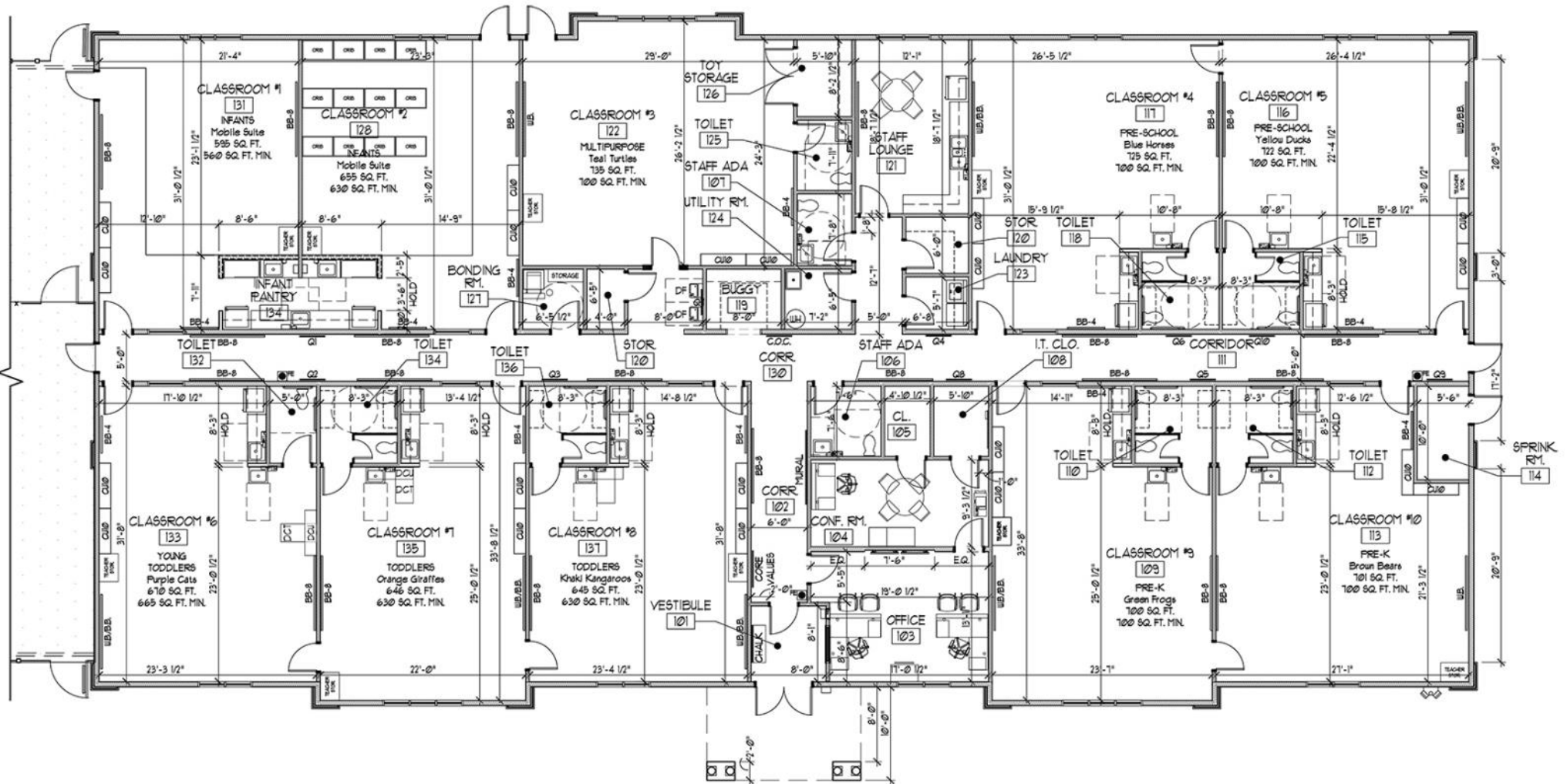


3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDITIONAL PHOTOS





95

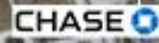
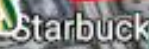
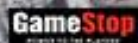
121

95



95

121



SUBJECT PROPERTY

ZONING INFORMATION

S.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)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)

- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores. (591)
 - (2) Used merchandise stores. (593)
 - (3) Sporting goods. (5941)
 - (4) Book and stationary. (5942/5943)
 - (5) Jewelry. (5944)
 - (6) Hobby, toy and games. (5945)
 - (7) Camera and photographic supplies. (5946)
 - (8) Gifts, novelty and souvenir. (5947)
 - (9) Luggage and leather goods. (5948)
 - (10) Fabric and mill products. (5949)
 - (11) Catalog, mail order and direct selling. (5961/5963)
 - (12) Liquefied petroleum gas (propane). (5984)
 - (13) Florists. (5992)
 - (14) Tobacco. (5993)
 - (15) News dealers/newsstands. (5994)
 - (16) Optical goods. (5995)
 - (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):

ZONING INFORMATION

- (1) Tax return services. (7291)
- (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
 - jj. Mobile home dealers. (527)
 - kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
 - ll. Motion pictures. (78)
 - mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
 - nn. Museums, galleries and gardens. (84)
 - oo. Personnel supply services. (736)
 - pp. Photo finishing services. (7384)
 - qq. Photographic services. (722)
 - rr. Postal services. (43)
 - ss. Recreation facilities. (999)
 - tt. Repair services. (76)
 - uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
 - vv. Social Services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
 - ww. Travel agencies. (4724)
 - xx. Veterinary services. (074)
 - yy. Low THC and medical marijuana dispensing facility. The facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

DEMOGRAPHICS

| RADIUS | | 1 MILE | 3 MILE | 5 MILE |
|--|--|----------|----------|----------|
| | | | | |
| 2021 Estimated Population | | 5,545 | 47,067 | 121,050 |
| 2026 Projected Population | | 6,288 | 52,721 | 134,198 |
| 2010 Census Population | | 3,390 | 32,814 | 93,042 |
| | | | | |
| 2021 Estimated Households | | 2,349 | 18,916 | 44,715 |
| 2026 Projected Households | | 2,652 | 21,132 | 44,715 |
| 2010 Census Households | | 1,491 | 13,346 | 34,337 |
| | | | | |
| 2021 Estimated White | | 4,574 | 37,295 | 89,210 |
| 2021 Estimated Black or African American | | 606 | 6,946 | 24,528 |
| 2021 Estimated Hawaiian & Pacific Islander | | 6 | 58 | 156 |
| 2021 Estimated American Indian or Native Alaskan | | 20 | 244 | 672 |
| 2021 Estimated Other Races | | 109 | 1,094 | 3,190 |
| | | | | |
| 2021 Estimated Average Household Income | | \$86,930 | \$81,254 | \$77,993 |
| 2021 Estimated Median Household Income | | \$66,616 | \$65,388 | \$64,839 |
| | | | | |
| Median Age | | 51.50 | 49.00 | 43.00 |
| Average Age | | 47.10 | 45.70 | 41.70 |