

# TURN-KEY EXECUTIVE OFFICE SPACE

1656 SW Bayshore Blvd. Port St. Lucie FL 34984



FOR LEASE | \$1,137.50/mo.

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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# PROPERTY OVERVIEW

- Excellent ready to move-in executive suite situated in the Bayshore Professional Center off SW Bayshore Blvd. in Port St. Lucie.
- Interior features include fresh paint, brand new tile flooring throughout, and its own private bathroom.
- Great for administrative, business, or professional use.
- Well-lit plaza with signage opportunities on both the building and monument sign.
- Superior frontage and situated in close proximity to Crosstown Parkway, Port St. Lucie Blvd. and the Florida's Turnpike access ramp.



LEASE RATE	\$1,137.50/mo. (\$39.00/sf)
SPACE AVAILABLE	350 SF
BUILDING SIZE	5,040 SF
BUILDING TYPE	Office
ACREAGE	0.69 AC
FRONTAGE	240'
TRAFFIC COUNT	26,000 ADT
YEAR BUILT	2018
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	General Commercial (PSL)
LAND USE	CG
PARCEL ID	3420-560-2286-000-2

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# INTERIOR PHOTOS



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	9,786	1 Mile	\$72,886	1 Mile	39.5
3 Mile	190,035	3 Mile	\$75,940	3 Mile	42.7
5 Mile	328,784	5 Mile	\$78,953	5 Mile	44.1

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	11,351	1 Mile	\$65,943	1 Mile	39.6
3 Mile	221,343	3 Mile	\$63,335	3 Mile	43.8
5 Mile	377,635	5 Mile	\$64,126	5 Mile	46.0

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# ZONING INFORMATION

## Sec. 158.124. - General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

- (1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
- (2) Horticultural nursery, garden supply sales, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
- (6) Retail sales of alcoholic beverages for incidental on and

off premises consumption in accordance with Chapter 110.

- (7) Park or playground or other public recreation.
  - (8) Motel, hotel, or motor lodge.
  - (9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
  - (11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
  - (12) Kennel, enclosed.
  - (13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.
  - (14) Pharmacy.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

- (3) Semi-public facility or use.
- (4) Car wash (full or self-service).
- (5) Kennel, enclosed with outdoor runs.
- (6) Bars, lounges, and night clubs.
- (7) Schools (public, private or parochial) or technical or vocational schools.
- (8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (9) Automobile fuel sales.
- (10) Repair and maintenance of vehicles. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
- (11) Retail convenience stores with or without fuel service station.
- (12) Hospitals, free standing emergency department, nursing, or convalescent homes.
- (13) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (14) Pain management clinic as set forth in Section 158.231.

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# TRADE AREA MAP



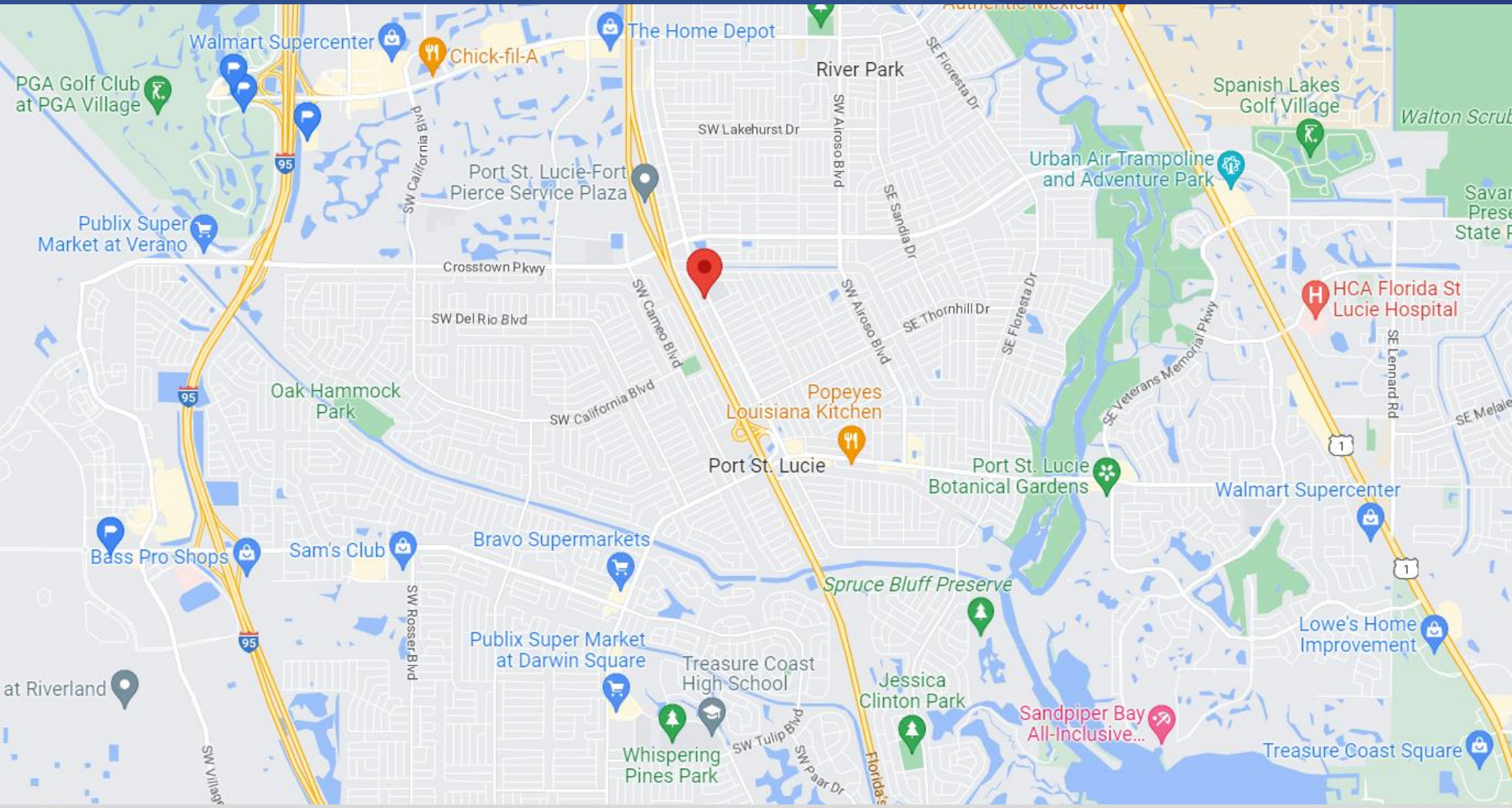
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# REGIONAL MAP



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