

PROFESSIONAL CONDO

475–477 NW Prima Vista Blvd Port St. Lucie, FL



FOR SALE | \$479,000



COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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PROPERTY OVERVIEW

- Great opportunity to purchase a private 2nd floor executive condo located in Port St. Lucie's Prima Vista Commons Plaza.
- The space is currently built out as a medical office and features multiple exam rooms, two waiting rooms, two rooms with sinks, two storage closets and high-end finishes.
- Situated between I-95 & US-1 and only two miles from the Turnpike, the office suite offers excellent logistical advantages.
- This executive condo is perfect for any businessperson or medical related professional.



PRICE	\$479,000
SUITE SIZE	2,520 sf
FRONTAGE	430'
TRAFFIC COUNT	26,500 ADT
YEAR BUILT	2006
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	Limited Mi (LMD)
LAND USE	ROI
PARCEL ID	3429-600-0021-000-1 3429-600-0022-000-8

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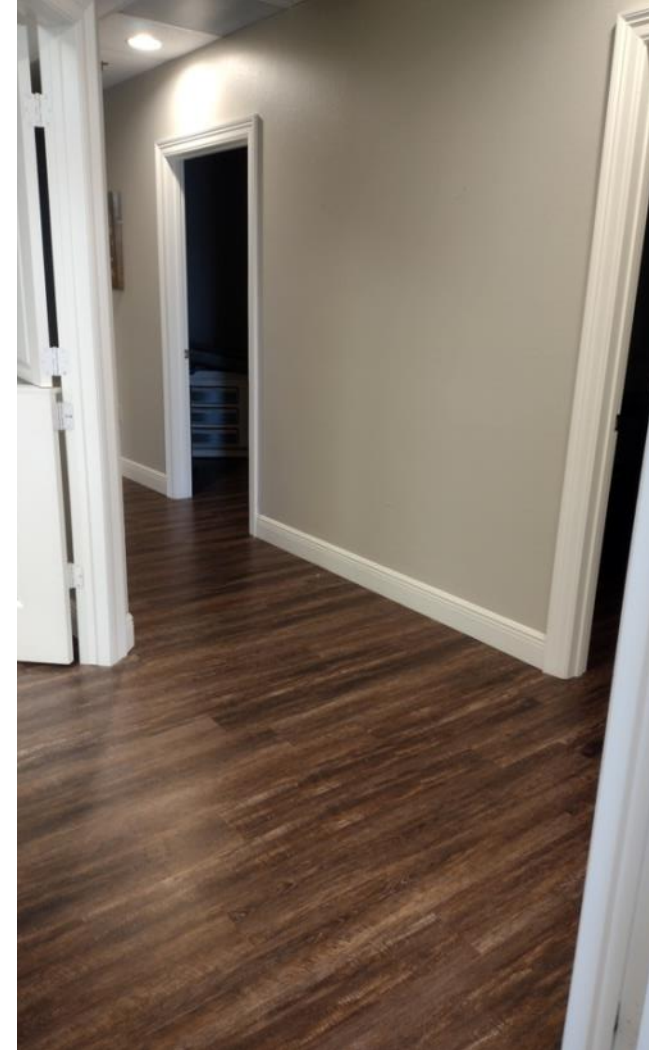
SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	38,359	2 Mile	\$71,866	1 Mile	37
3 Mile	136,880	5 Mile	\$72,697	3 Mile	39.70
5 Mile	266,731	10 Mile	\$76,177	5 Mile	40.40

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	44,186	2 Mile	\$57,925	1 Mile	37
3 Mile	190,702	5 Mile	\$60,363	3 Mile	40
5 Mile	385,371	10 Mile	\$61,513	5 Mile	40



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ZONING INFORMATION

Sec. 158.155. Limited Mixed Use Zoning District (LMD).

- (A) **Purpose.** It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, enclosed assembly areas, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to ensure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.
- (B) **Limited Mixed Use District Defined.** For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.
- (C) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Any permitted use listed in the professional zoning district (P).
 - (2) Any permitted use listed in the multiple-family residential zoning district (RM-11).
 - (3) Retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
 - (4) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.
- (D) **Special Exception Use.**
- (1) Any special exception use listed in the professional zoning district (P).
 - (2) Any special exception use listed in the multiple-family residential zoning district (RM-11).
 - (3) Retail plant nursery.
- (E) **Accessory Uses.** As set forth in section 158.217.



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TRADE AREA MAP



 **JEREMIAH BARON
& CO**
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