

RETAIL SPACES AT JETSON SHOPPING PLAZA

1908 SW Gatlin Blvd. Port St. Lucie, FL 34953



FOR LEASE | Starting at \$28.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Exceptional leasing opportunity at an upcoming shopping plaza spanning 31,348 square feet, with Jetson Appliances as the anchor tenant. The spaces will be delivered as a dark shell and is expected to be completed by August 2024.
- Situated near the rapidly growing area of Tradition. Jetson Appliances will occupy 10,000 square feet of the building, leaving approximately 21,000 square feet available for retail and medical tenants.
- The plaza's neighboring tenants include well-known brands such as Walmart, Sam's Club, Walgreens, McDonald's, and Taco Bell. Furthermore, the site is conveniently located near several residential communities, making it a highly desirable location for potential tenants.



LEASE RATE	\$28.00/SF NNN (Brigantine Frontage) \$32.00/SF NNN (Gatlin Frontage) \$34.00/SF NNN (1,800 SF End Cap)
LEASE SPACE(S)	Starting at 1,500 SF
BUILDING SIZE	31,348 SF
BUILDING TYPE	Shopping Plaza
ACREAGE	2.91 AC
FRONTAGE	263'
TRAFFIC COUNT	47,500 AADT
DELIVERY DATE	August 2024
ZONING	PUD (PSL Zoning)
LAND USE	CS/CH
PARCEL ID	4314-507-0004-000-0 4314-507-0003-000-3

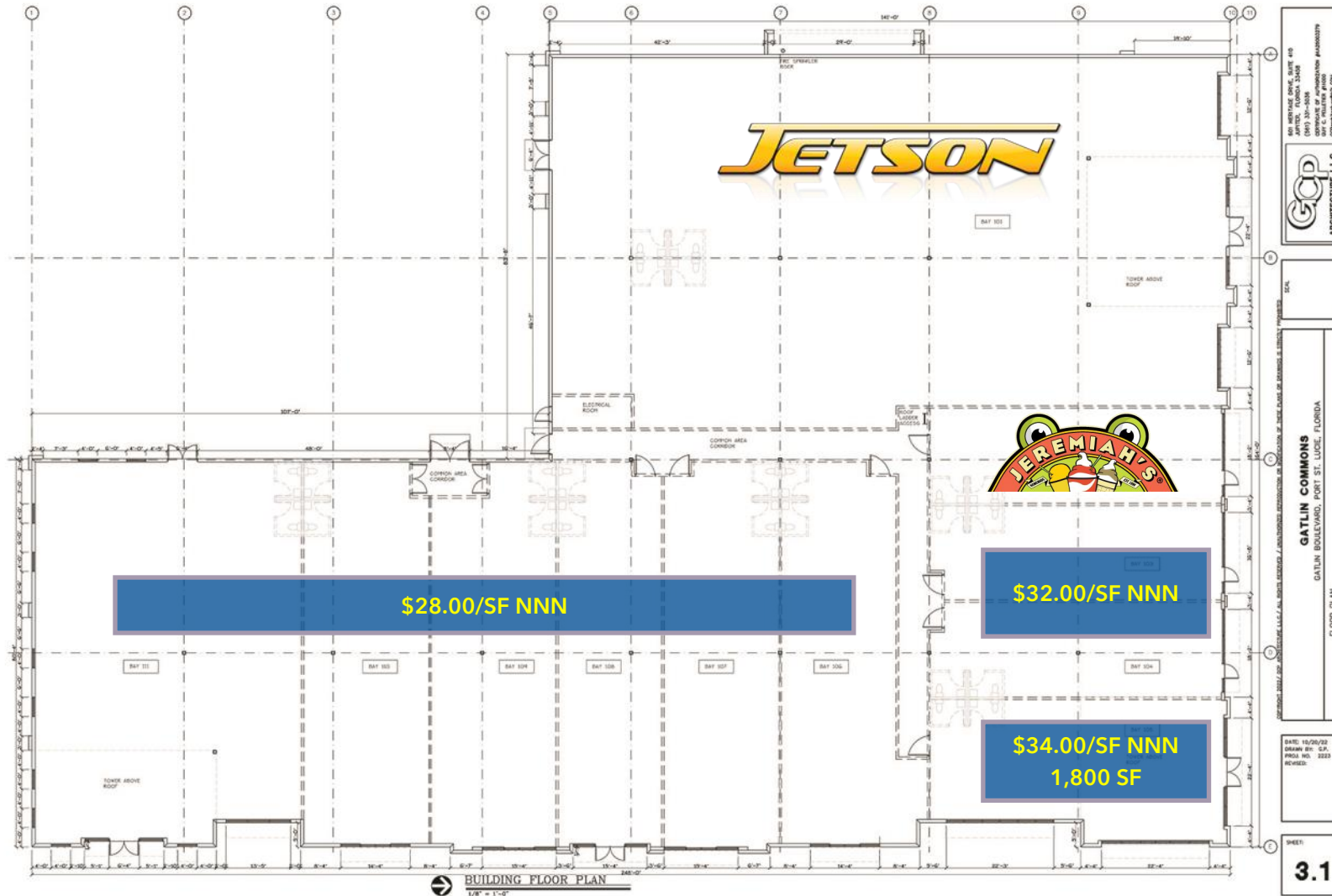
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SPACES AVAILABLE

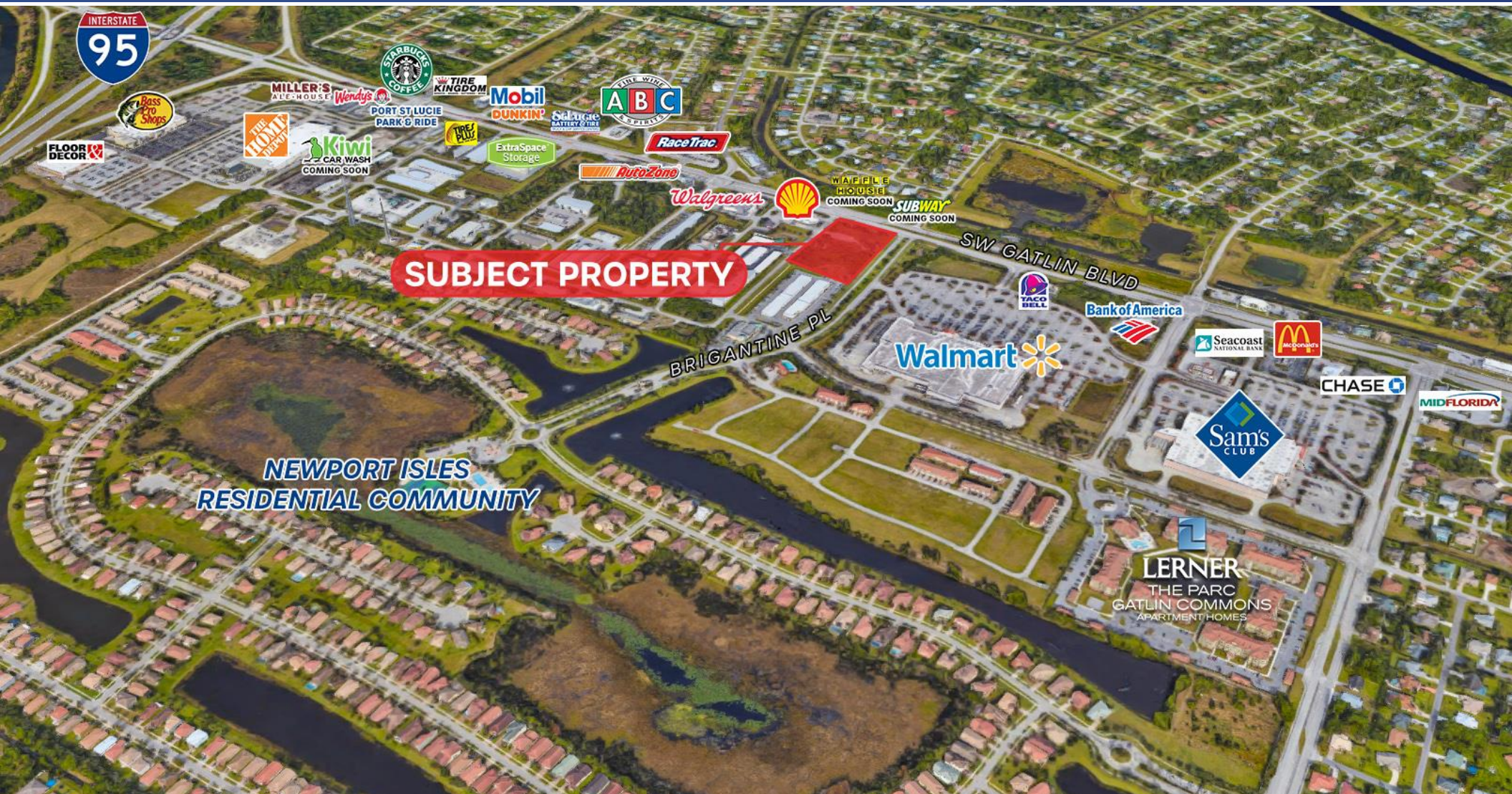


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TRADE AREA MAP



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	9,449	1 Mile	\$77,218	1 Mile	38.4
3 Mile	148,681	3 Mile	\$82,907	3 Mile	41.8
5 Mile	280,427	5 Mile	\$82,084	5 Mile	43.3

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	10,112	1 Mile	\$70,885	1 Mile	38.7
3 Mile	160,181	3 Mile	\$69,670	3 Mile	42.8
5 Mile	297,779	5 Mile	\$66,952	5 Mile	44.8

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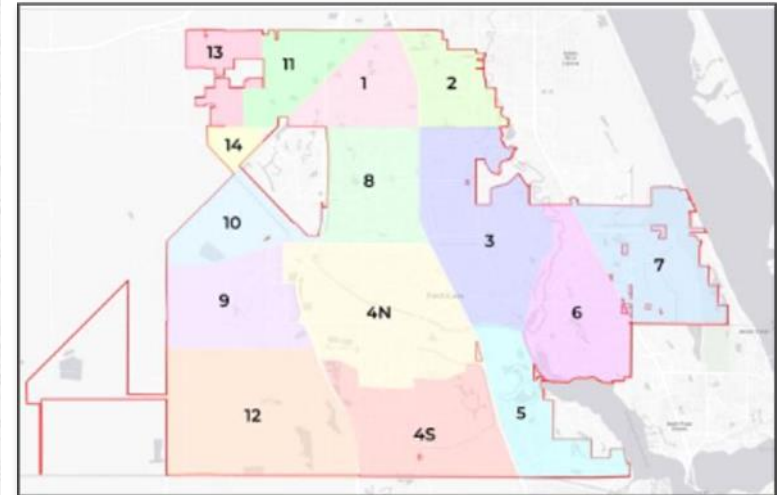
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ECONOMY STATISTICS

PLANNING AREA	BUILT SINGLE FAMILY UNITS	BUILT MULTI-FAMILY UNITS	TOTAL BUILT UNITS	APPROVED UNITS	REMAINING UNITS TO BE BUILT
1	3,897	824	4,718	5,772	1,051
2	3,033	485	3,523	4,062	544
3	17,990	1	17,791	20,210	2,219
4N	17,957	677	18,634	22,404	3,770
4S	12,457	26	12,483	15,296	2,813
5	2,716	12	2,726	3,297	569
6	4,640	1,346	5,986	6,506	520
7	5,940	2,267	8,200	9,532	1,325
8	5,366	1,661	7,027	7,523	496
9	3,987	2,207	7,181	11,092	3,911
10	1,702	295	1,995	7,200	5,205
11	0	0	0	4,000	4,000
12	2,843	233	3,000	22,410	19,410
13	0	0	0	0	-
14	575	0	575	579	4
TOTAL	83,103	10,034	93,839	139,883	45,837

Dwelling Units in PSL as of April 2023



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ZONING INFORMATION

PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

Sec. 158.170. - Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of new neighborhood or community areas offering a physical, social, and economic environment of high quality. Specific objectives of the district include the establishment of an orderly pattern of land uses geared to accommodate both near-term and long-term community needs; the efficient and economical use of land; and appropriate and harmonious variety in physical development; creative design; a high level of living and working amenities, including plentiful open space and recreation opportunities; efficient and effective systems of public facilities and services; a high degree of compatibility with adjacent and nearby existing and future development; appropriate conservation and preservation of natural features and resources; and the staging of development so as to best serve the general welfare of the City.

(B) Regulations for planned unit developments are intended to accomplish the purposes of zoning, subdivision regulation, and other applicable City regulations to the same degree as in instances where City regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach. However, it is essential that the regulations and requirements applying to planned unit developments be sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by official action upon a specific planned unit development, the latter requirements shall govern.

(Ord. No. 98-84, § 1, 3-22-99)

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AREA MAP

SUBJECT PROPERTY



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