

OFFICE/MEDICAL SPACE AT LAKES PLAZA

8402 S US Highway 1, Port St Lucie, FL 34952



FOR LEASE | Starting at \$14.00/sf

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola St.
Stuart, FL 34994
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- The Lakes Plaza Commercial Center has a limited spaces available ideal for office use and other professional businesses.
- Water is included in the lease; Comcast and FPL is subject to tenant's expense.
- Site features ample parking, monument sign, and a dedicated turning lane.
- Located in a prime location with frontage to US-1.

SPACES AVAILABLE		
Unit 8402	1st floor unit. Adjacent to Roadway. Mostly open floorplan. Available Now. \$24/sf + \$3.35/sf NN	+/- 800 SF
Unit 8436	1st floor unit. Open front area with back office & bathroom. Available 3/1/26. \$14/sf + \$3.35 CAM	+/- 800 SF

LEASE RATE	Starting at \$14.00/sf + 3.35/sf NN
BUILDING TYPE	Office & Professional Use
ACREAGE	3.17 AC
FRONTAGE	250'
TRAFFIC COUNT	47,500 ADT
YEAR BUILT	1985
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	130 Spaces
ZONING	CG
LAND USE	Commercial Shopping Center
PARCEL ID	3414-501-1903-010-8

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,125	1 Mile	\$50,234	1 Mile	59.7
3 Mile	59,837	3 Mile	\$69,325	3 Mile	43.8
5 Mile	139,740	5 Mile	\$75,090	5 Mile	43.5

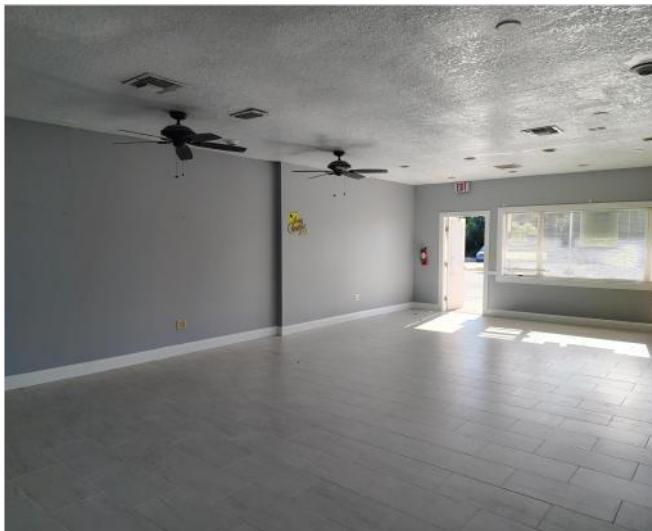
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,195	1 Mile	\$34,215	1 Mile	66.3
3 Mile	71,704	3 Mile	\$56,296	3 Mile	44.5
5 Mile	167,485	5 Mile	\$61,843	5 Mile	44.4



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SITE PHOTOS-1ST FLOOR UNIT 8402

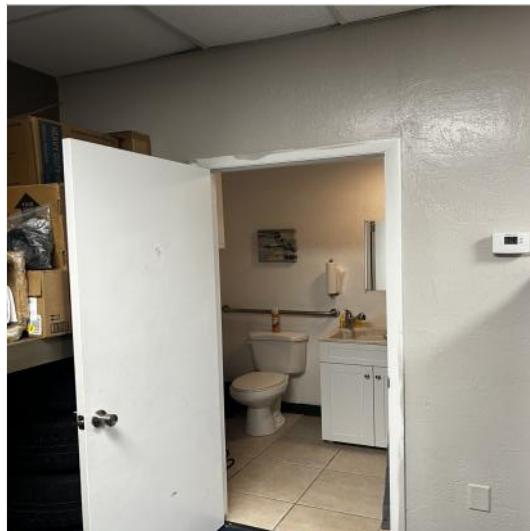


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SITE PHOTOS-1ST FLOOR UNIT 8436



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ZONING INFORMATION

CG - Commercial General

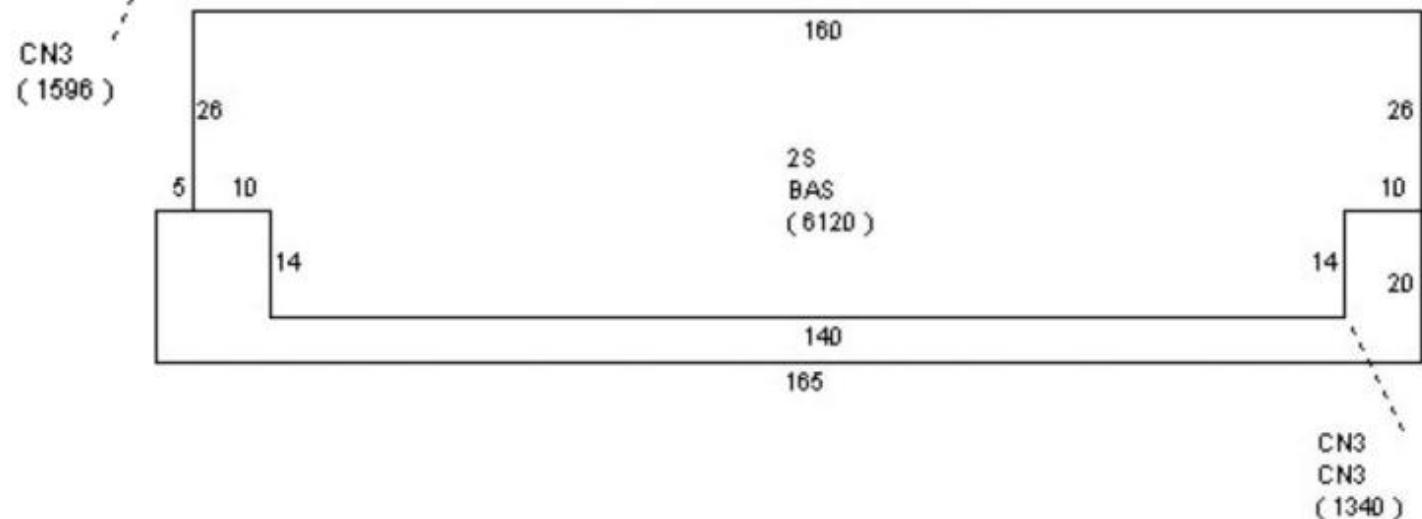
Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with 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)

FLOOR PLAN



TRADE AREA MAP



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