

OFFICE/MEDICAL SPACE AT LAKES PLAZA

8402 S US Highway 1, Port St Lucie FL 34952



FOR LEASE | \$14.00/SF*

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- The Lakes Plaza Commercial Center has a limited spaces available ideal for office use and other professional businesses.
- **Interior requires a full buildout.**
- 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.

SPACE AVAILABLE

Unit 8428-30 Gray Shell Space that includes: +/- 1600 SF
2 Bathrooms, 2 AC Units
2 Electric Panels

| | |
|--------------------------|------------------------------|
| LEASE RATE | \$14.00/sf + \$2.75 NN Fees |
| BUILDING TYPE | Neighborhood Shopping Center |
| 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 |

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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



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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. Amphitheatres. (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)

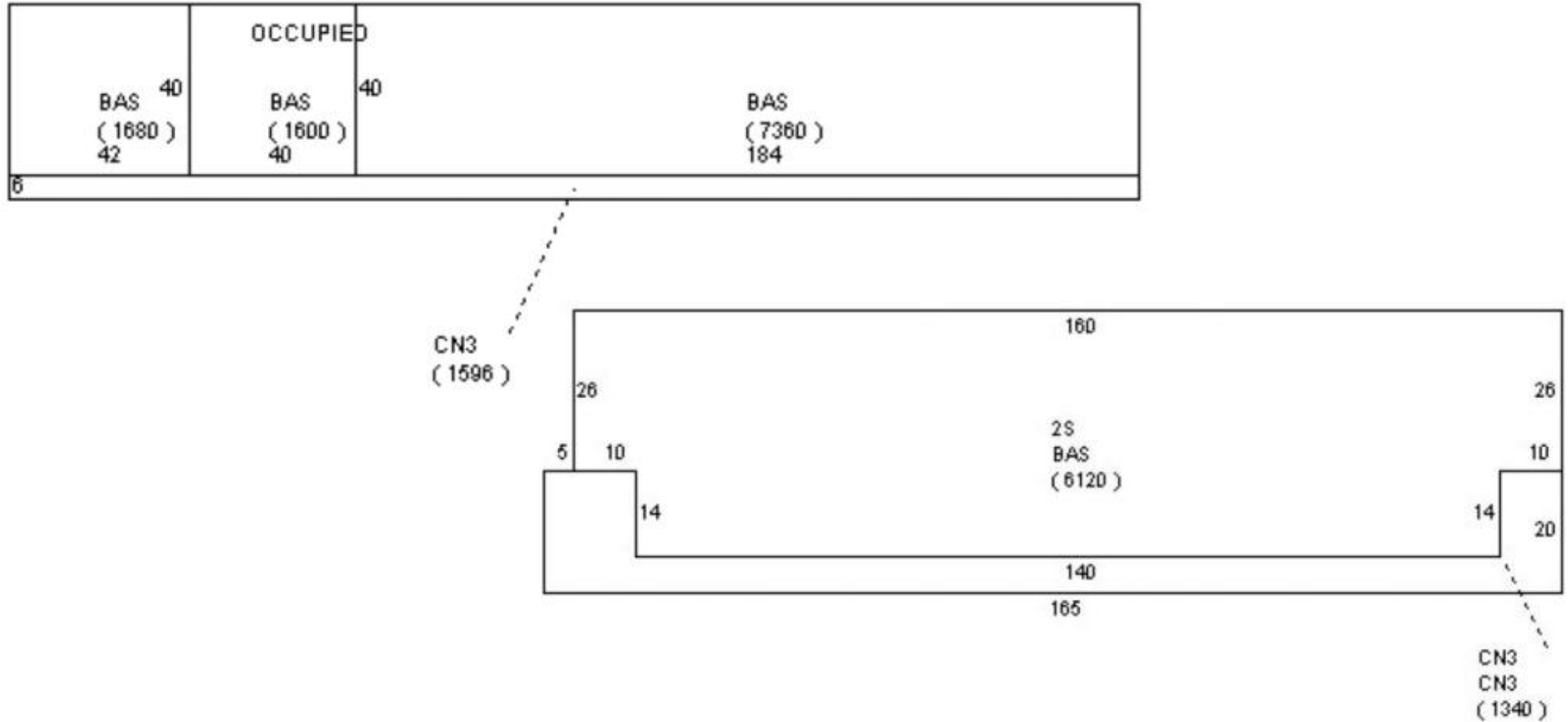
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FLOOR PLAN



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TRADE AREA MAP



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