

RETAIL END-CAP + 0.75 AC YARD SPACE

6701 S US Highway. Port St. Lucie, FL 34952



FOR LEASE | \$5,500/mo NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34997
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Prime opportunity to lease a 1,100-sf retail end cap unit with 0.75 acres of yard space.
- This property boasts excellent visibility due to high traffic flow and prominent frontage.
- Features include a double door entry, exterior lighting, and ample signage space.
- The area is surrounded by both national and local retailers, enhancing its appeal.
- **Landlord will provide yard space improvements for a qualified Tenant.**



PRICE	\$5,500/mo NNN
BUILDING SIZE	4,964 sf
UNIT SIZE	1,100 sf
BUILDING TYPE	NSCT
ACREAGE	1.42 AC
FRONTAGE	100'
TRAFFIC COUNT	39,000 ADT
YEAR BUILT	1961
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	CG (SLC)
LAND USE	COM
PARCEL ID	3415-501-0038-000-6

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,990	1 Mile	\$1,782	1 Mile	44.70
3 Mile	119,797	3 Mile	\$48,242	3 Mile	44.00
5 Mile	344,267	5 Mile	\$134,765	5 Mile	43.80

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,103	1 Mile	\$40,929	1 Mile	46
3 Mile	125,834	3 Mile	\$54,360	3 Mile	45
5 Mile	365,880	5 Mile	\$61,963	5 Mile	44

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ZONING INFORMATION

CG COMMERCIAL, GENERAL.

1. *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)
 - aa. General merchandise stores. (53)
 - bb. Health services. (80)
 - cc. Home furniture and furnishings. (57)
 - dd. Landscape and horticultural services. (078)
 - ee. Laundry, cleaning and garment services. (721)
 - ff. Membership organizations subject to the provisions of Section 7.10.31. (86)

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ZONING INFORMATION

gg. Miscellaneous retail (see SIC Code Major Group 59):

- (1) Drug stores. (591)
- (2) Used merchandise stores. (593)
- (3) Sporting goods. (5941)
- (4) Book and stationary. (5942/5943)
- (5) Jewelry. (5944)
- (6) Hobby, toy and games. (5945)
- (7) Camera and photographic supplies. (5946)
- (8) Gifts, novelty and souvenir. (5947)
- (9) Luggage and leather goods. (5948)
- (10) Fabric and mill products. (5949)
- (11) Catalog, mail order and direct selling. (5961/5963)
- (12) Liquefied petroleum gas (propane). (5984)
- (13) Florists. (5992)
- (14) Tobacco. (5993)
- (15) News dealers/newsstands. (5994)
- (16) Optical goods. (5995)
- (17) Misc. retail (See SIC Code for specific uses). (5999)

hh. Miscellaneous personal services (see SIC Code Major Group 72):

- (1) Tax return services. (7291)
- (2) Misc. retail (See SIC Code for specific uses). (7299)

ii. Miscellaneous business services (see SIC Code Major Group 73):

- (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social Services:

For more info visit: https://library.municode.com/fl/st_lucie_county

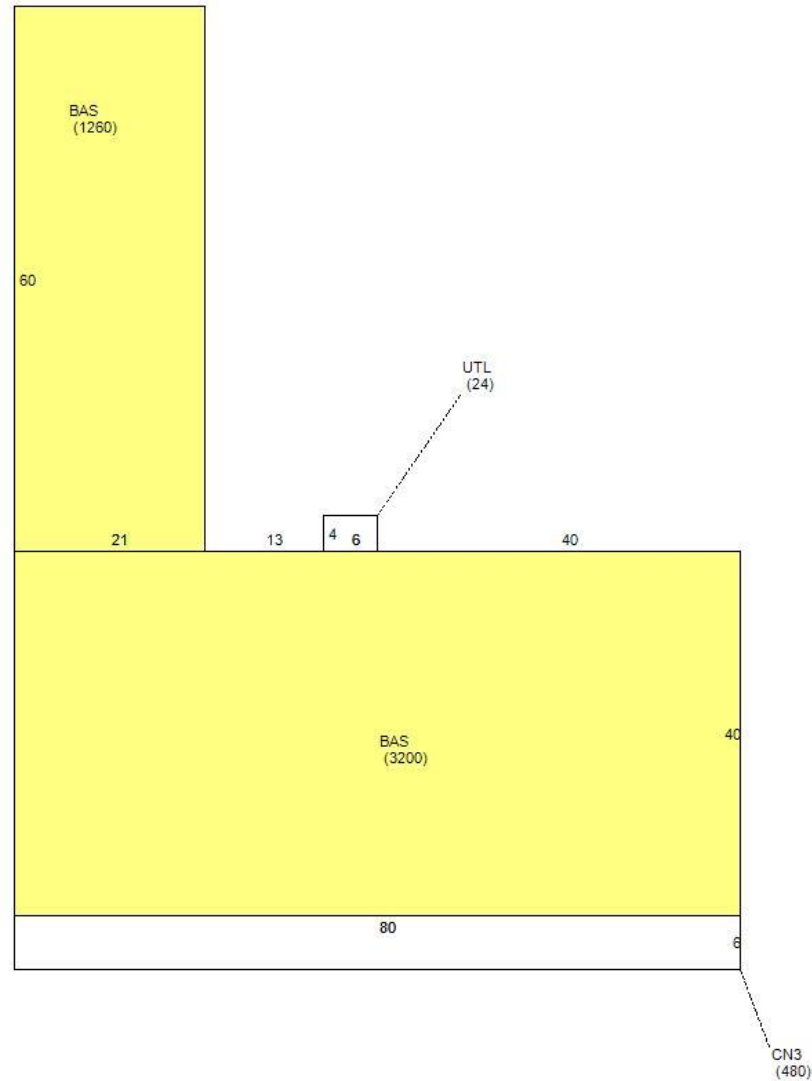
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SITE PLAN



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TRADE AREA MAP



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