

PRIME END CAP RETAIL/FLEX SPACE

1551 SE S Niemeyer Circle Unit 9-10, Port St. Lucie FL 34952



FOR LEASE | \$18.00/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Expansive end cap space located in Port St. Lucie's business district spanning a total of 2,400 SF of retail/office and warehouse use.
- Space is approved for cannabis retail sales and cultivation; seamlessly launch your cannabis venture and capitalize on the booming market, backed by a location primed for success.
- Site is also ideal for auto businesses and a variety of industrial enterprises.
- Sophisticated office and retail area that exudes professionalism and modern appeal.
- Streamline your operations with three convenient bay doors, allowing for unmatched flexibility in managing your business's logistics.



LEASE RATE	\$18.00/SF
AVAILABLE SPACE	2,400 SF
BUILDING SIZE	19,200 SF
BUILDING TYPE	Warehouse Condo
FRONTAGE	267'
TRAFFIC COUNT	12,500 AADT (SE Village Green Dr)
YEAR BUILT	2004
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	30
ZONING	Warehouse Industrial (PSL)
LAND USE	CS
PARCEL ID	3435-502-0009-000-9 3435-502-0010-000-9

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,343	1 Mile	\$49,996	1 Mile	52.9
3 Mile	59,951	3 Mile	\$68,350	3 Mile	44.3
5 Mile	132,861	5 Mile	\$76,393	5 Mile	43.8

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,652	1 Mile	\$37,753	1 Mile	59.8
3 Mile	71,921	3 Mile	\$55,784	3 Mile	45.3
5 Mile	159,347	5 Mile	\$62,787	5 Mile	44.9

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ZONING INFORMATION

Sec. 158.135. - Warehouse Industrial Zoning District (WI).

(A) Purpose. The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

(B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances that would adversely affect surrounding businesses and properties.

- a. Cabinet making, carpentry shop or other trade shop.
- b. Food processing facility.
- c. Cold storage warehouse and pre-cooling plant.
- d. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.

- e. Public or semi-public facility or use.
- f. Warehousing, provided that no more than thirty (30) percent of each building be devoted to office or retail space associated with the warehouse use and not as a separate unrelated business.
- g. Television and broadcasting station.
- h. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.
- i. Commercial laundry facility and linen supply.
- j. Analytical laboratory.
- k. Wholesale trade, provided that no more than fifty (50) percent of the total floor area is devoted to the display of goods and materials or office space, including the wholesale trade of alcoholic beverages.
- l. Furniture sales.
- m. Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- n. Retail and business services primarily intended to serve the industrial facilities.
- o. One dwelling unit contained within the development

which is incidental to and designed as an integral part of the principal structure.

- p. Commercial driving school.
 - q. Fine arts studio.
 - r. Music recording studios.
 - s. Microbrewery.
- (2) The following principal uses which need not be fully enclosed in a building or structure are permitted.
- a. Public utility facility, including water pumping plant, reservoir, and electrical substation.
 - b. Equipment rental business provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
 - c. Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
 - d. Building material sales and/or lumber yard.
 - e. Self-service storage facility in accordance with 158.227.

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TRADE AREA MAP



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