

# PROFESSIONAL OFFICE SPACE

1801 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952



FOR LEASE | \$25.00/sf Gross

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
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**Brian Schwan**

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# PROPERTY OVERVIEW

- This well-positioned 800 SF end cap office space is available for lease at a prime corner location on SE Port St. Lucie Blvd. and SE Morningside Blvd., providing excellent visibility and accessibility.
- The unit is ideally suited for professional services or administrative needs.
- Interior features includes a reception area, multiple private offices, and a private restroom.
- Situated in a busy intersection, this location offers strong traffic exposure and easy access for clients.



<b>LEASE RATE</b>	\$25.00/SF Gross
<b>BUILDING SIZE</b>	800 SF
<b>BUILDING TYPE</b>	Office
<b>ACREAGE</b>	0.55 AC
<b>FRONTAGE</b>	150'
<b>TRAFFIC COUNT</b>	36,500 ADT
<b>YEAR BUILT</b>	1999
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	Limited Mix (PSL)
<b>LAND USE</b>	ROI
<b>PARCEL ID</b>	3422-520-0037-000-0

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# INTERIOR PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	7,379	1 Mile	\$73,291	1 Mile	42.7
3 Mile	55,199	3 Mile	\$75,830	3 Mile	45.8
5 Mile	135,956	5 Mile	\$81,539	5 Mile	45.9

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	8,861	1 Mile	\$62,619	1 Mile	42.7
3 Mile	65,775	3 Mile	\$62,763	3 Mile	44.3
5 Mile	160,961	5 Mile	\$64,193	5 Mile	44.3

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# ZONING INFORMATION

## Sec. 158.155. - Limited Mixed Use Zoning District (LMD).

(A) Purpose. It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.

(B) Limited Mixed Use District Defined. For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.

(C) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (1) Any permitted use listed in the professional zoning district (P).
- (2) Any permitted use listed in institutional zoning district (I).
- (3) Any permitted use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail or personal service uses conducted wholly within an enclosed

building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

(5) Restaurants 5,000 square feet or less (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for restaurants.

(D) Special Exception Use.

- (1) Any special exception use listed in the professional zoning district (P).
- (2) Any special exception use listed in institutional zoning district (I).
- (3) Any special exception use listed in the multiple-family residential zoning district (RM-11).
- (4) Retail plant nursery.
- (5) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
- (6) Any use exceeding five thousand (5,000) square feet.

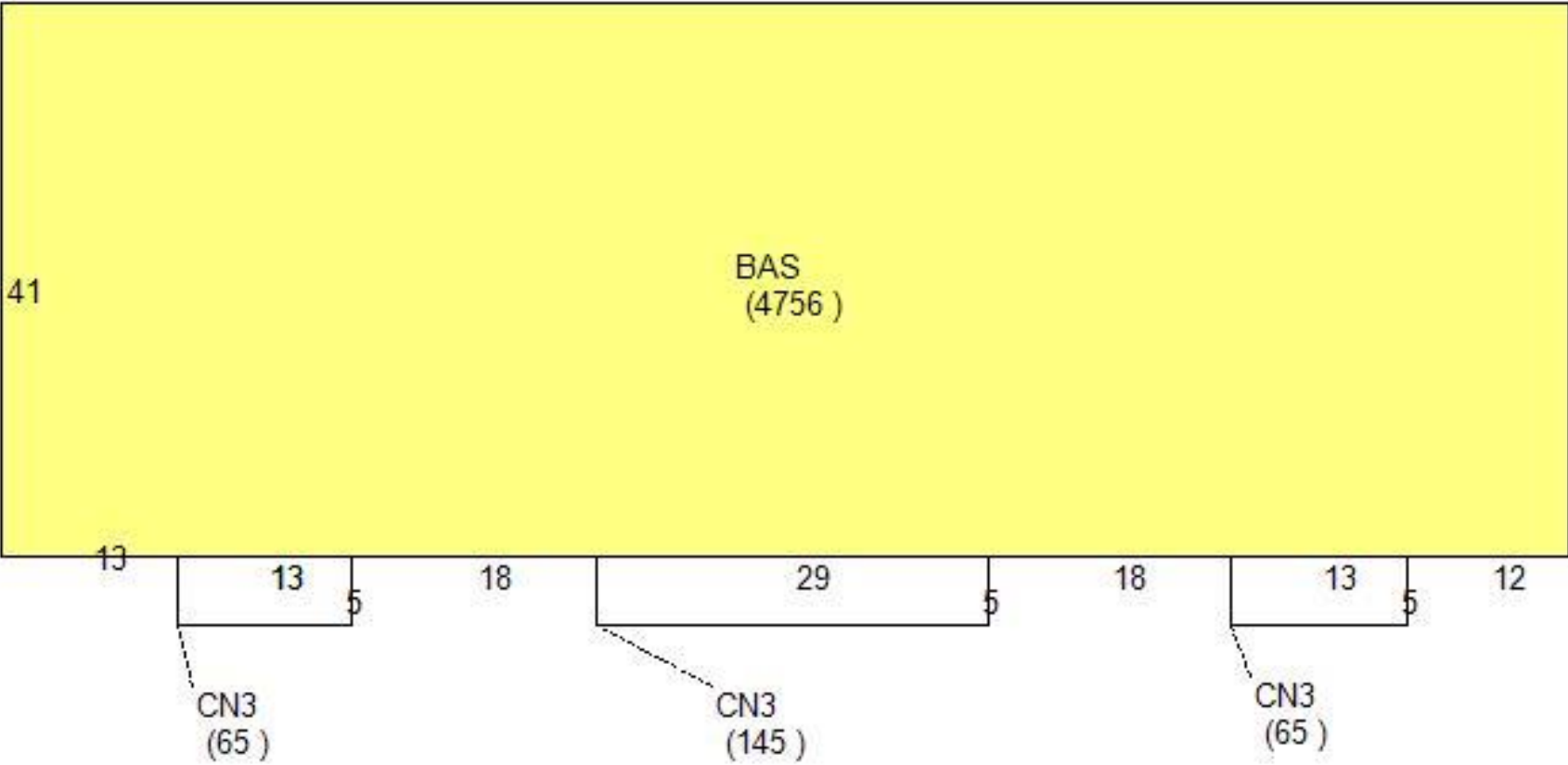
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# FLOOR SKETCH



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# TRADE AREA MAP



**SUBJECT PROPERTY**

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