

PRIME RETAIL OUTPARCEL SPACES

9851 S US Highway 1, Port St. Lucie, FL 34952



NEW DEVELOPMENT | HIGH VISIBILITY

Proposed concept for visual representation only.

FOR LEASE | \$45.00/SF NNN

**JEREMIAH BARON
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PROPERTY OVERVIEW

- Opportunity awaits with this 6,000 SF retail outparcel located along the highly trafficked US-1 corridor in Port St. Lucie.
- This new construction outparcel is designed to accommodate up to three national tenants, making it an ideal choice for retailers, quick-service restaurants, or service providers.
- Perfectly positioned adjacent to the newly constructed Mason Apartment Homes, this site offers exceptional visibility and accessibility in one of the region's fastest-growing areas.
- With flexible subdivision options and ample parking, your business will thrive in this vibrant, high-traffic location.



LEASE RATE	\$45.00/SF NNN
SPACE(S) AVAILABLE	1,500 - 6,000 SF
BUILDING SIZE	6,000 SF
BUILDING TYPE	Retail
ACREAGE	0.77 AC
FRONTAGE	183' to US-1
TRAFFIC COUNT	43,500 AADT
ZONING	General Commercial (PSL)
LAND USE	RH / CG / OSC
PARCEL ID	4401-714-0003-000-6

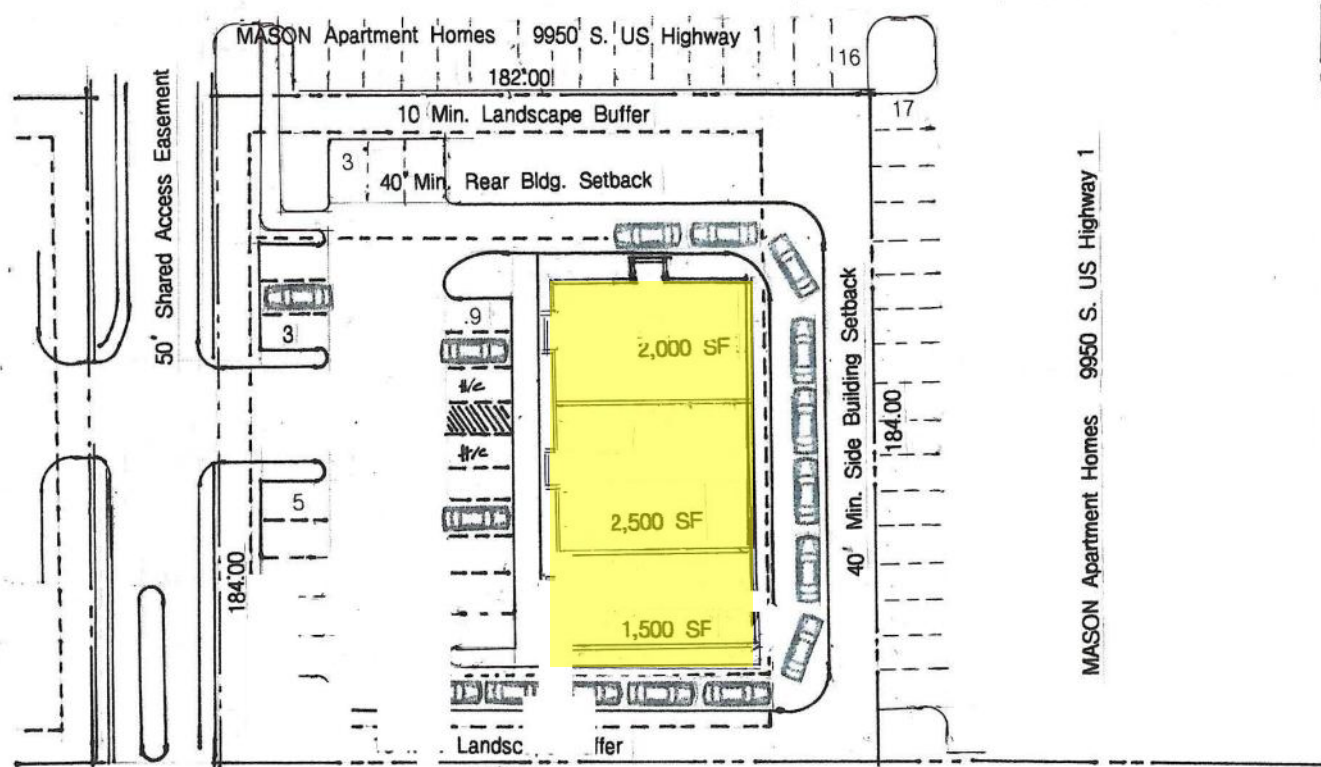
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CONCEPTUAL SITE PLAN



The conceptual site plan offers flexibility to accommodate either a single national tenant or up to three individual tenants.

Space configurations are adaptable, with sizes customizable to meet specific tenant requirements.

CONCEPT SITE PLAN
Tascana at Port St. Lucie PUD
 City of Port St. Lucie Florida

S US Highway 1

Parking Data	Required	Pr
	31	53



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	10,933	1 Mile	\$66,140	1 Mile	40.1
3 Mile	59,501	3 Mile	\$71,213	3 Mile	45.4
5 Mile	130,776	5 Mile	\$80,048	5 Mile	44.5

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	13,202	1 Mile	\$54,971	1 Mile	38.9
3 Mile	71,190	3 Mile	\$59,153	3 Mile	47.4
5 Mile	155,612	5 Mile	\$63,726	5 Mile	46

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ZONING INFORMATION

Sec. 158.124. General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

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

- (1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
- (2) Horticultural nursery, garden supply sales, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
- (6) Retail sales of alcoholic beverages for incidental on- and off-premises consumption in accordance with Chapter 110.

- (7) Park or playground or other public recreation.
- (8) Motel, hotel, or motor lodge.
- (9) 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.
- (10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
- (11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (12) Kennel, enclosed.
- (13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.
- (14) Pharmacy.
- (15) Cat cafés in accordance with Section 158.235.

TRADE AREA MAP



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