

PROFESSIONAL OFFICE SPACE

155 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984



FOR LEASE | \$27.00/SF MG

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Prime 2,500 SF space available, suitable for healthcare providers, professional services, or administrative offices.
- Interior features multiple office spaces, lobby area, kitchen, and restrooms.
- Excellent frontage to SW Port St. Lucie Blvd. and located within a prominent building anchored by Great Smile Dental Group.
- The site is strategically located within a thriving commercial corridor, surrounded by a mix of municipal offices, retail establishments, dining options, and professional services.



LEASE RATE \$27.00/SF Modified Gross

SPACE AVAILABLE 2,500 SF

BUILDING SIZE 18,094 SF

BUILDING TYPE Office

ACREAGE 1.63 AC

FRONTAGE 268'

TRAFFIC COUNT 47,500 AADT

YEAR BUILT 1998 (2017 Renovations)

CONSTRUCTION TYPE CBS

PARKING SPACE 70

ZONING General Commercial

LAND USE CG

PARCEL ID 3420-585-1180-000-9

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INTERIOR PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age
1 Mile	10,426	1 Mile	\$79,944	1 Mile
3 Mile	80,565	3 Mile	\$81,459	3 Mile
5 Mile	200,893	5 Mile	\$83,314	5 Mile

2029 Population Projection		2024 Median Household Income		Median Age
1 Mile	12,488	1 Mile	\$70,110	1 Mile
3 Mile	96,766	3 Mile	\$68,721	3 Mile
5 Mile	241,790	5 Mile	\$69,041	5 Mile

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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.

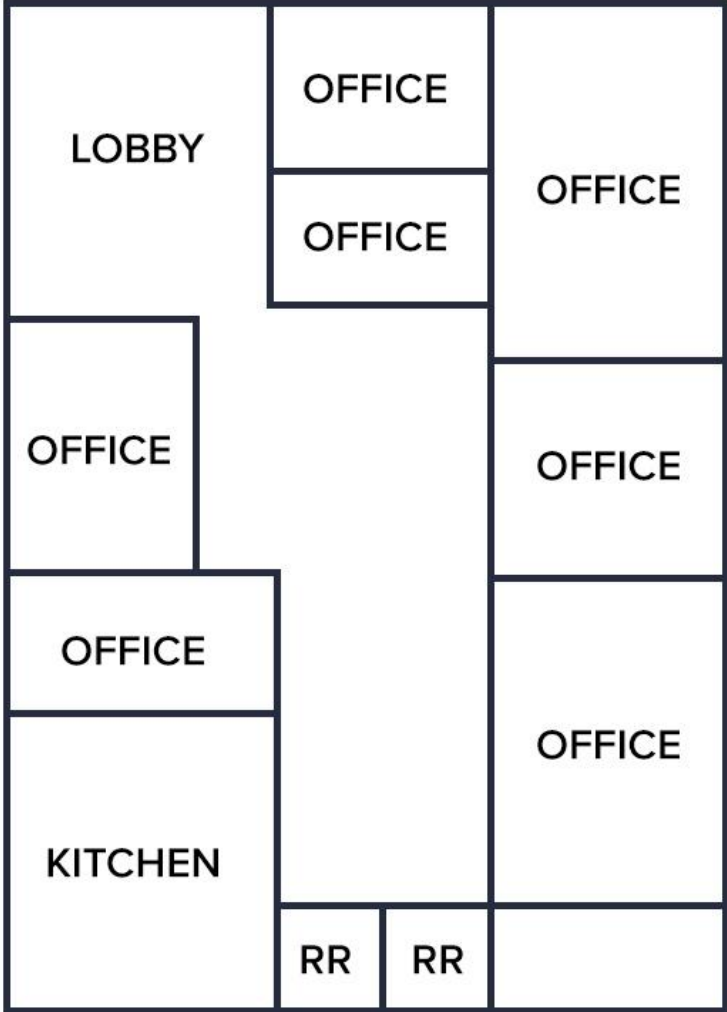
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FLOOR PLAN

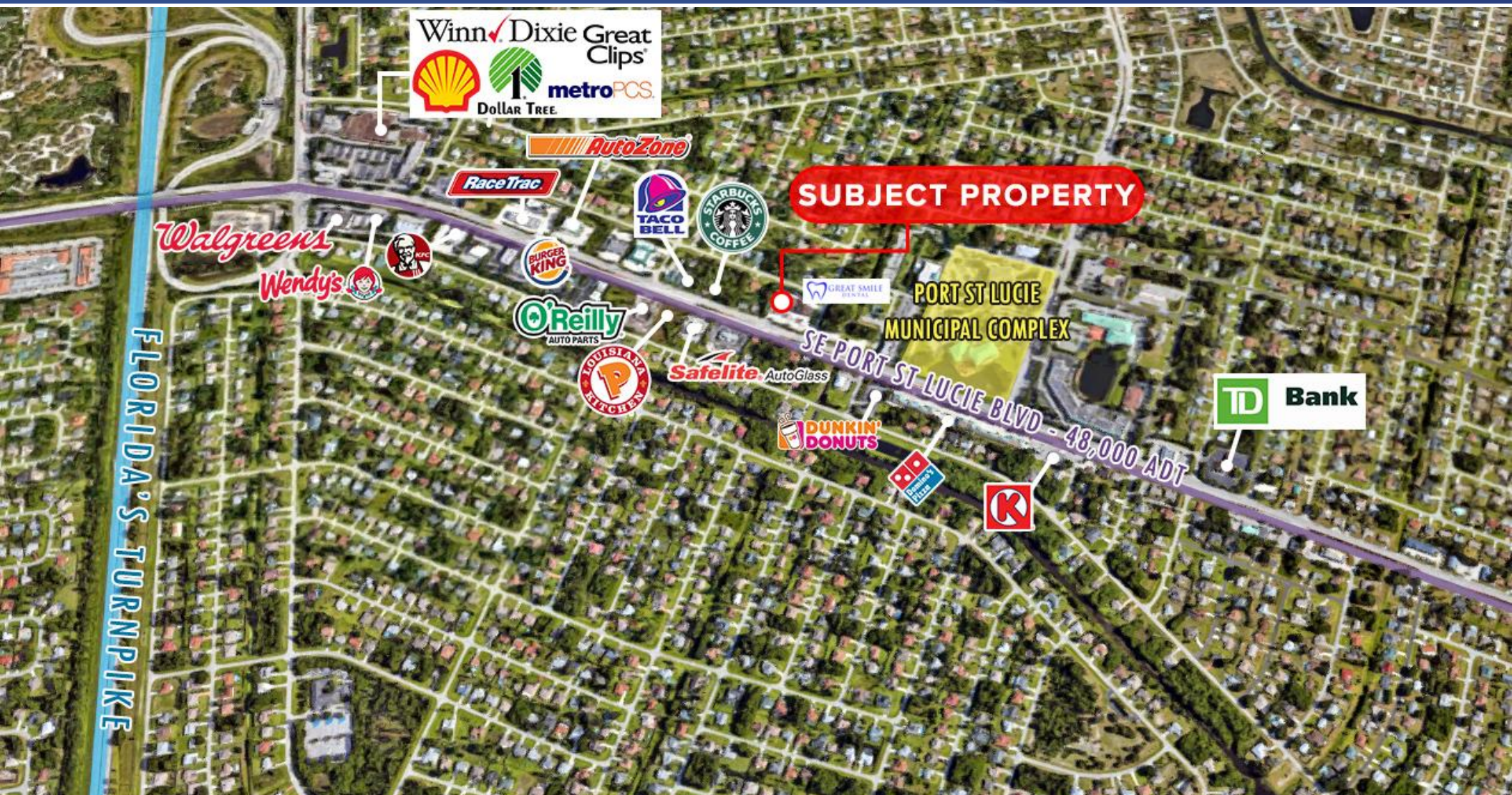


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TRADE AREA MAP



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