

FOR SALE



OFFERING MEMORANDUM

BARON SHOPPES AT PORT ST LUCIE

114,585 SF SHOPPING PLAZA | 100% LEASED

10230-10368 US HIGHWAY 1, PORT ST LUCIE, FL 34952

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Baron Shoppes Shopping Plaza offers investors a rare opportunity to acquire a fully leased property in the heart of Port St. Lucie. With a diverse tenant mix, recent renovations, and development potential, this property is poised for continued success and growth.

PRIME LOCATION

Baron Shoppes Shopping Plaza enjoys an advantageous location along US Highway 1, a prominent route with high visibility and substantial traffic. This prime location positions the plaza as a focal point for local residents and passing travelers.

DIVERSE TENANT MIX

The plaza is currently home to a range of tenants, including Aaron's, Dollar Tree, and Club Pure preschool, as well as the newly opened Crunch Fitness. These established businesses ensure a steady stream of foot traffic and contribute to the plaza's stability. Additionally, Remy's Diner, a highly anticipated eatery offering classic comfort food in a welcoming atmosphere, will be opening soon. Along with Collaborative Behavior Group's expansion by 2,400 sq. ft., these additions further enhance the plaza's attractiveness and reinforce its position as a premier destination for retail and services in Port St. Lucie.

RENOVATION INVESTMENT

A standout feature of Baron Shoppes Shopping Plaza is its commitment to continual improvement. With a \$2 million investment in renovations, the plaza has undergone a remarkable transformation, enhancing its aesthetics, functionality, and overall appeal. Recent upgrades include the installation of new HVAC units, a modernized façade, and a refreshed monument sign.

EXPANSION POTENTIAL

The plaza further boasts a 15,592 square-foot developable outparcel. This presents a valuable opportunity for expansion, additional rental income, or even the introduction of complementary businesses to further diversify the property.



INVESTMENT OVERVIEW

10230–10368 S US HIGHWAY 1, PORT ST. LUCIE, FL 34952

PRICE	\$21,500,000
NOI	\$1,537,482.65
CAP RATE	7.1
OCCUPANCY	100%
BUILDING SIZE TOTAL	114,585 SF
BUILDING TYPE	Commercial Shopping Center
ACREAGE	11.92 AC
FRONTAGE	644' (Jennings Road) +/- 700' (US-1)
YEAR BUILT	1997 (2024 renovations)
TRAFFIC COUNT	43,500 ADT (US-1) 5,300 ADT (Jennings Road)
ZONING	General Commercial (PSL)
LAND USE	CG
PARCEL ID	4412-504-0005-000-9



AERIAL PHOTO



***VACANT PARCEL
ADDED BONUS***

SITE SURROUNDINGS



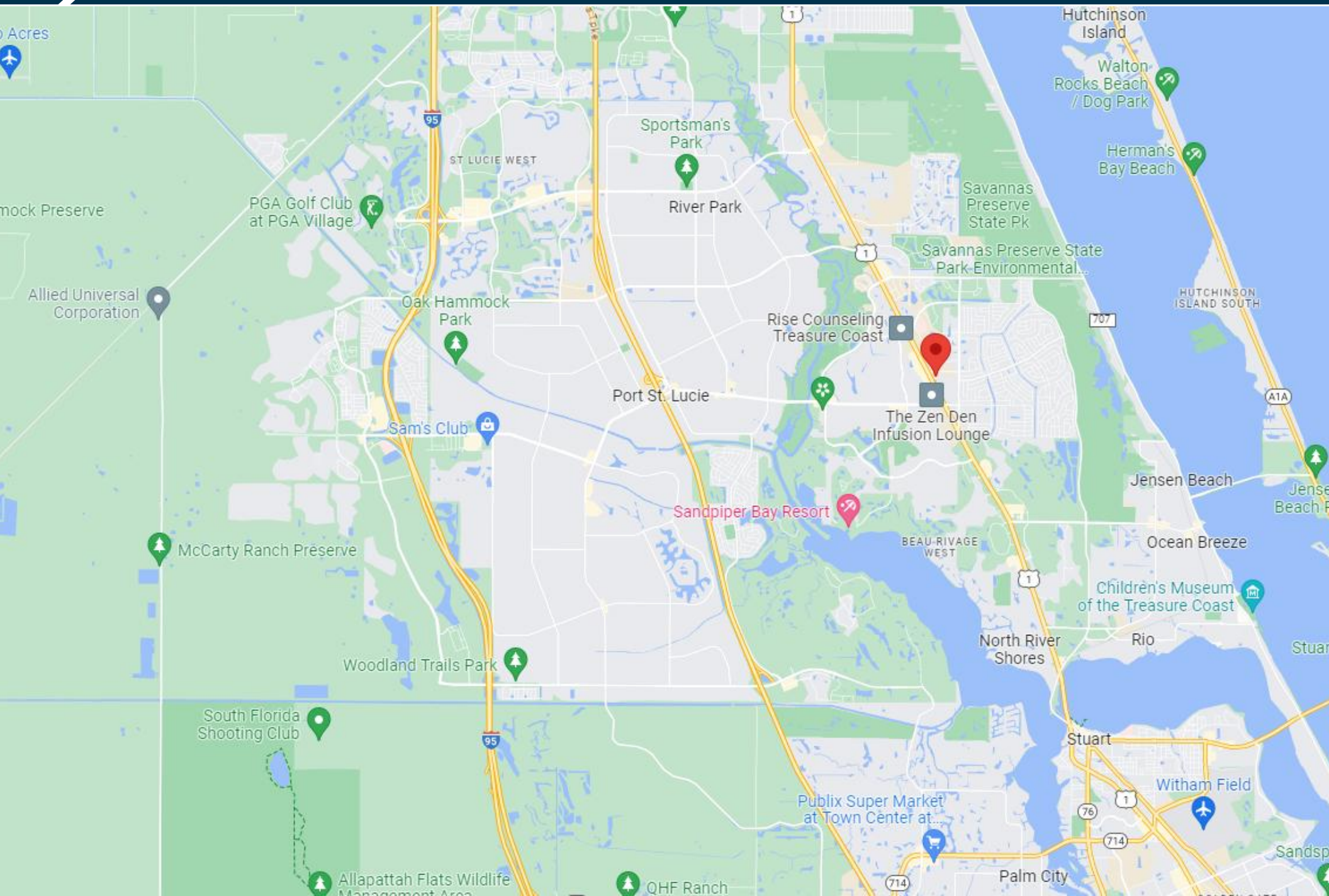
SITE PHOTOS



AREA MAP



REGIONAL MAP



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	10,138	49,989	125,644
2029 Projected Population	12,191	59,625	150,248
2010 Census Population	9,640	47,208	115,563
2024 Estimated Households	3,828	20,883	52,719
2029 Projected Households	4,587	24,806	62,398
2010 Census Households	3,728	20,091	48,217
2024 Estimated White	5,886	33,148	85,282
2024 Estimated Black or African American	1,961	6,866	16,916
2024 Estimated Hawaiian & Pacific Islander	0	30	57
2024 Estimated American Indian or Native Alaskan	39	215	622
2024 Estimated Other Races	1,937	8,503	21,168
2024 Estimated Average Household Income	\$67,086	\$72,781	\$80,720
2024 Estimated Median Household Income	\$59,874	\$60,757	\$61,927
Median Age	40.2	46.8	48.5
Average Age	41	45.1	46



RENT ROLL

Tenants	Square Feet	Price Per Sq. Ft.	Annual Base Rent	Lease Type
Aaron's	7,000	\$12.25	\$85,750	NNN
Dollar Tree	10,000	\$13.50	\$135,000	NNN
Pho Now	1,400	\$20.30	\$28,420	NNN
Collaborative Behavior Group	8,600	\$16.97	\$145,942	NNN
Club Pure	21,269	\$14.85	\$315,844.65	NNN
Crunch Fitness	48,000	\$12.50	\$600,000	NNN
CSL Plasma	12,200	\$13.19	\$160,976.40	NNN
Remy's Diner	3,450	\$19.00	\$65,550	NNN
Total	111,919		\$1,537,482.65	

TENANT OVERVIEWS



Crunch Fitness is a leading fitness brand dedicated to making serious exercise fun. With a focus on accessibility, affordability, and inclusivity, Crunch Fitness has established itself as a premier destination for individuals seeking a welcoming and engaging fitness experience.

Website: www.crunch.com

Locations: 400+

Headquarters: NYC, New York



Club Pure Preschool is a distinguished early childhood education center located in Port St. Lucie, Florida. Committed to providing a nurturing and enriching environment, Club Pure Preschool offers comprehensive preschool programs designed to foster the holistic development of young children.

Website: www.foreverpure.org

Locations: 3

Headquarters: Port St. Lucie, FL

CSL Plasma

CSL Plasma operates one of the world's largest plasma collection networks, with more than 300 plasma collection centers in the U.S., Europe and China with over 15,000 employees. Plasma collected at CSL Plasma facilities is used to deliver lifesaving therapies to people in more than 100 countries.

Website: www.cslplasma.com

Locations: 300+

Headquarters: Port St. Lucie, Florida



Remy's Diner is bringing the charm of a classic retro-style eatery to Port St. Lucie, offering a welcoming atmosphere and a menu filled with timeless favorites. As the first location to open in the area, Remy's Diner is set to become a go-to spot for delicious comfort food served with a side of nostalgia.

Open for breakfast, lunch, and dinner, the diner features a diverse menu that caters to every craving, from hearty morning platters and fluffy pancakes to stacked burgers, crispy fries, and homestyle dinner plates.

Website: www.RemysDiner.com

Locations: 1

Headquarters: Port St. Lucie, Florida

TENANT OVERVIEWS



Headquartered in Atlanta, The Aaron's Company, Inc. is a leading, technology-enabled, omnichannel provider of lease-to-own and retail purchase solutions of appliances, electronics, furniture, and other home goods across its brands: Aaron's, BrandsMart U.S.A., BrandsMart Leasing, and Woodhaven. Aaron's offers a direct -to-consumer lease-to-own solution through its approximately 1,300 Company-operated and franchised stores in 47 states and Canada, as well as its e-commerce platform.

Website: www.aarons.com

Locations: 1,300

Headquarters: Atlanta, GA



Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,500+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

Website: www.dollartree.com

Locations: 15,500+

Headquarters: Chesapeake, VA



Thai Pho Now brings the vibrant flavors of Thailand and Vietnam to the heart of Port St. Lucie, Florida. With a passion for authentic cuisine and a commitment to quality, we offer a diverse menu that caters to all tastes.

Website: thai-pho-now.square.site

Locations: 1

Headquarters: Port St. Lucie, Florida



Nicole and Diana founded Collaborative Behavior Group after they realized that they shared a common bigger vision. A vision for an ABA company whose beliefs are rooted in a firm foundation of growth and professional development. A place where employees receive effective training and feel valued for their contributions in the field. The Collaborative Behavior Group is committed to enriching the lives of the families we serve by providing a compassionate, empathetic, and accountable service.

Website: www.cbgaba.com

Locations: 1

Headquarters: Port St. Lucie, Florida

CONTACT INFORMATION

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\$21,500,000

PURCHASE PRICE

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