FLEX SPACE CONDO

1553 SE S Niemeyer Circle Unit 11, Port St. Lucie FL 34952

1547-1561

AVAILABLE JAN 1st 2026

FOR LEASE | $16.00/SF MG

JEREMIAH BARON & CO
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
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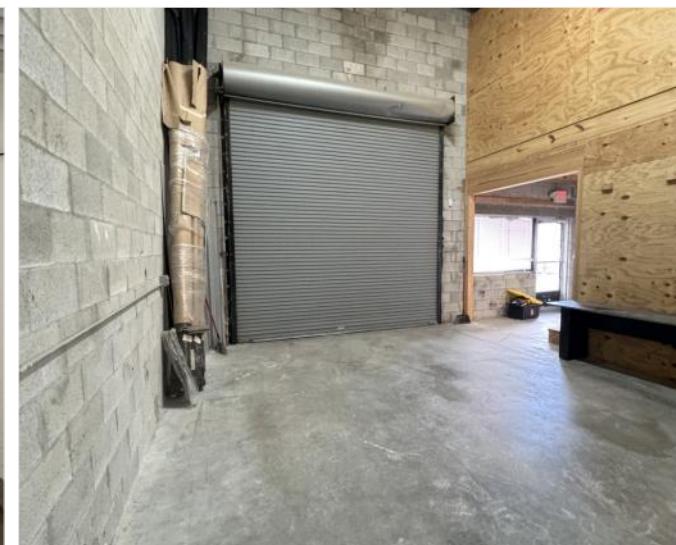cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Versatile 1,200 square-foot industrial flex condo, currently built out with a functional layout, this space can seamlessly transition to a traditional industrial or office setting, offering endless options for your business operations.

- Unit includes three air-conditioned offices providing an efficient environment for administrative tasks, meetings, and client interactions.

- Strategic location with quick access to US-1 and Crosstown Parkway, and less than 10 miles away from I-95.

LEASE RATE	$16.00/SF MG
AVAILABLE SPACE	1,200 SF
BUILDING SIZE	19,200 SF
BUILDING TYPE	Warehouse Condo
FRONTAGE	267'
TRAFFIC COUNT	12,800 AADT (SE Village Green Dr)
YEAR BUILT	2004
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	30
ZONING	Warehouse Industrial (PSL)
LAND USE	CS
PARCEL ID	3435-502-0011-000-6

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SITE PHOTOS

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

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.

TRADE AREA MAP

SE VILLAGE GREEN DR. - 12,800 ADT

CROSSTOWN PKWY

US HIGHWAY 1 - 57,500 ADT

SE S NIEMEYER CIR

SUBJECT PROPERTY

DUNKIN'
T··Mobile·

7 ELEVEN

urban Air ADVENTURE PARK

Walgreens

FORTIS
Your Life. Powered By Learning

TACO BELL

goodwill

DQ

BURGER KING

PUBLIX

POPEYES Louisiana Kitchen

Perkins RESTAURANT & BAKERY

DOLLAR GENERAL

BANK OF AMERICA

tropical SMOOTHIE CAFE

WALTON RD - 11,600 ADT

Clean Machine CAR WASH

CVS pharmacy

WELLS FARGO

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