

# RETAIL SPACE AT ST. LUCIE PALMS PLAZA

8449 S US 1, Port St. Lucie, FL 34952



**JEREMIAH BARON  
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COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

An exceptional opportunity to join national retailers, Dollar General & Sherwin-Williams, in the St. Lucie Palms Plaza by leasing this 2,000 sf commercial space. It has a retail front area, 2 offices, a warehouse in the rear with a roll-up door. There's a/c throughout the space as well. It is perfectly suited for a variety of uses, including general merchandise stores, food stores, apparel & accessories, print shops, and other businesses allowed under county CG Zoning.

The site offers ample parking, a dedicated turning lane, a monument & building sign, and excellent visibility from US-Highway 1, ensuring maximum exposure for your business.

The property is conveniently situated on the intersection of US Highway 1 and Business Park Drive, providing easy access for customers and enhanced visibility.

<b>PRICE</b>	\$15.75/sf NN
<b>SPACE AVAILABLE</b>	*/- 2,000 sf
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	4.72
<b>FRONTAGE</b>	445'
<b>TRAFFIC COUNT</b>	44,000 AADT
<b>YEAR BUILT</b>	1985
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	191
<b>ZONING</b>	CG - Commercial General
<b>LAND USE</b>	Shopping Center
<b>PARCEL ID</b>	3422-211-0010-000-6

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# SITE PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,501	1 Mile	\$52,936	1 Mile	58
3 Mile	61,850	3 Mile	\$69,683	3 Mile	43.6
5 Mile	143,134	5 Mile	\$75,294	5 Mile	43.5
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,639	1 Mile	\$35,286	1 Mile	64.9
3 Mile	74,123	3 Mile	\$56,803	3 Mile	44.3
5 Mile	171,583	5 Mile	\$62,039	5 Mile	44.4

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# ZONING INFORMATION

## **CG - Commercial General**

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### **2. Permitted Uses:**

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)

- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate.

- (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)

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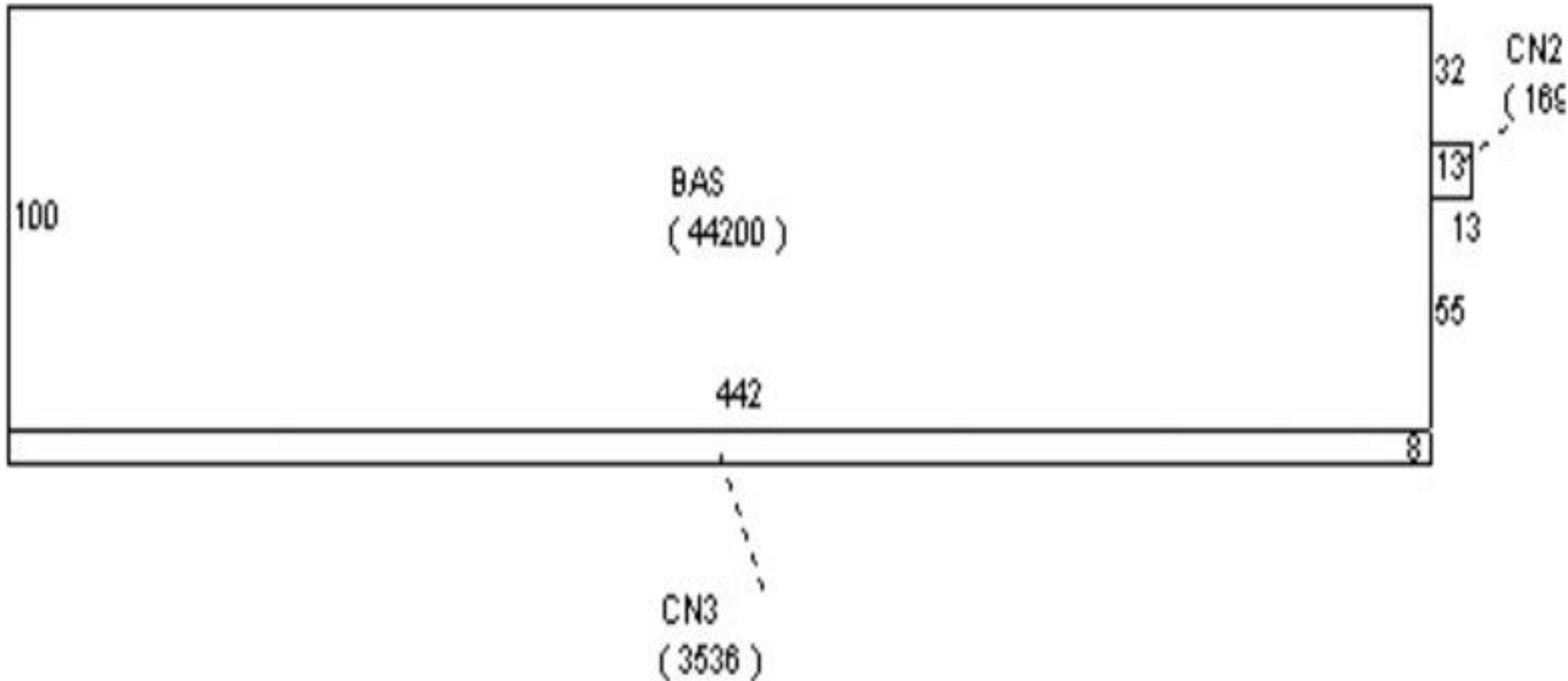
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# SITE PLAN



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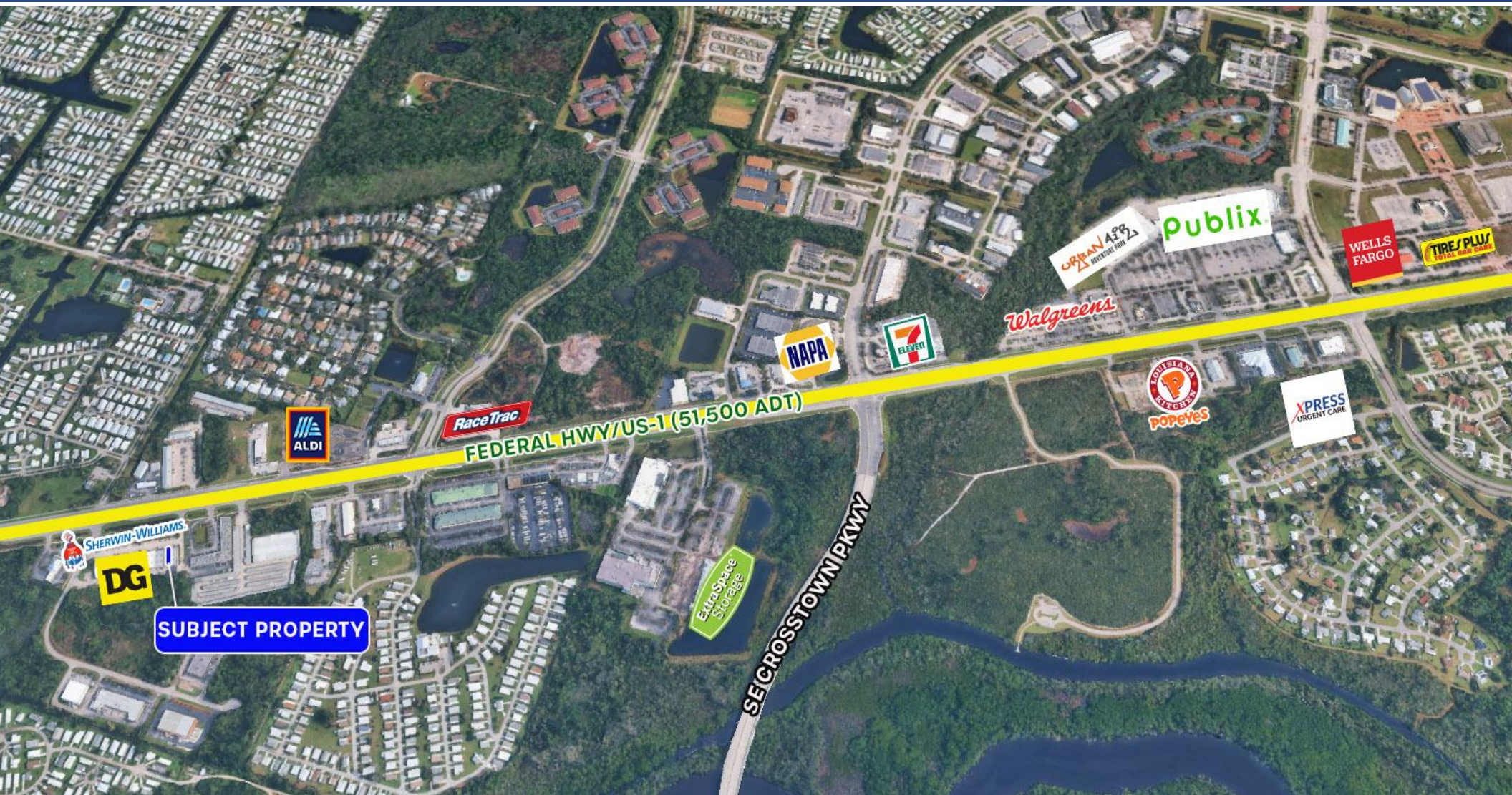
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# TRADE AREA MAP



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