

FLEX WAREHOUSE SPACE

1520 SE S Niemeyer Circle #4, Port St. Lucie FL 34952



FOR LEASE | \$16.00/SF MG

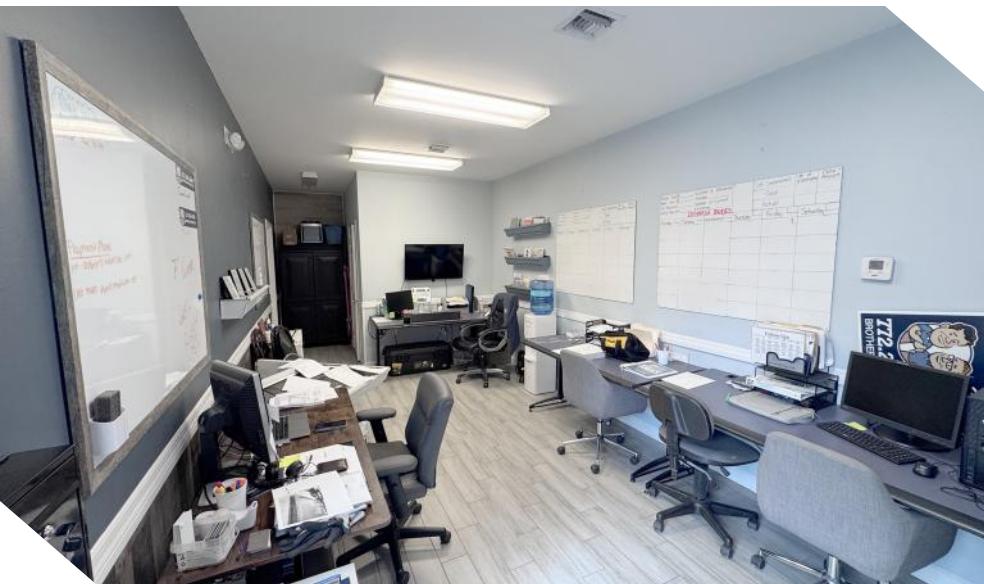
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PROPERTY OVERVIEW

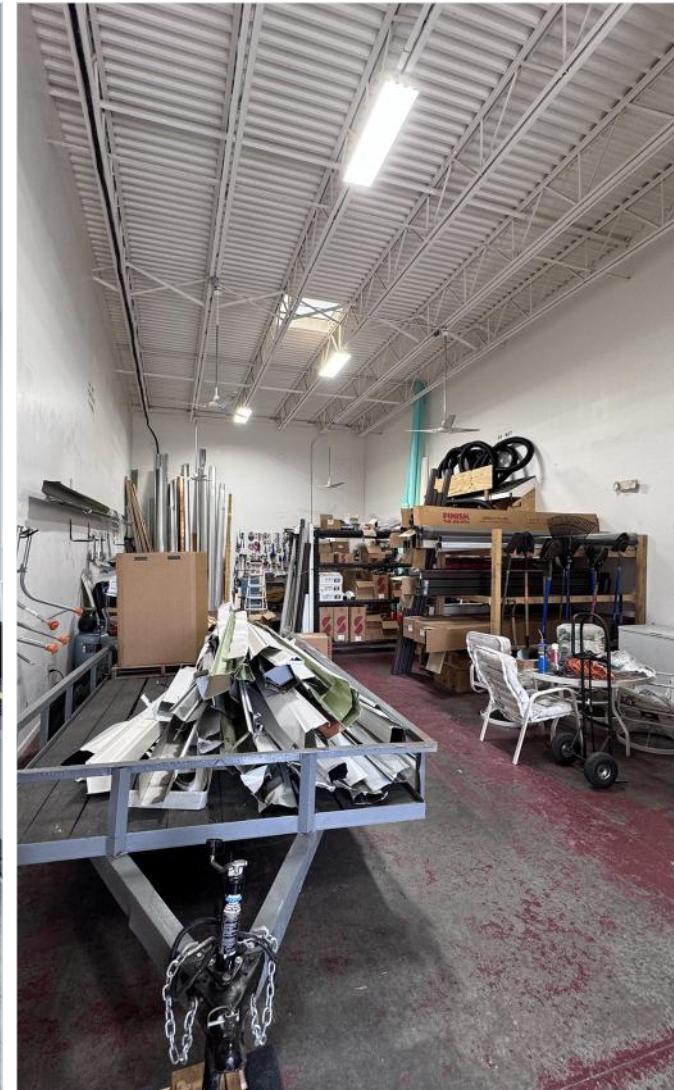
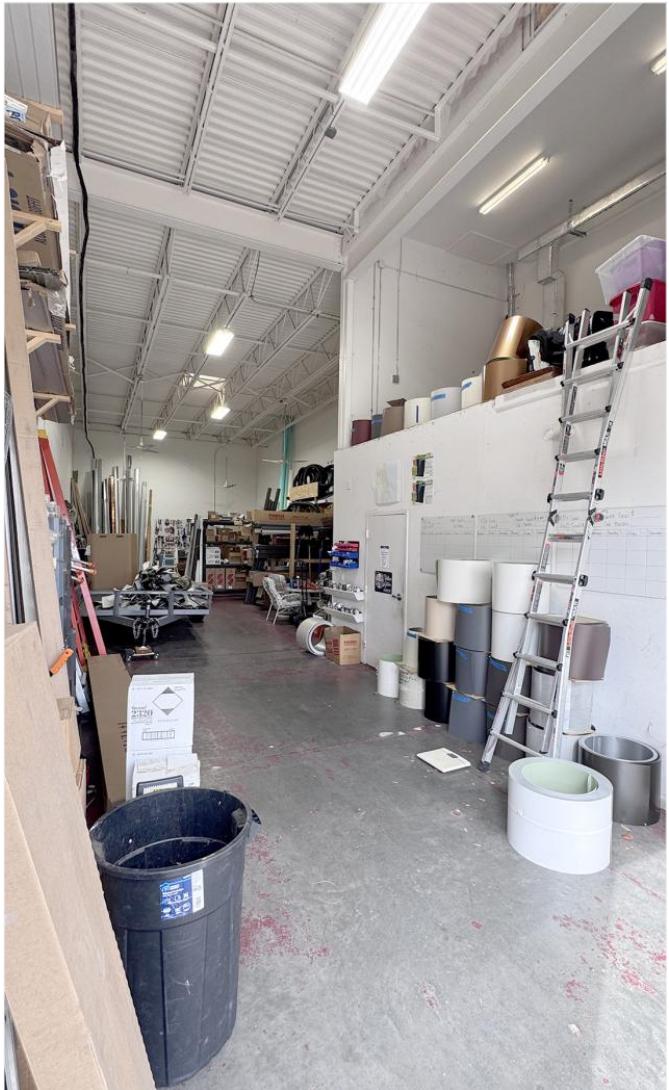
- Excellent versatile warehouse space perfect for businesses seeking a functional, accessible, and well-located industrial unit.
- Fully air-conditioned sectioned office space ideal for administrative tasks and client meetings.
- Other features include a 10' x 12' roll-up door, pedestrian door, a private restroom, and 22' ceiling height.
- Located just off SE S Niemeyer Circle, this warehouse offers immediate access to US-1 and Crosstown Parkway.



LEASE RATE	\$16.00/SF Modified Gross
SPACE AVAILABLE	2,000 SF
BUILDING SIZE	15,040 SF
BUILDING TYPE	Industrial Warehouse
ACREAGE	1.32 AC
FRONTAGE	172.79'
TRAFFIC COUNT	13,900 ADT (Village Green Dr.)
YEAR BUILT	2009
CONSTRUCTION TYPE	Tilt Up
PARKING SPACE	38
ZONING	Warehouse Industrial (PSL)
LAND USE	CS

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SITE PHOTOS



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DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	3,427	97,311	276,312
2024 Population	3,642	104,847	302,356
2029 Population Projection	3,855	112,691	345,574
Annual Growth 2020-2024	1.6%	1.9%	2.4%
Annual Growth 2024-2029	1.2%	1.5%	2.9%
Median Age	51.7	53.1	49.1
Bachelor's Degree or Higher	35%	35%	28%
U.S. Armed Forces	4	90	216

Income	1 mile	5 miles	10 miles
Avg Household Income	\$85,645	\$94,405	\$88,616
Median Household Income	\$56,578	\$67,183	\$66,862
< \$25,000	470	8,230	19,143
\$25,000 - 50,000	304	9,930	27,069
\$50,000 - 75,000	176	7,367	23,572
\$75,000 - 100,000	145	5,361	18,195
\$100,000 - 125,000	245	4,771	11,907
\$125,000 - 150,000	38	2,867	7,281
\$150,000 - 200,000	75	3,037	7,818
\$200,000+	170	4,902	9,644



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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



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