

2ND-GENERATION CAFÉ SPACE

Southport Plaza | Built Out for Food & Beverage
2713 SE Morningside Blvd., Port St. Lucie, FL 34952

FOR LEASE

\$18.00/SF + \$6.50/SF NNN



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PROPERTY OVERVIEW

- ▶ An 800 SF second-generation café space in Southport Plaza, previously home to a healthy food concept serving açai bowls, shakes and drinks.
- ▶ The suite is essentially built out for a comparable business, allowing a smoothie, juice, coffee or café operator to open faster and with lower upfront build-out costs.
- ▶ Southport Plaza's established tenant mix, including a convenience store, medical offices, personal services and an indoor playground, delivers steady, repeat daily traffic.
- ▶ Set within a growing residential area with excellent visibility and access from SE Port St. Lucie Blvd and quick access to US-1, with ample on-site parking.



Information deemed reliable but not guaranteed. Subject to errors, omissions, change of rental or other conditions, prior lease or withdrawal without notice.

Base Rent	\$18.00/SF
NNN fees	\$6.50/SF
Suite 2713	800 SF
Prior Use	Healthy café (açai bowls, shakes)
Building Size	12,536 SF
Building Type	Shopping Center
Acreage	1.61 AC
Frontage	238'
Traffic Count	2,700 ADT
Year Built	1979
Construction	Masonry
Parking	Ample
Zoning	CN – Neighborhood Commercial
Land Use	CL
Parcel ID	4414-241-0022-000-4

SPACE HIGHLIGHTS

\$18.00/SF

Base Rent

\$6.50/SF

Est. NNN

\$24.50/SF

Total Occupancy Cost

~\$1,633/mo

Est. Base + NNN

Why This Space

Second-Generation Build-Out

Previously operated as a healthy food spot; much of the café infrastructure is in place for a comparable concept.

Faster, Lower-Cost Opening

Reduced build-out time and expense compared with a raw shell, helping a new operator open sooner.

Right-Sized Footprint

An efficient 800 SF suite suits grab-and-go and small-format food, beverage and service concepts.

Built-In Customer Base

Neighboring medical, personal service and family-oriented tenants bring repeat daily visits.

Ideal For

Smoothie & juice bar

Açaí & bowl concept

Coffee shop or café

Bakery or dessert shop

Ice cream or frozen yogurt

Health & nutrition shop

Retail, office or personal service

INTERIOR PHOTOS



DEMOGRAPHICS

1-Mile Radius

Population **5,616**

Households **2,561**

Median HH Income **\$85,316**

Median Age **53.8**

3-Mile Radius

Population **56,242**

Households **22,533**

Median HH Income **\$82,511**

Median Age **44.9**

5-Mile Radius

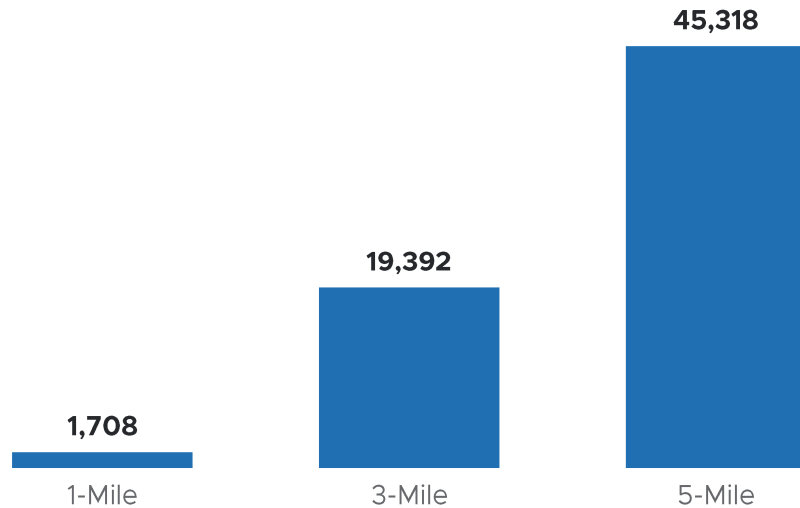
Population **163,973**

Households **63,973**

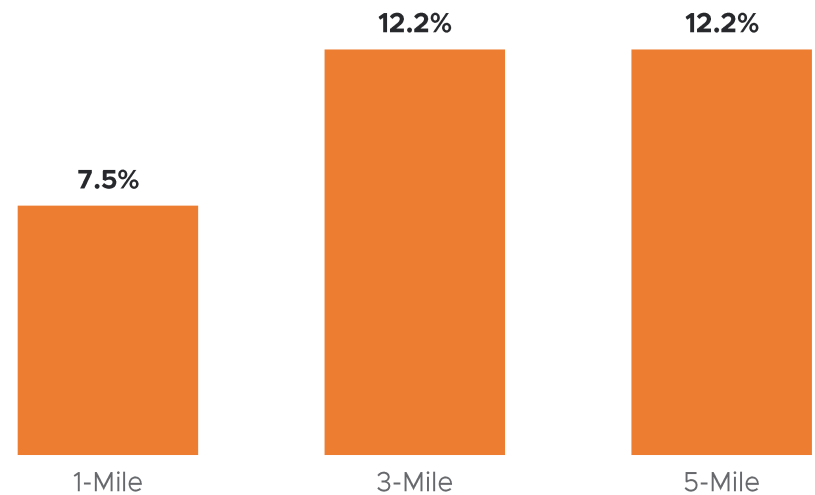
Median HH Income **\$85,826**

Median Age **44.0**

Employees



5-Year Population Growth



ZONING INFORMATION

CN – Neighborhood Convenience Commercial (City of Port St. Lucie Sec. 158.120). Intended for limited commercial activities offering convenience goods and personal services to residents of the surrounding neighborhood, with a high level of pedestrian movement. Maximum 5,000 SF per use; outdoor sales and drive-through service are not permitted.

Permitted Principal Uses

Retail, business or personal service (incl. beer & wine sales)

Restaurant, no drive-through (with or without alcohol license)

Office: administrative, business or professional

Dry cleaning / laundry pick-up station

Enclosed assembly area 3,000 SF or less

One incidental dwelling unit

Special Exception Uses (City Council approval)

Enclosed assembly area over 3,000 SF

Publicly owned or operated building or use

Public utility facility

Service station

Retail plant nursery with outside sales

Convenience store with or without fuel (no drive-through)

Bars, lounges and night clubs

Summarized from the City of Port St. Lucie code; uses most relevant to a café tenant highlighted in blue. Tenant to verify intended use with the City.

TRADE AREA MAP

