

# INDUSTRIAL FLEX BAY

1956–1958 SW South Macedo Blvd. Port St. Lucie, FL 34984



FOR LEASE | \$19.00/SF MG

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**

772.286.5744 Office

772.215.1167 Mobile

[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Available for lease is a versatile 1,512± SF industrial flex space located along SW South Macedo Blvd. in Port St. Lucie, FL.
- The suite features approximately 500± SF of storefront/office space and 1,000± SF of warehouse, offering an efficient layout for contractors, service businesses, distributors, e-commerce operations, and light industrial users.
- The warehouse includes two 10' x 14' grade-level roll-up doors, along with two restrooms. Additional access from SW Biltmore Street provides added convenience for deliveries and vehicle circulation.
- The location offers excellent regional connectivity with quick access to Florida's Turnpike, Crosstown Parkway, US-1, and I-95, making it an ideal choice for businesses serving the Treasure Coast and surrounding markets.

## Ideal For:

- General Contractor
- HVAC, Plumbing & Electrical
- Flooring or Roofing Company
- Landscape & Irrigation
- Pest Control
- Glass & Window Company
- E-Commerce Fulfillment
- Wholesale Distribution
- Light Manufacturing
- And More!

**LEASE RATE** \$19.00/SF Modified Gross

**AVAILABLE SPACE** 1,512 SF

**OFFICE AREA** ±500 SF

**WAREHOUSE AREA** ±1,000 SF

**RESTROOMS** 2

**YEAR BUILT** 1995

**CONSTRUCTION TYPE** CB Stucco

**PARKING SPACE** 22

**ZONING** CS-Commercial Service

**LAND USE** LI/CS

**PARCEL ID** 4405-700-0020-000-0  
4405-700-0018-000-3

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**

772.286.5744 Office

772.215.1167 Mobile

[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# DEMOGRAPHICS

| <b>Radius</b>               | <b>3 miles</b> | <b>5 miles</b> | <b>10 miles</b> |
|-----------------------------|----------------|----------------|-----------------|
| <b>Population</b>           |                |                |                 |
| 2020 Population             | 86,249         | 186,368        | 317,599         |
| 2025 Population             | 98,350         | 217,783        | 382,705         |
| 2030 Population Projection  | 112,713        | 250,453        | 436,632         |
| <b>Households</b>           |                |                |                 |
| 2020 Households             | 30,560         | 70,635         | 126,437         |
| 2025 Households             | 34,091         | 81,001         | 151,522         |
| 2030 Household Projection   | 38,989         | 93,012         | 172,666         |
| <b>Housing</b>              |                |                |                 |
| Median Home Value           | \$361,159      | \$370,979      | \$392,224       |
| Owner Occupied Households   | 31,388         | 73,973         | 134,801         |
| Renter Occupied Households  | 7,601          | 19,039         | 37,865          |
| <b>Households By Income</b> |                |                |                 |
| Avg Household Income        | \$92,037       | \$92,651       | \$95,487        |
| Median Household Income     | \$74,572       | \$73,771       | \$73,120        |

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# ZONING INFORMATION

## Sec. 158.126. Service Commercial Zoning District (CS).

(A) Purpose. The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; 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.** 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, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) 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.
- (3) Building material sales.
- (4) Cabinet shop.
- (5) Contractor's shop.
- (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
- (7) Sign company.
- (8) Public facility or semi-public facility or use.

- (9) Trade shop (roofing, plumbing, electrical, and the like).
  - (10) Wholesale establishment.
  - (11) Food processing facility.
  - (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
  - (13) Television and broadcasting station.
  - (14) Analytical laboratory.
  - (15) Enclosed assembly area 3,000 square feet or less, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (16) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - (17) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
  - (18) Kennel, enclosed.
- (C) **Principal uses.** The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall, except as noted:
- (1) Public or semi-public facility use.
  - (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# ZONING INFORMATION

- (3) Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (4) Lumber yard.
- (5) Material or vehicle storage yard.
- (6) Contractor's storage yard.
- (7) Mobile home sales or storage. No storage of vehicles permitted outside of the required opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.
- (8) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall
- (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and 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, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (10) Equipment rental business.
- (11) Self-service storage facilities in accordance with Section 158.227.

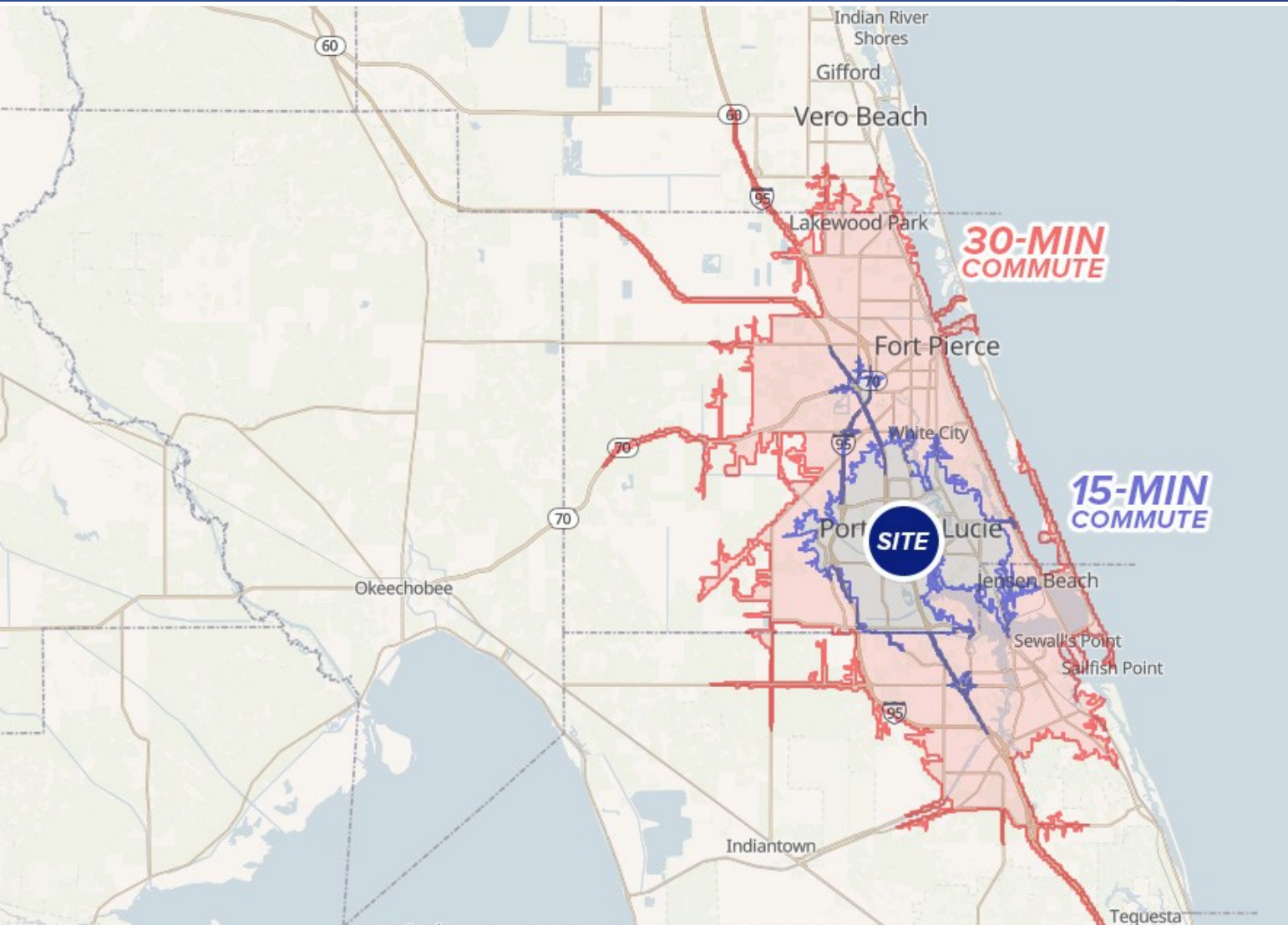
**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# SERVICE COMMUTE MAP



**5 MIN**  
TO FL-TPK



**10 MIN**  
TO I-95



**11 MIN**  
TO US-1

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)