RETAIL / OFFICE SPACE

2,000 SF with Option to Subdivide

1342–1344 SW Bayshore Blvd, Port St. Lucie, FL 34983

FOR LEASE

$25.00/SF NNN



IDEAL FOR

- Retail Boutique
- Professional Office
- Medical / Wellness
- Salon / Spa
- Insurance / Financial
- Service Business

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

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Find the right fit for your business with two adjoining retail spaces on SW Bayshore Boulevard in Port St. Lucie. Lease the full 2,000 SF or choose an individual 1,000 SF unit, with open floor plans that offer flexibility for retail or office use. One unit occupies a corner of the plaza for added visibility, while the surrounding location puts your business near a dense residential neighborhoods, plus quick access to Crosstown Parkway.



Property Highlights

- **Flexible size:** lease 2,000 SF together or 1,000 SF individually
- **Open floor plans:** easy, cost-effective buildout for retail or office
- **Corner unit:** added visibility at the end of the plaza
- **Built-in customers:** dense residential neighborhood directly to the east
- **Easy access:** close to Crosstown Parkway, linking I-95 and US-1

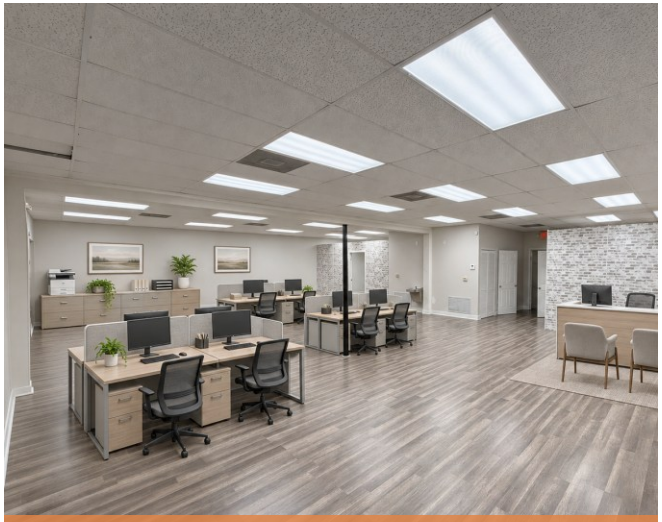
Lease Rate	**$25.00/SF NNN**
Available	**2,000 SF (2 units)**
Divisible	**2 × 1,000 SF**
Layout	**Open floor plan**
Corner Unit	**Yes (one unit)**
Ideal Uses	**Office or retail**
Year Built	**2006**
Zoning	**CG – General Commercial**
Jurisdiction	**City of Port St. Lucie**

SPACE OPTIONS

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HOBBY SHOP CONCEPT



PROFESSIONAL OFFICE CONCEPT



BOUTIQUE FITNESS STUDIO CONCEPT

OPTION A • CORNER UNIT

±1,000 SF

Corner of the plaza

- Retail boutique or showroom
- Salon, spa or wellness
- Visible storefront user

Approx. $2,083/mo base rent

OPTION B • INLINE UNIT

±1,000 SF

Open floor plan

- Professional or insurance office
- Medical / therapy practice
- Service business

Approx. $2,083/mo base rent

OPTION C • COMBINED

2,000 SF

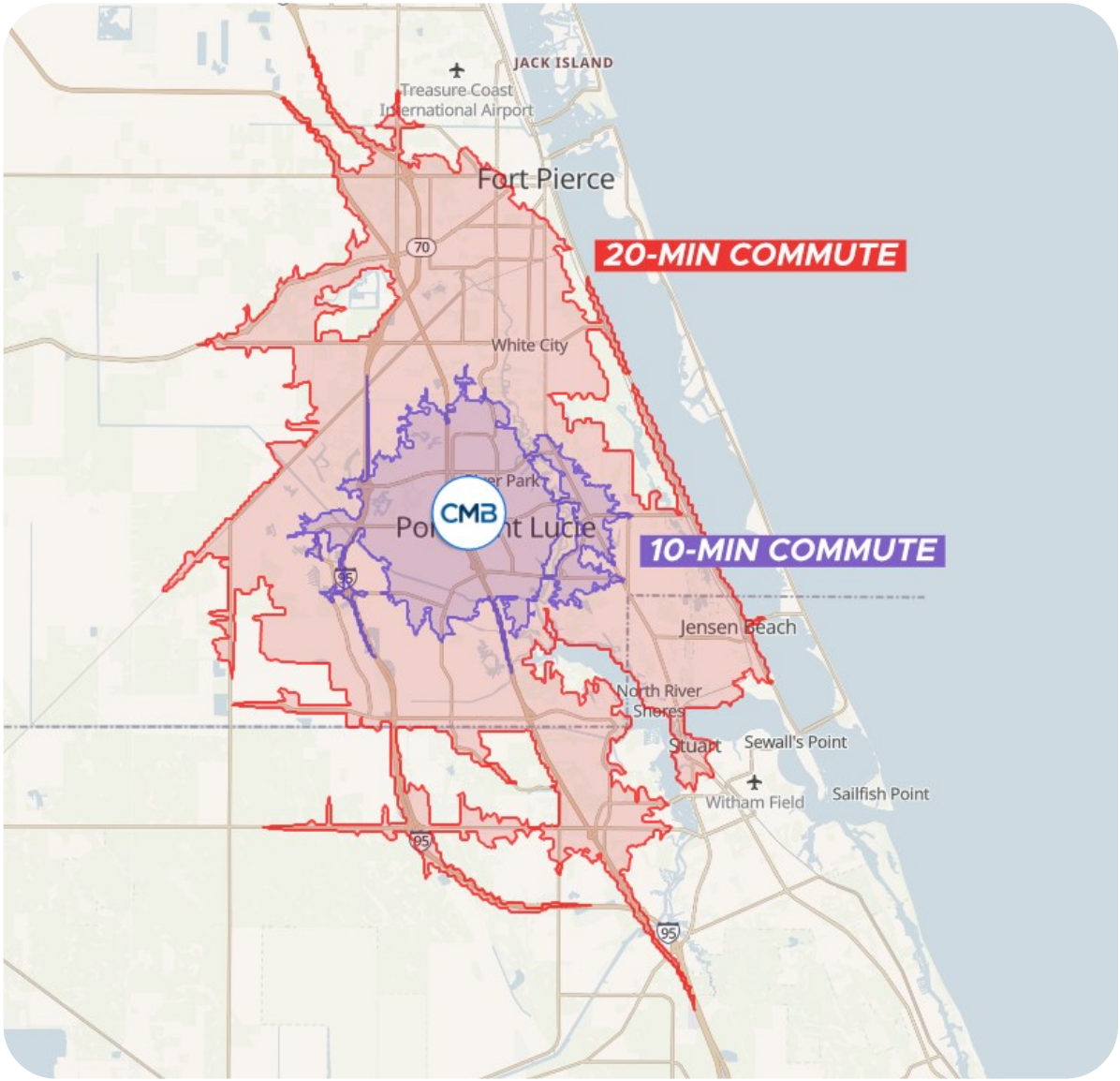
Both units together

- Larger retail or office user
- Corner presence + extra space
- Room to grow

Approx. $4,167/mo base rent

COMMUTE MAP

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Why This Location

1 Dense Residential Base

Established neighborhoods directly east of the plaza bring everyday customers and clients within minutes.

2 Crosstown Parkway Access

Close to Crosstown Parkway, Port St. Lucie's main east–west route linking I-95 and US-1.

3 Bayshore Blvd Corridor

A neighborhood commercial corridor serving central Port St. Lucie.

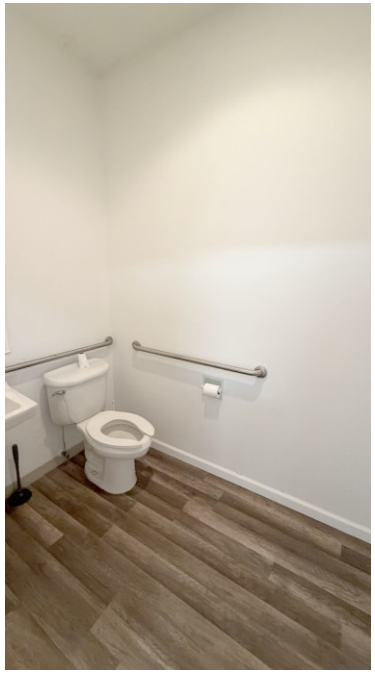
4 Growing City

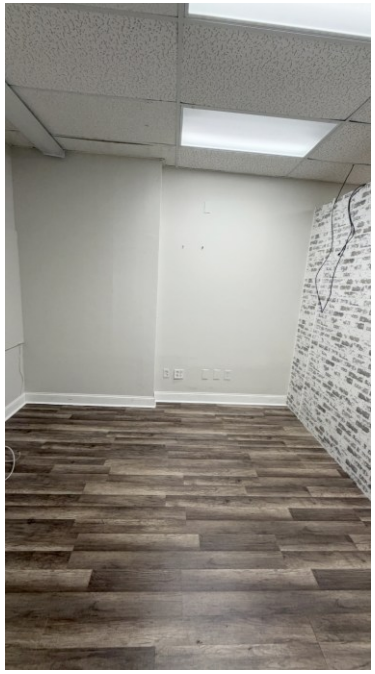
Port St. Lucie is one of Florida's fastest-growing cities.

PROPERTY PHOTOS

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DEMOGRAPHICS

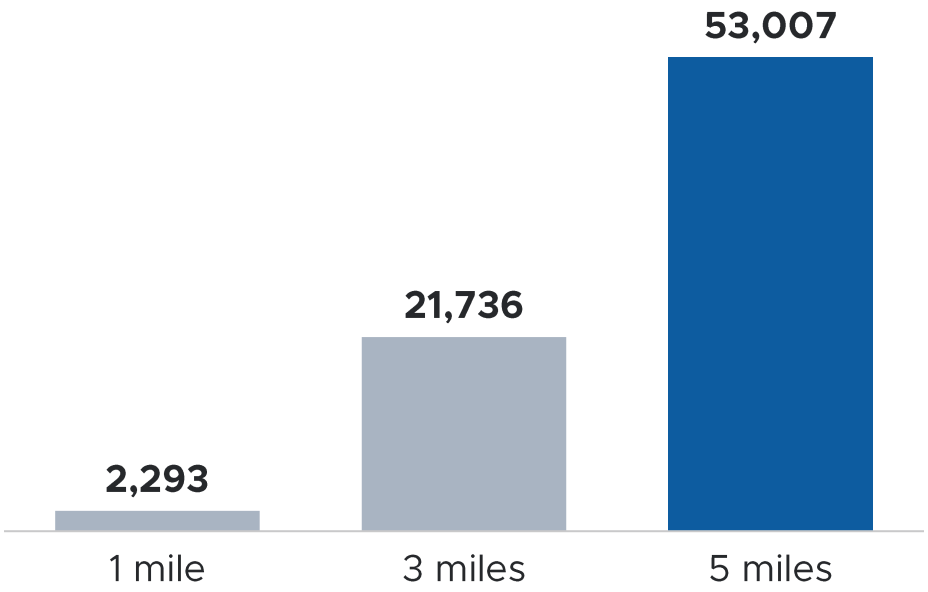
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1-Mile Radius	
Population	9,661
Households	3,511
Median HH Income	$78,827
Median Age	40.1

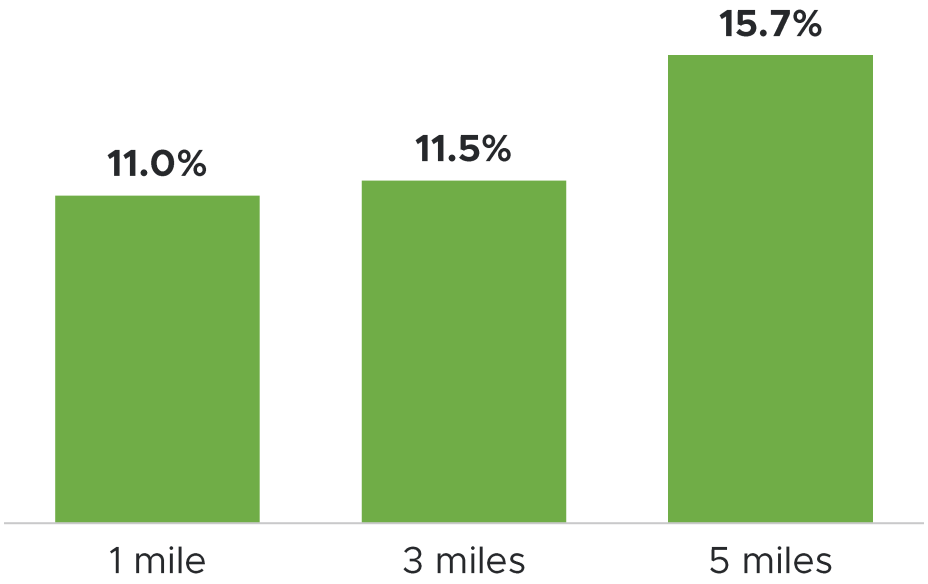
3-Mile Radius	
Population	92,414
Households	34,251
Median HH Income	$82,965
Median Age	41.9

5-Mile Radius	
Population	205,217
Households	79,827
Median HH Income	$82,255
Median Age	43.6

Employees by radius



5-year population growth by radius



ZONING INFORMATION

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CG – General Commercial (City of Port St. Lucie Sec. 158.124). Intended for general commercial facilities, with a broad range of retail, service and office uses permitted by right – a fit for either unit layout.

Permitted Uses

- **Retail, business & personal services**
- **Administrative, business & professional office**
- **Pharmacy**
- Restaurants (with or without alcohol)
- Brewpub
- Enclosed assembly area ≤ 3,000 SF
- Garden supply / produce stand
- Enclosed kennel
- Hotel / motel
- Public facility or use

Special Exception (City Council)

- Any permitted use with drive-through
- Bars, lounges & night clubs
- Schools / vocational schools
- Convenience store (with or without fuel)
- Hospital / free-standing ER
- Car wash
- Vehicle sales or repair
- Assembly area over 3,000 SF

Condensed. Tenant to verify intended use with the City of Port St. Lucie.

Development Standards

Min. Lot	20,000 SF; 100’ wide
Bldg. Coverage	40% max.
Impervious	80% max.
Max. Height	35 ft
Front Setback	25 ft
Side Setback	10 ft (25 ft by res./ROW)
Rear Setback	10 ft (20 ft by res./ROW)

TRADE AREA MAP

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