

FOR LEASE

\$12.00/psf

Community Shopping Center Space(s)

6717 S US Highway 1, Port St. Lucie FL, 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

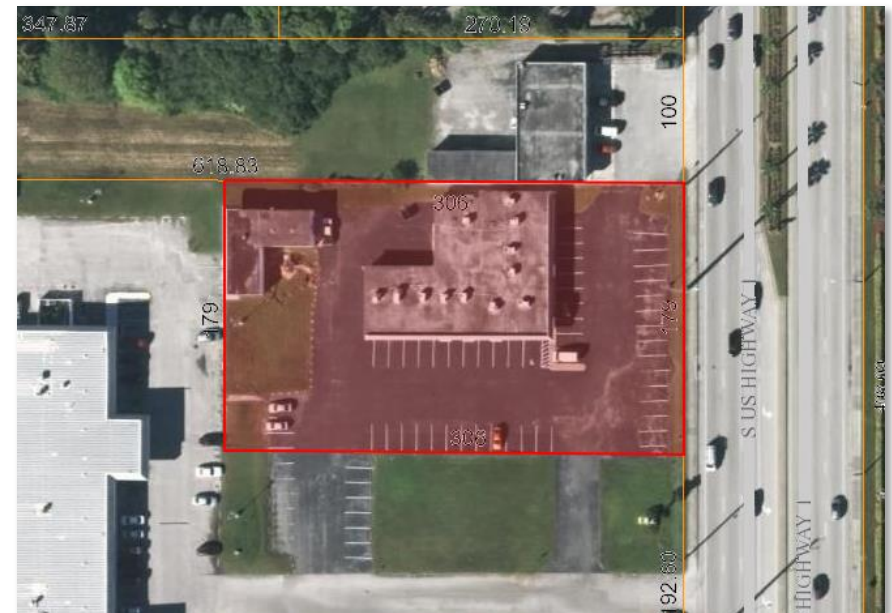
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| | |
|-------------------|----------------------------|
| LEASE RATE | \$12.00/psf |
| LEASE SPACE(S) | 600 sf 700 sf 2,000 sf |
| BUILDING TYPE | Shopping Center |
| ACREAGE | 1.26 AC |
| FRONTAGE | 179' |
| TRAFFIC COUNT | 38,804 AADT |
| YEAR BUILT | 1977 |
| CONSTRUCTION TYPE | CBS |
| PARKING SPACE(S) | Plenty |
| ZONING | CG |
| LAND USE | Shopping Center |
| UTILITIES | Undisclosed |

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Shopping Plaza currently has a 2,000 SF space formerly occupied by a church. The space is built out for a religious organization or it can be converted for retail use. There is also a 600 and 700 sf spaces available; perfect for office or retail uses. Located next to the St. Lucie Lanes Bowling Alley, with high exposure to US-1.



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Property Demographics

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2017 Demographics

| Total Population | | Average Household Income | | Average Age | |
|------------------|---------|--------------------------|----------|-------------|-------|
| 1 Mile | 4,267 | 1 Mile | \$46,458 | 1 Mile | 44.30 |
| 3 Mile | 42,848 | 3 Mile | \$56,215 | 3 Mile | 44.30 |
| 5 Mile | 112,173 | 5 Mile | \$55,470 | 5 Mile | 43.30 |

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Zoning Information

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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)

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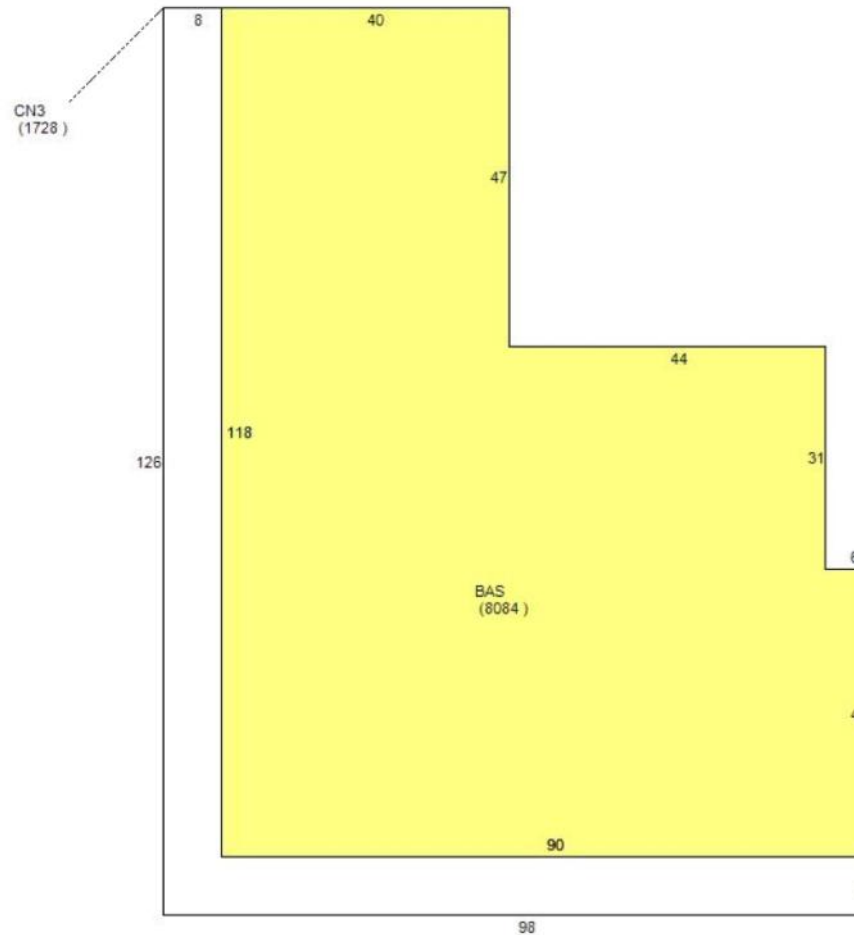
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Floor Plan

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Property Aerial

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