FOR LEASE \$110,000/YR. NNN

Build To Suit Ground Lease 7510 US-1, Port St. Lucie FL 34952





Listing Contact: Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

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LEASE RATE	\$110,000/YR. NNN
BUILDING SIZE	2,908 sf (w/ drive-thru)
BUILDING TYPE	Financial Institution/QSR
ACREAGE	0.64 AC
FRONTAGE	163'
TRAFFIC COUNT	40,378 ADT
YEAR BUILT	2012
CONSTRUCTION TYPE	CBS
PARKING SPACE	30 + cross parking
ZONING	CG - Commercial General
LAND USE	Financial Institution
UTILITIES	Undisclosed

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.

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Exceptional outparcel property located in high traffic area of Port St. Lucie. Site is built out for a banking institution but has potential to become a quick service restaurant with drive -thru. Site features (2) two drive-thru lanes (can be enclosed for additional square footage), excellent office space, it's own monument sign, and ample parking. Located in the Prima Vista Crossing Shopping Center, with great exposure to US-1, surrounded by many National tenants which include: Publix, Hair Cuttery, Subway, Ace Hardware, Edible Arrangements, and many others.





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2017 Demographics					
	Average Household Income		Average Age		
5,129	1 Mile	\$44,179	1 Mile	50.30	
50,678	3 Mile	\$53,679	3 Mile	44.40	
122,564	5 Mile	\$57,356	5 Mile	43.50	
	50,678	5,129 1 Mile 50,678 3 Mile	5,129 1 Mile \$44,179 50,678 3 Mile \$53,679	5,129 1 Mile \$44,179 1 Mile 50,678 3 Mile \$53,679 3 Mile	



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Zoning Information

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CG - Commercial General

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

(1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.

- (2) Horticultural nursery, garden supply sales, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.

(6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.

(7) Park or playground or other public recreation.

(8) Motel, hotel, or motor lodge.

(9) 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.

(10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

(11) One dwelling unit contained within the development which is incidental to and designed

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as an integral part of the principal structure.

(12) Kennel, enclosed.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

- (3) Semi-public facility or use.
- (4) Car wash (full or self-service).
- (5) Kennel, enclosed with outdoor runs.
- (6) Bars, lounges, and night clubs.
- (7) Schools (public, private or parochial) or technical or vocational schools.

(8) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.

- (9) Automobile fuel sales, services or repairs, including oil lubrication businesses.
- (10) Retail convenience stores with or without fuel service station.
- (11) Hospitals, free standing emergency department, nursing, or convalescent homes.

(12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(13) Pain management clinic as set forth in Section 158.231.

Street View

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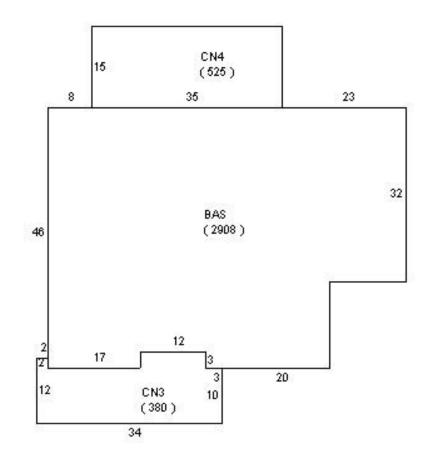
Jeremiah Baron & CO. Commercial Real Estate, LLC

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Floor Plan

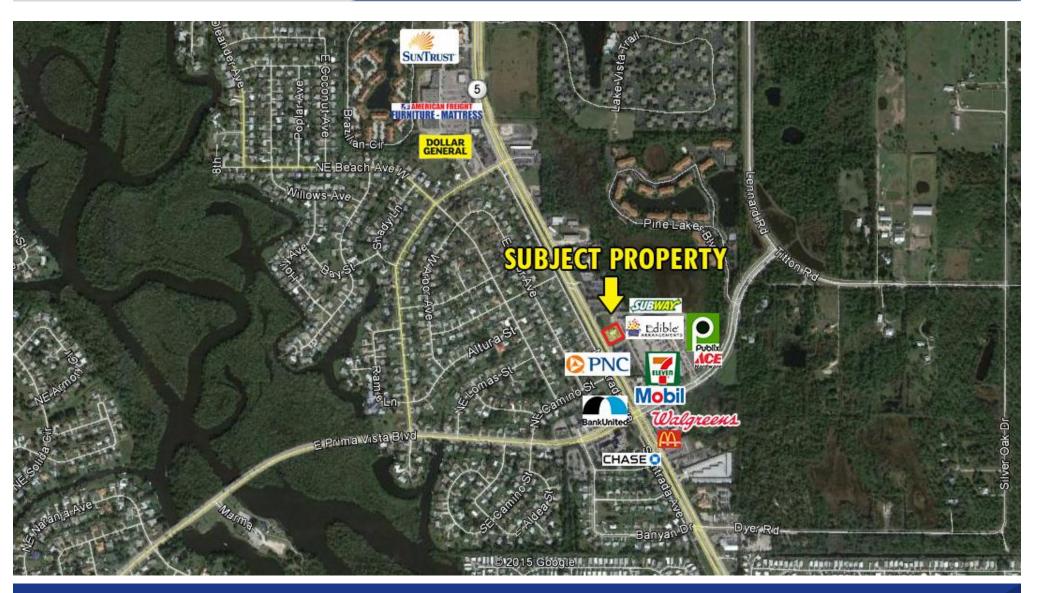
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Property Aerial

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