

FOR LEASE

\$14.00/psf

Lease Spaces at Lakes Plaza

8402 S US HIGHWAY 1 Port St Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

Property Details

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LEASE RATE	\$14.00/psf gross
LEASE SPACE(S)	(1st floor) 8436 - 1,000 sf (1st floor) 8428 / 8430 / 8432 - 1,000 sf each (2nd floor) 8442 / 8444 / 8446 - 1,000 sf each (2nd floor) 8452 - 8454 - 2,000 sf
BUILDING TYPE	Neighborhood Shopping Center
ACREAGE	3.17 AC
FRONTAGE	250'
TRAFFIC COUNT	51,500 AADT
YEAR BUILT	1985
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	130 Spaces
ZONING	CG
LAND USE	Commercial Shopping Center
UTILITIES	City of PSL

- The Lakes Plaza Commercial Center has a few spaces available ideal for office use, retail, and other professional businesses. Site features ample parking, monument sign, and a dedicated turning lane.
- Located in a prime location with frontage to US-1.
- The side by sides spaces can be combined for a total of 3,000 sf.



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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	4,137	1 Mile	\$43,852	1 Mile	60.30
3 Mile	55,415	3 Mile	\$52,513	3 Mile	43.80
5 Mile	127,372	5 Mile	\$58,642	5 Mile	43.40

2023 Population Projection		Median Household Income		Median Age	
1 Mile	4,481	1 Mile	\$32,882	1 Mile	60.30
3 Mile	60,446	3 Mile	\$42,231	3 Mile	43.80
5 Mile	139,366	5 Mile	\$45,465	5 Mile	43.40

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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. Amphitheatres. (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)

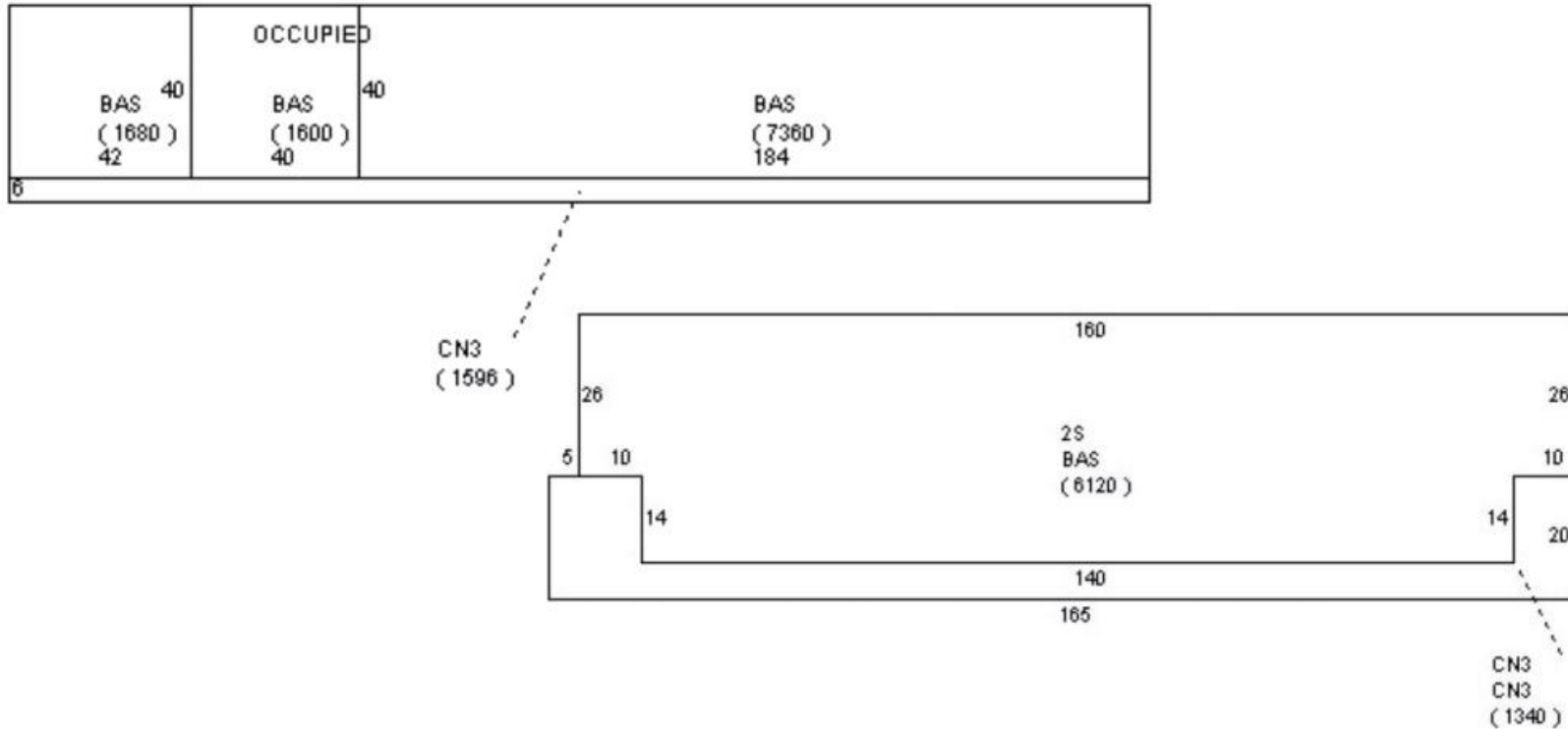
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Additional Photos

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Property Aerial

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