

# FOR LEASE

529 NW Prima Vista Boulevard

Port Saint Lucie, FL 34983

## Prima Vista Shoppes



### PROPERTY OVERVIEW

Located east of Bayshore Blvd. and west of Airoso Blvd., Prima Vista Shoppes, is a 20,521 sq ft office/retail building fronting Prima Vista Blvd., east of St Lucie West. Come join tenants such as S. FL Dance Company, Discovery Emporium (Daycare) and the Taj Indian Grill restaurant. Beautiful, architectural design. Executive suites available!

### LOCATION OVERVIEW

Prime location on Prima Vista Boulevard, a main east/west corridor from east Port St. Lucie to St. Lucie West. High Visibility. Convenient location to shopping, restaurants, Interstate 95 and Florida's Turnpike.

### OFFERING SUMMARY

Building Size:	20,521 SF
Land Size:	2.3 Acres
Available Size:	180 - 915 SF
Zoning:	LMD (Limited Mixed Use District) - City of Port St Lucie
Traffic Count:	27,500 AADT

LEASE RATE

\$15.00 - \$25.00 CF/ND

**Patty And Ken Novak**  
Broker Associate  
772.220.4096 x105  
pnovak@slccommercial.com

**SLC Commercial**  
2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slccommercial.com

**SLC Commercial**  
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# Prima Vista Shoppes



## PROPERTY DESCRIPTION

Prima Vista Shoppes is a very attractive three-story office building nestled on a 2.29 acre lot fronting NW Prima Vista Boulevard. This is a professional area surrounded by many residential developments located just east of Bayshore Drive and west of Floresta Drive in northwest Port St. Lucie. The building has nice appeal and a warm, bright and welcoming feel. The interior common areas have all been recently painted presenting a new fresh look to the common areas, restrooms, and conference room. Prima Vista Shoppes has been a long time home to South Florida Dance Company and Discovery Emporium, a child day care and learning center. Other tenants include Bernadette Hair Salon, Masters Realty, and several professional businesses occupy the 3rd floor executive suites. Taj Indian Grill is the newest addition occupying the 4,200 sq.ft. restaurant located on the east end of the building. The Grill is offering a mouth watering menu in a casual comfortable ambiance with indoor and outdoor seating.

## HIGHLIGHTS

- Architecturally pleasing Mediterranean style office building
- Professional managed and very well maintained building
- Many recent updates to interior presenting an inviting and welcoming feel for clients and patrons
- Long term tenants and low vacancy
- Convenient location to shopping, restaurants, Interstate 95 and Florida's Turnpike

**Patty And Ken Novak**  
Broker Associate  
772.220.4096 x105  
pnovak@slccommercial.com

**SLC Commercial**  
2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slccommercial.com



# Prima Vista Shoppes

**LEASE RATE** \$15.00 - 25.00 SF/YR

## Location Information

Building Name	Prima Vista Shoppes
Street Address	529 NW Prima Vista Boulevard
City, State, Zip	Port Saint Lucie, FL 34983
County/Township	Saint Lucie

## Building Information

Building Size	20,521 SF
Tenancy	Multiple
Year Built	2008
Gross Leasable Area	20,521 SF
Number Of Floors	3

## Zoning / Land Use Details

Zoning	LMD (Limited Mixed Use District) - City of Port St Lucie
Land Use	ROL (Residential / Office / Institutional) - City of Port St Lucie
Permitted Use	See Below

## Property Details

Property Type	Office
Property Subtype	Restaurant
Lot Size	2.3 Acres
Lot Frontage	393 FT
Traffic Count	27,500 AADT
Traffic Count Street	Prima Vista Blvd.
Traffic Count Frontage	393 FT

## Utilities & Amenities

HVAC	Included - Landlord Expense
Utilities	Included - Landlord Expense
Power	Included - Landlord Expense
Sewer	Included - Landlord Expense
Cable	Internet Included - Landlord Responsibility
Telephone	Tenant Responsibility

[Click Here for LMD Permitted Uses](#)

**Patty And Ken Novak**  
Broker Associate  
772.220.4096 x105  
pnovak@slccommercial.com

**SLC Commercial**  
2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slccommercial.com

**SLC Commercial**  
Realty & Development

## ■ Prima Vista Shoppes



529 SW Prima Vista Blvd - 103

Executive Suites    \$1,150 per month    Full Service    572 SF    Negotiable

Raw shell condition. Tenant improvement negotiable for custom build-out. Corner unit with private restroom.

529 SW Prima Vista Blvd - 208

Office Building    \$15.00 SF/yr    Modified Gross    842 SF    Negotiable

Raw shell condition. Tenant improvement negotiable for custom build-out. Corner unit with private restroom.

529 SW Prima Vista Blvd - 301 G

Executive Suites    \$375 per month    Full Service    180 SF    Negotiable

Full service executive suite with common area restrooms, kitchenette and conference room.

529 SW Prima Vista Blvd - 301 K/L

Executive Suites    \$1,200 per month    Full Service    915 SF    Negotiable

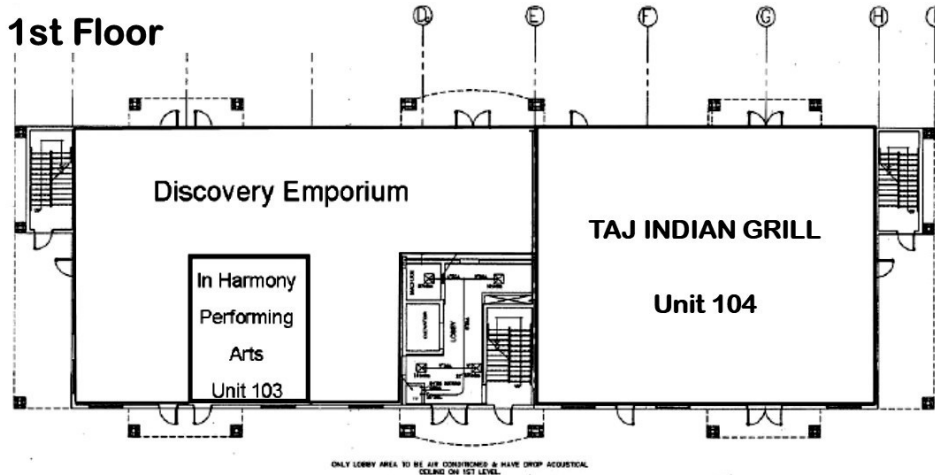
■ **Patty And Ken Novak**  
Broker Associate  
772.220.4096 x105  
pnovak@slccommercial.com

**SLC Commercial**  
2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slccommercial.com

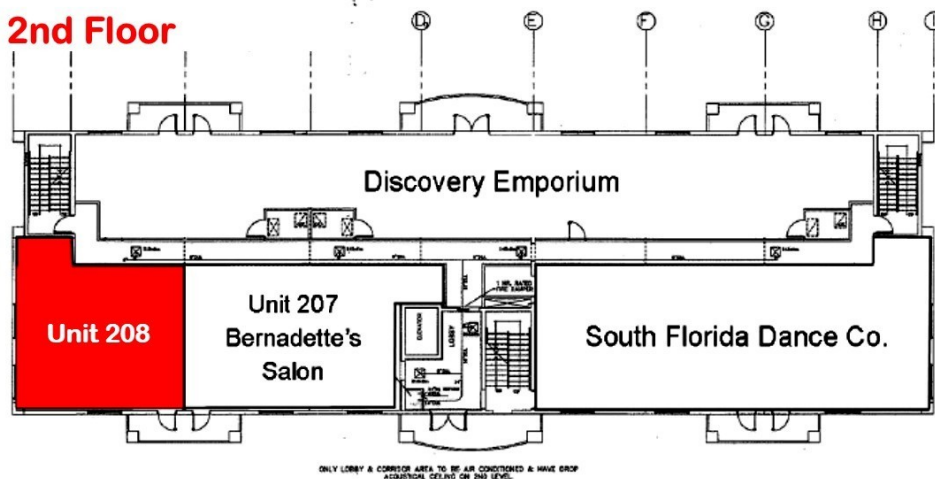
  
**SLC Commercial**  
Realty & Development

# Prima Vista Shoppes

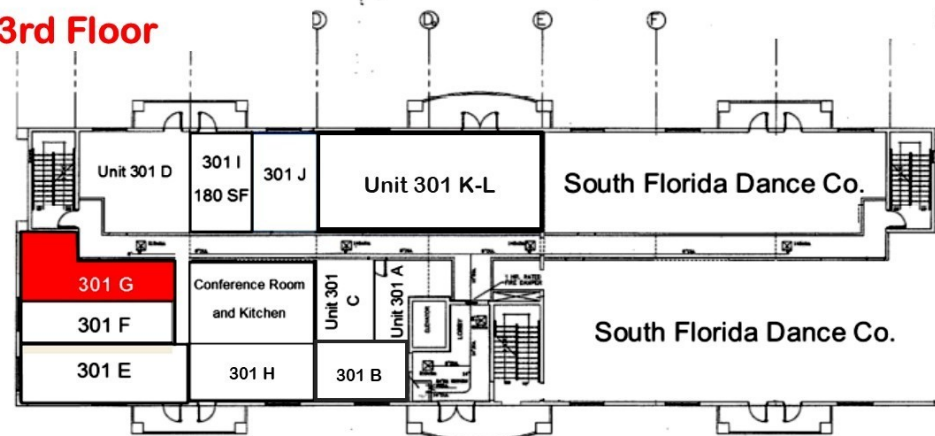
## 1st Floor



## 2nd Floor



## 3rd Floor



### Patty And Ken Novak

Broker Associate  
772.220.4096 x105  
pnovak@slccommercial.com

### SLC Commercial

2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slccommercial.com



**SLC Commercial**  
Realty & Development

# Prima Vista Shoppes

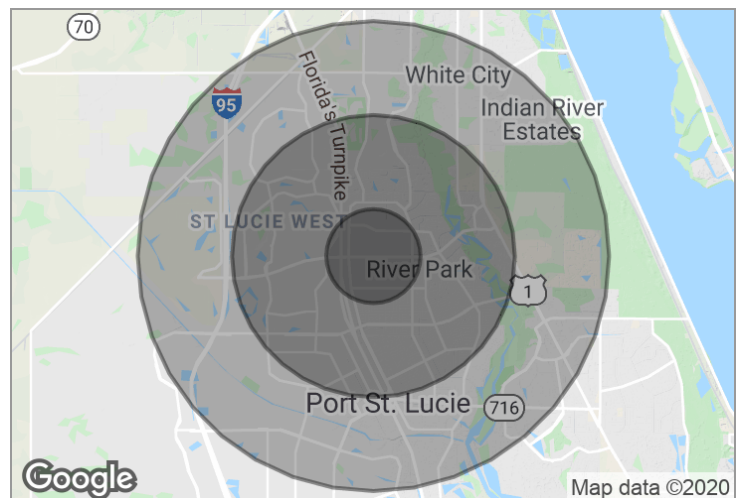
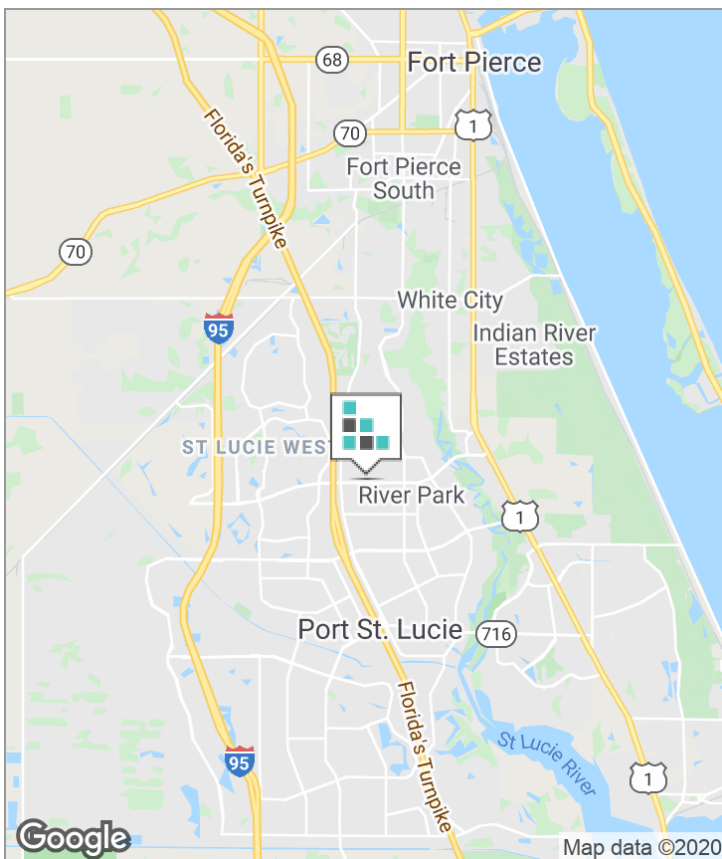
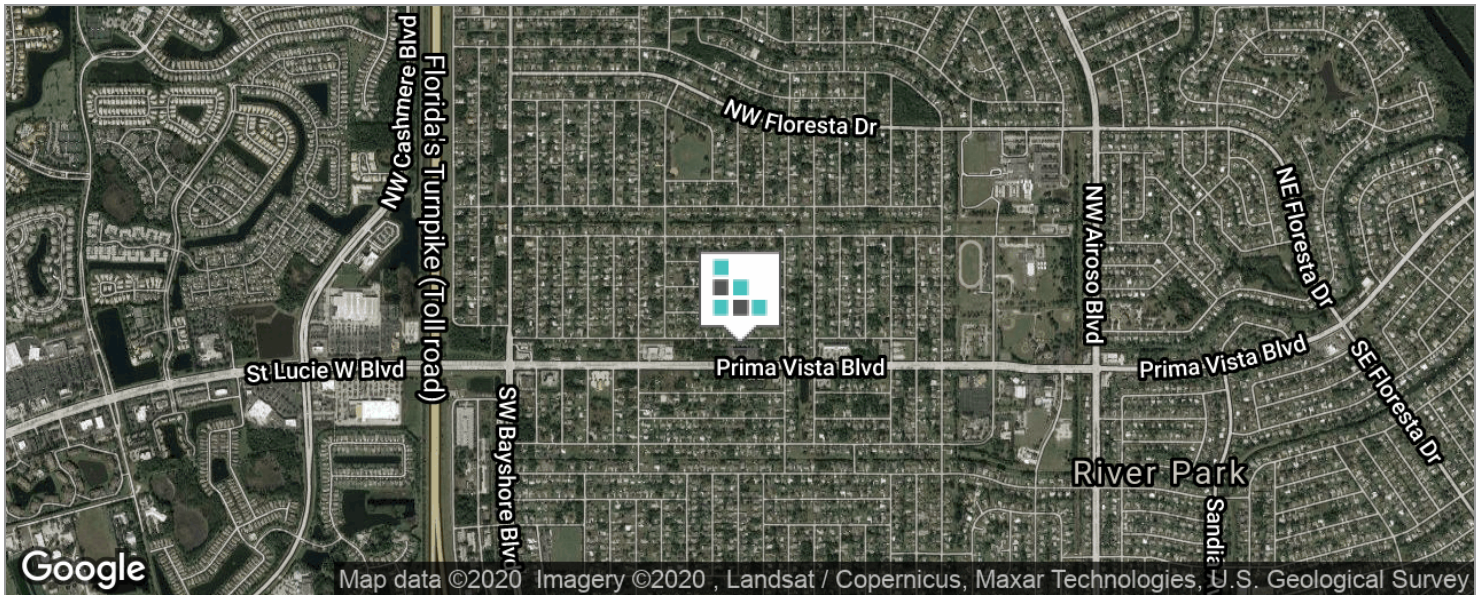
TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
AVAILABLE	103	572
Taj Indian Grill	104	4,200
Discovery Emporium (Daycare)	201	5,621
Bernadette's Salon	207	1,059
AVAILABLE	208	842
South Florida Dance Co.	209-210	2,011
Food Addicts Anonymous	301 A	169
Masters Realty Assoc.	301 B	273
Angelic Baby Ultrasound	301 C	202
Professor Wilson	301 D	140
Personal Touch Counseling Srvs.	301 E	185
The Nail Room	301 F	180
AVAILABLE	301 G	180
Accurate Accounting	301 H	284
Jaime Mazzocchi, LMTC	301 I	180
Paul Feyereisen - Accountant	301 J	237
AVAILABLE	301 K, L	915
South Florida Dance Co.	304	3,250
<b>Totals/Averages</b>		<b>20,500</b>

**Patty And Ken Novak**  
 Broker Associate  
 772.220.4096 x105  
 pnovak@slccommercial.com

**SLC Commercial**  
 2488 SE Willoughby Blvd  
 Stuart, FL 34994  
 772.220.4096 | slccommercial.com



# Prima Vista Shoppes



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,062	60,835	128,018
Total Households	3,191	22,434	48,507
Average HH Income	\$58,325	\$59,163	\$59,119
Average Age	36.4	41.0	42.5

**Patty And Ken Novak**  
Broker Associate  
772.220.4096 x105  
pnovak@slcommercial.com

**SLC Commercial**  
2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slcommercial.com

**SLC Commercial**  
Realty & Development

## Prima Vista Shoppes

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

 **Patty And Ken Novak**  
Broker Associate  
772.220.4096 x105  
pnovak@slccommercial.com

**SLC Commercial**  
2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slccommercial.com

  
**SLC Commercial**  
Realty & Development