

**FOR LEASE**

\$18.00/psf

**Portofino Plaza Lease Space**

3445 - 3451 SW Darwin Blvd. Port St. Lucie FL, 34953



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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

# Property Details

# Portofino Plaza Lease Space

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<b>LEASE RATE</b>	\$18.00/psf modified gross
<b>LEASE SPACE(S)</b>	4,900 sf / 1,314 sf (#3429 open floor plan)
<b>BUILDING SIZE</b>	34,000 SF
<b>BUILDING TYPE</b>	Neighborhood Center
<b>ACREAGE</b>	4.00 AC
<b>FRONTAGE</b>	645'
<b>TRAFFIC COUNT</b>	26,828 AADT (from Darwin Blvd.)
<b>YEAR BUILT</b>	2009
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	162+
<b>ZONING</b>	PUD - PSL
<b>LAND USE</b>	Shopping Center
<b>UTILITIES</b>	Undisclosed

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The Portofino Plaza is located in the fast growing, contemporary Sawgrass Lakes community and features a mixture of retail, office and restaurant tenants. The Plaza is located on the intersection of SW Tulip Blvd. and SW Darwin Blvd. and currently has 4,900 sf & 1,314 sf spaces available for lease. 4,900 sf space was formerly occupied by a pediatric center; making it ideal for a medical practice or other related business. Neighboring tenants include: Shell gas station and Dunkin' Donuts, and it is anchored by Kiddie Academy Learning Center, and other restaurants and retailers.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	8,605	1 Mile	\$58,635	1 Mile	37.90
3 Mile	65,798	3 Mile	\$65,219	3 Mile	38.10
5 Mile	126,598	5 Mile	\$67,099	5 Mile	39.90

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# Zoning Information

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## Planned Unit Development - PUD

Sec. 158.173. - Permitted Uses.

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an

intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)



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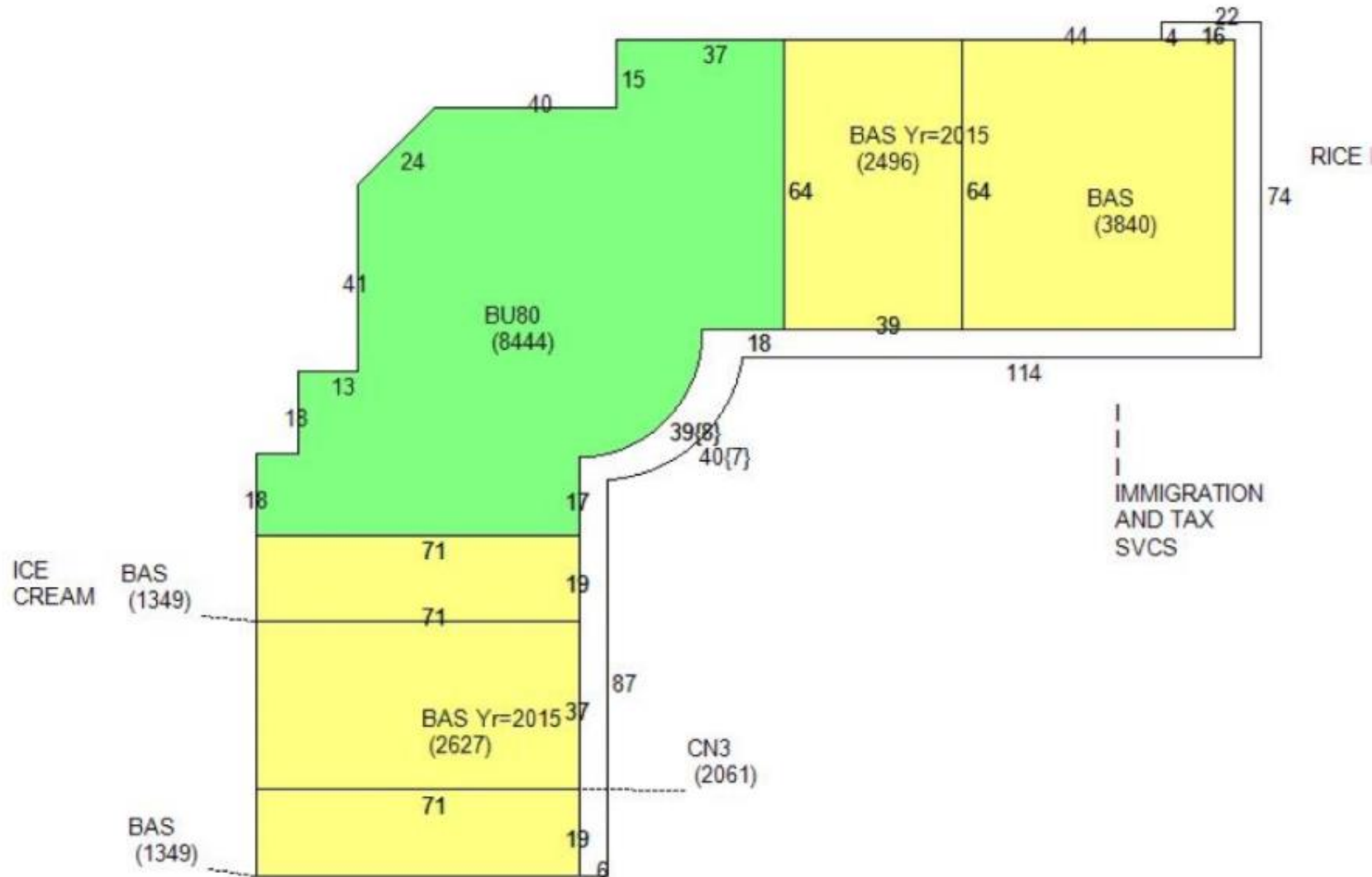
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# Floor Plan

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# Detailed Floor Plan

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# Property Aerial

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