

# FOR LEASE

\$14.00/psf

## Retail Spaces at St. Lucie Business Park

8421-8453 US 1, Port St. Lucie FL 34952



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeannie Baron | 772-528-0739 | [jeanniebaron@jbaronhomes.com](mailto:jeanniebaron@jbaronhomes.com)

Michelle Pouch | 772-708-1421 | [michellep@jbaronhomes.com](mailto:michellep@jbaronhomes.com)

# Property Details

# Retail Spaces at St. Lucie Business Park

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<b>LEASE SPACE &amp; RATES</b>	(Unit 8449) \$14.00/psf (Unit 8421-8425) \$13,500/mo. plus sales tax
<b>LEASE SPACES</b>	<del>(Unit 8449) 2,000 sf</del> (Unit 8421-8425) 10,000 sf
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	4.72 AC
<b>FRONTAGE</b>	445'
<b>TRAFFIC COUNT</b>	52,380 AADT
<b>YEAR BUILT</b>	1985
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	191
<b>ZONING</b>	CG- Commercial General
<b>LAND USE</b>	Shopping Center
<b>UTILITIES</b>	Saint Lucie County

Don't miss out on this great opportunity! 10,000-square-feet of commercial space located on the North end cap. Site has ample parking, monument signage, and it is highly visible from US Highway 1. Some of the neighboring tenants include: Sherwin Williams, AT&T and Cash America.

Located on US Highway 1 and Business Park Drive.



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## Exterior Photos

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Unit 8421-8425 end cap (rear)

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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	4,597	1 Mile	\$44,242	1 Mile	59.10
3 Mile	55,389	3 Mile	\$50,998	3 Mile	43.90
5 Mile	127,354	5 Mile	\$58,632	5 Mile	43.60

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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)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)

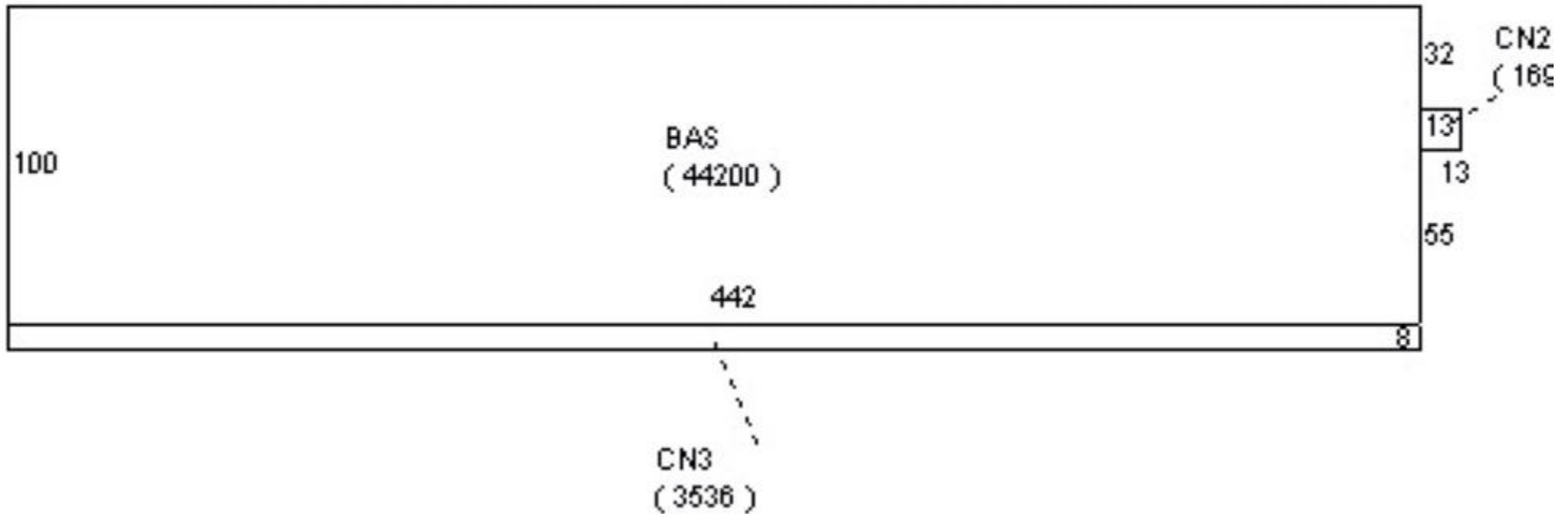
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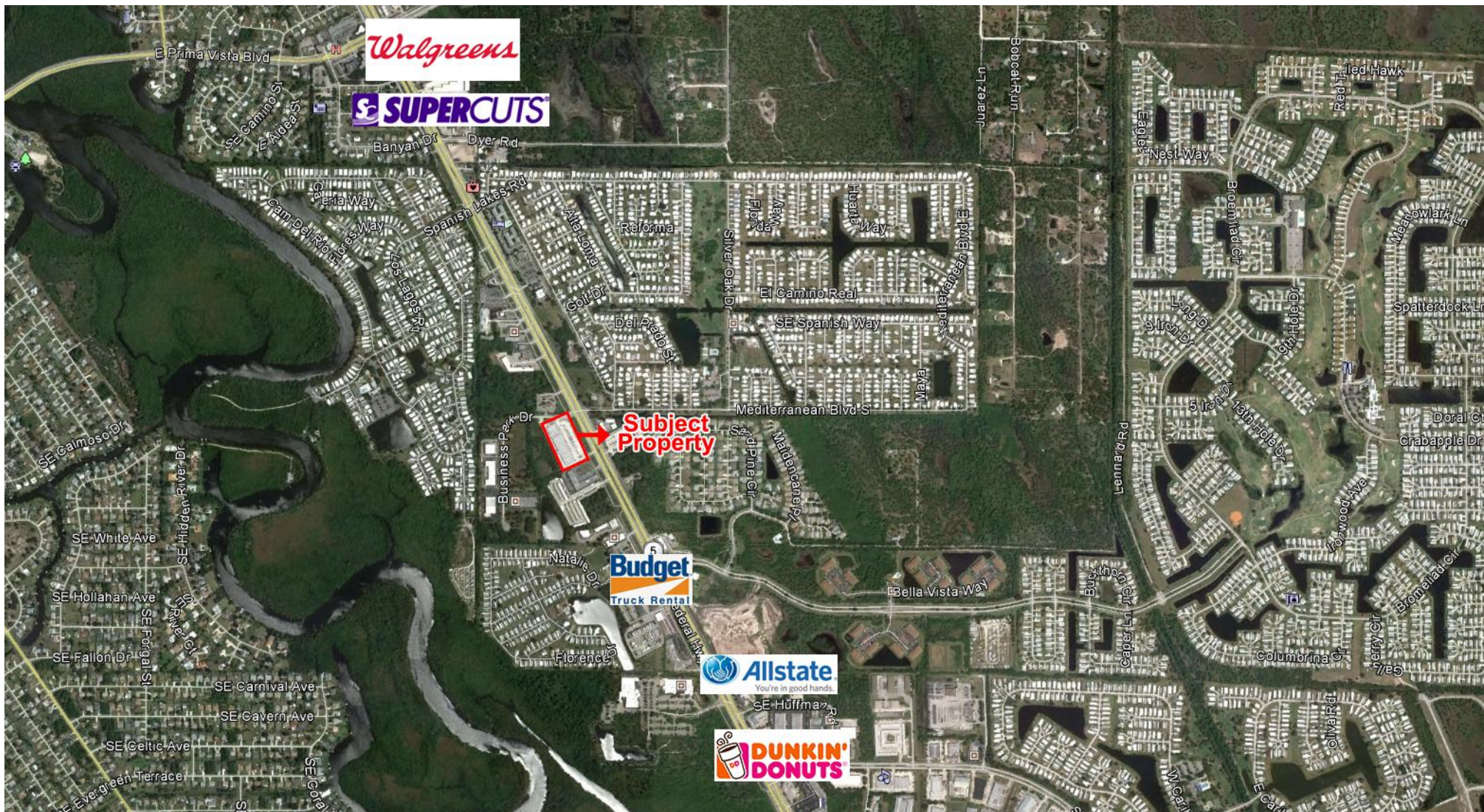
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# Property Aerial

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