

# FOR LEASE

\$14.00 - 18.00/psf

# Sunrise Plaza - Retail Spaces

8962-8976 S US Highway 1, Port St. Lucie FL, 34952



## TWO SPACES AVAILABLE



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

## Listing Contact:

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

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LEASE RATE	\$14.00 - 18.00/psf
LEASE SPACE(S)	(8964) 1,200 sf 1,228 sf
BUILDING SIZE	13,177 SF
BUILDING TYPE	Retail / Office
ACREAGE	2.17 AC
FRONTAGE	310.54'
TRAFFIC COUNT	46,790 AADT
YEAR BUILT	2009
CONSTRUCTION TYPE	CBS
PARKING SPACE	68+
ZONING	CG- PSL
LAND USE	Shopping Center
UTILITIES	Undisclosed

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Two (2) spaces now available for lease at the Sunrise Plaza in Port Saint Lucie. Spaces are ideal for retail or professional office use. Located on busy US Highway 1, close proximity to national tenants and the Port Saint Lucie Civic Center. **Owner will offer TI allowance for buildout (Lease rate determined by buildout cost)**



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,507	1 Mile	\$43,885	1 Mile	50.50
3 Mile	55,504	3 Mile	\$51,995	3 Mile	44.50
5 Mile	119,310	5 Mile	\$58,376	5 Mile	43.50

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# Zoning Information

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## GC - General Commercial

(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;
- (3) Office for administrative, business, or professional use;
- (4) Public facility or use;
- (5) Restaurants;
- (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

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

- (1) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one (1) such residence may be approved for each business and required land area;

- (2) Enclosed assembly area;
- (3) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant;
- (4) Semi-public facility or use;
- (5) Catalog showrooms with more than twenty (20%) percent of gross floor area devoted to storage;
- (6) Car wash (full or self-service);
- (7) Kennel, enclosed;
- (8) Bars, lounges, and night clubs;
- (9) Schools (private or parochial), meeting the requirements of the State Board of Education, or technical or vocational schools;
- (10) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.
- (11) Automobile fuel services or repairs, including oil lubrication businesses;
- (12) Retail convenience stores;
- (13) Hospitals, nursing, or convalescent homes;
- (14) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (15) Pain management clinic.
- (16) Recreational amusement facility.

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# Site Photos

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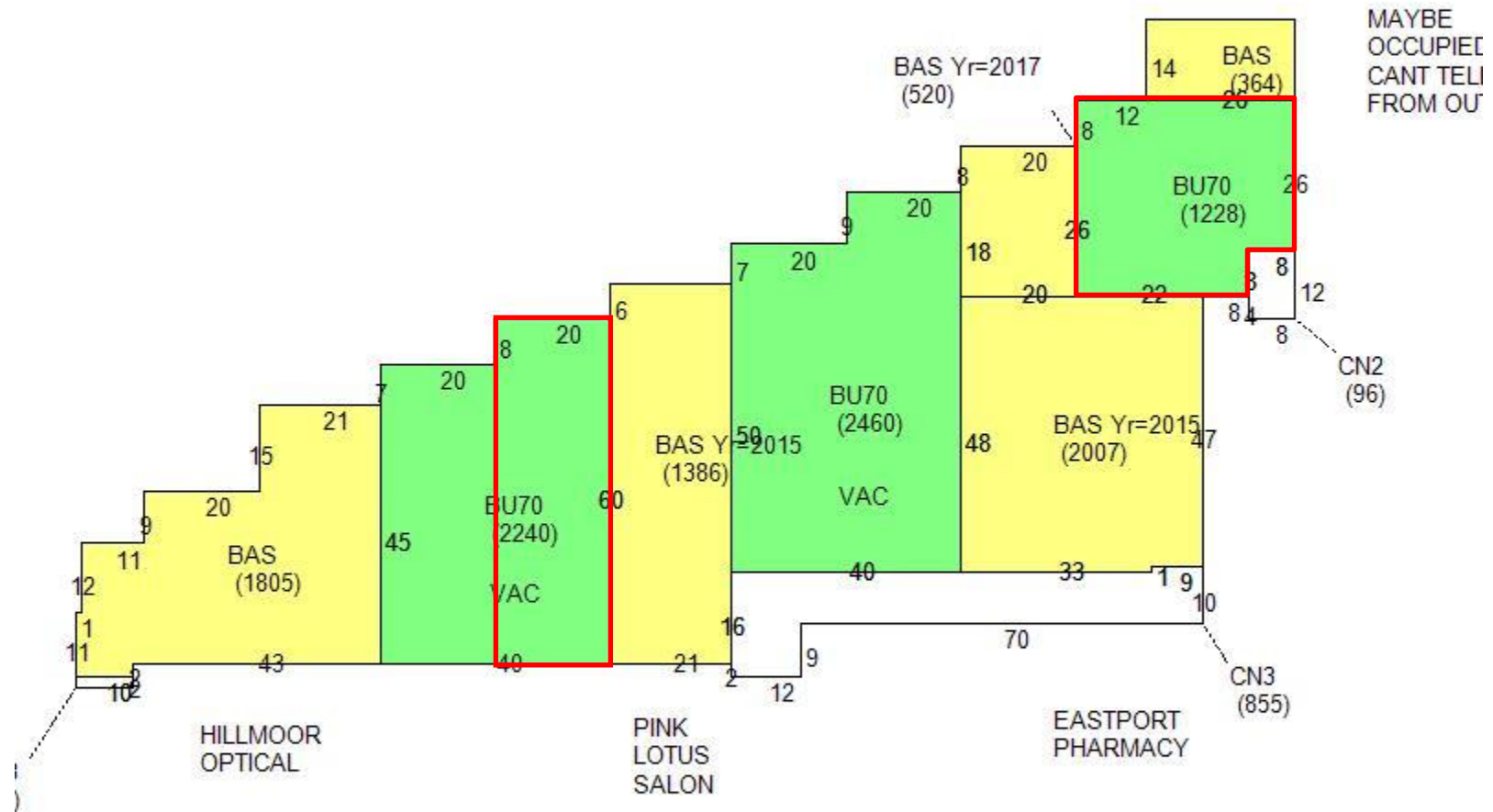
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# Floor Plan

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# Property Aerial

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