

# FOR LEASE

\$22.50/psf

# New Construction Retail Spaces

3027 SW Port St. Lucie Blvd. Port St. Lucie FL 34953

17.60 Acres



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

# Property Details

# New Construction Retail Spaces

3027 SW Port St. Lucie Blvd. Port St. Lucie FL 34953

<b>LEASE RATE</b>	\$22.50/psf
<b>CAM</b>	\$8.00/psf
<b>LEASE SPACE(S)</b>	(Bldg.1) 1,680 SF - 6,720 SF (contiguous) (Bldg. 3) 1,680 sf - 5,040 sf (contiguous)
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	17.60 AC
<b>FRONTAGE</b>	+/- 1,000'
<b>TRAFFIC COUNT</b>	38,710 AADT
<b>YEAR BUILT</b>	2017
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	CG- PSL
<b>LAND USE</b>	Commercial Shopping Center
<b>UTILITIES</b>	St. Lucie

The Sympatico Plaza is a brand new retail development that sits on 17.60 acres of land with excellent frontage to SW Port St. Lucie Blvd. The site will include Pet Supermarket, T-Mobile, and a Walmart Market which will anchor the proposed 25,200 SF total of inline retailers and restaurants. Located in a growing area of Port St. Lucie, the site is surrounded by several residential communities as well as a proposed multi-family development that will be located just behind the Plaza.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,703	1 Mile	\$59,341	1 Mile	37.10
3 Mile	74,744	3 Mile	\$64,114	3 Mile	37.80
5 Mile	141,559	5 Mile	\$67,352	5 Mile	40.50

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## CG - Commercial General

(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, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
- (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.
- (9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.

(11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(12) Kennel, enclosed.

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

- (1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.
- (3) Semi-public facility or use.
- (4) Car wash (full or self-service).
- (5) Kennel, enclosed with outdoor runs.
- (6) Bars, lounges, and night clubs.
- (7) Schools (public, private or parochial) or technical or vocational schools.
- (8) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.
- (9) Automobile fuel sales, services or repairs, including oil lubrication businesses.
- (10) Retail convenience stores with or without fuel service station.
- (11) Hospitals, free standing emergency department, nursing, or convalescent homes.
- (12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (13) Pain management clinic as set forth in Section 158.231.

Aerial Render

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# Construction Progress

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November 2017



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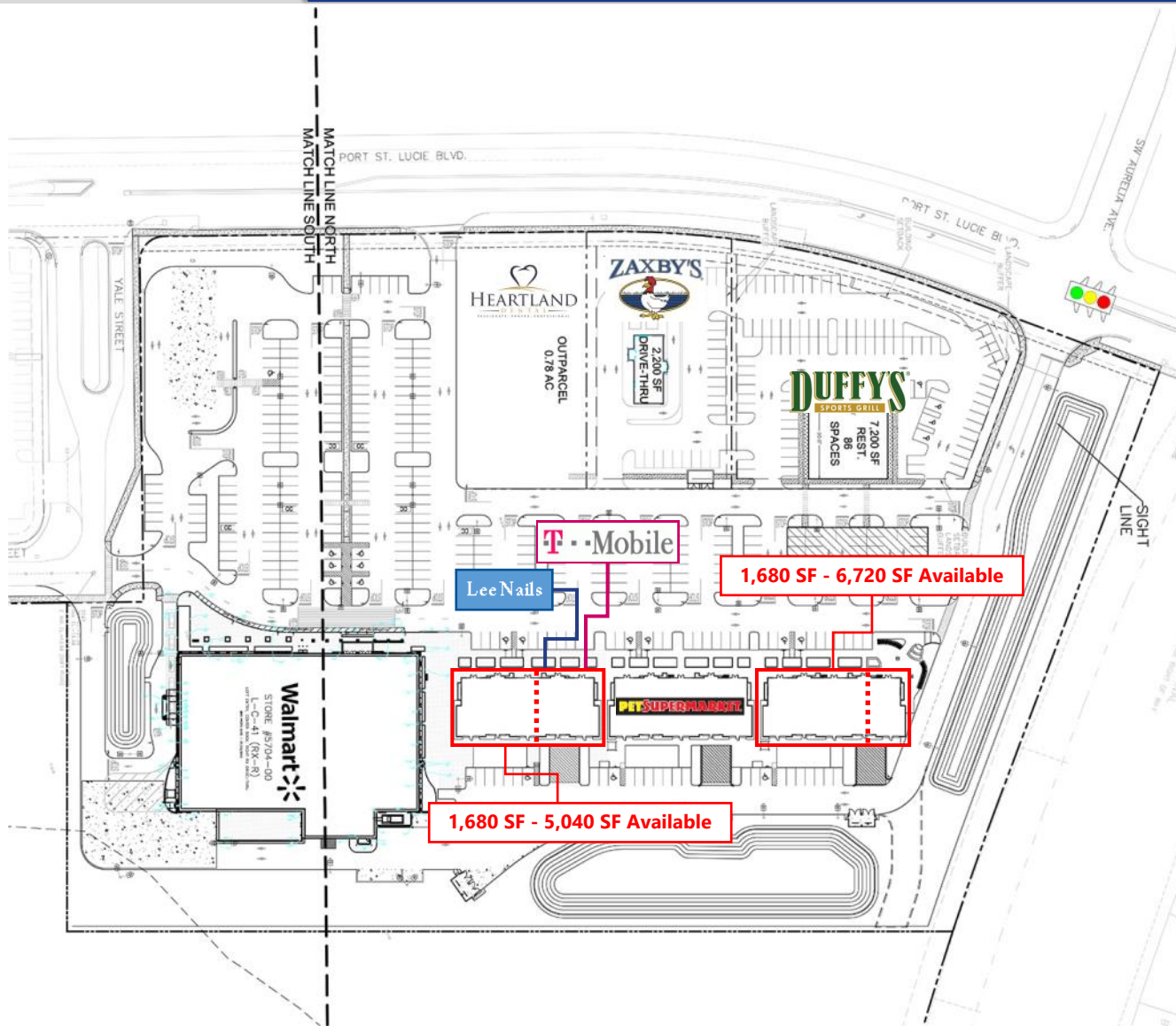
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# Site Plan

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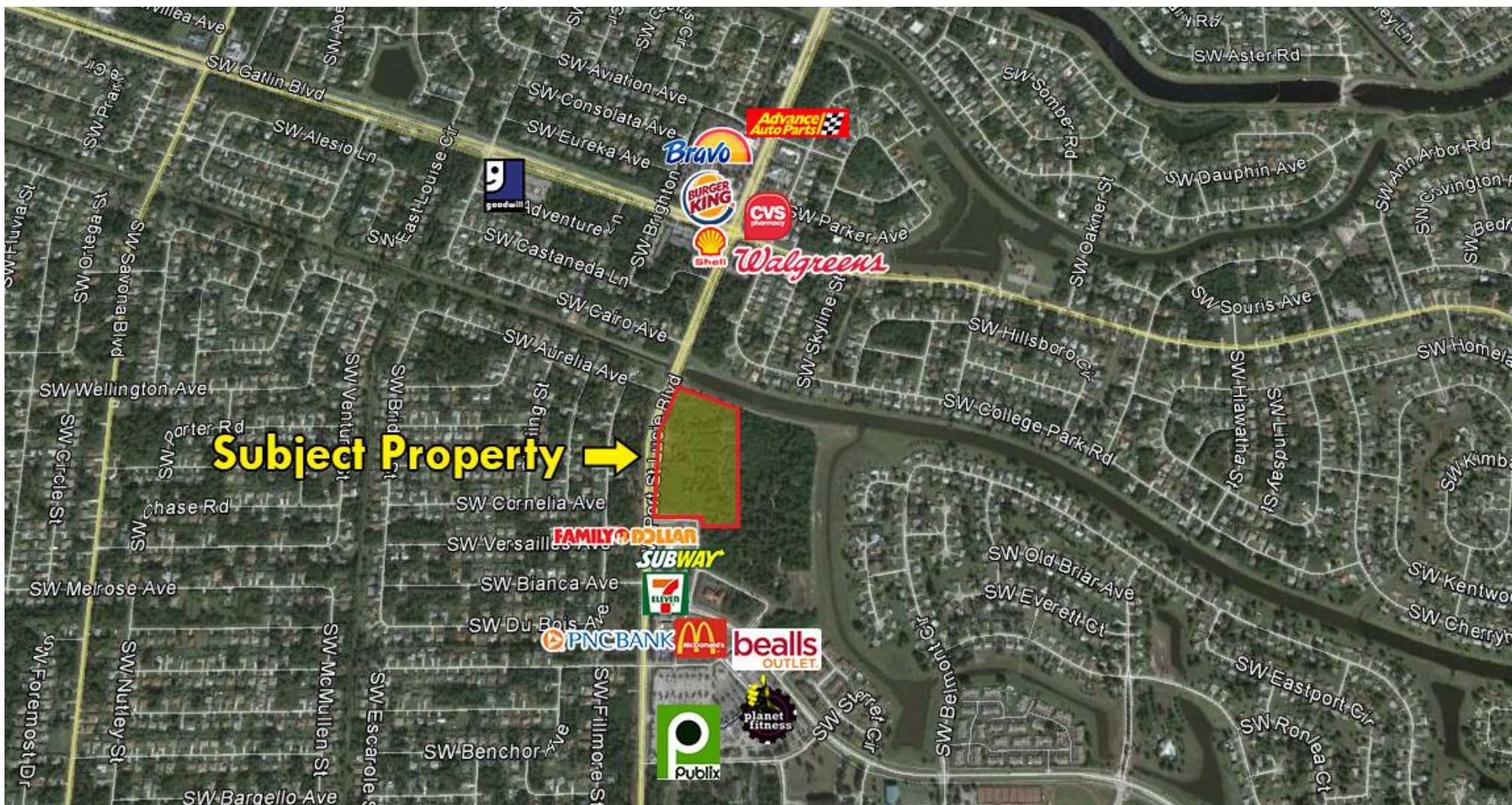
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# Property Aerial

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