



PERMIT READY | SITE WORK COMPLETED

BUILD TO SUIT OFFICES

FOR LEASE | \$35.00/SF NNN | UP TO 6,000 SF

1920 SW FOUNTAINVIEW BLVD. PORT ST. LUCIE, FL 34986

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



BUILD TO SUIT OFFICES

PRESENTED BY:

Brian Schwan

Sales & Leasing Agent

P: 772.215.1167

E: bschwan@commercialrealestatellc.com

Jeremiah Baron

Owner / Broker

2100 SE Ocean Blvd. Suite 100, Stuart FL 34996

P: 772.528.0506

E: jbaron@commercialrealestatellc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

PROPERTY DETAILS

1920 SW FOUNTAINVIEW BLVD. PORT ST. LUCIE FL 34986	
LEASE RATE	\$35.00/SF NNN
SPACE(S) AVAILABLE	3,000 - 6,000 SF
PROPOSED BUILDING SIZE	6,000 SF
BUILDING TYPE	Office / Medical
ACREAGE	+/- 1 AC
FRONTAGE	+/- 460' to I-95
TRAFFIC COUNT	84,000 AADT (from I-95)
ZONING	PUD
LAND USE	CH/CG
PARCEL ID	3335-600-0000-000-0

- Fully approved pad site with proposed plans to develop a 6,000 sf commercial building.
- Ideal for office, medical, and other professional businesses.
- Option to split into two 3,000 sf spaces.
- Adjacent to Residence Inn (Marriott), Carrabba's, and the developing mixed use village known as Town Place at St. Lucie West.
- Great exposure with I-95 frontage and lake views.
- An average of 80,000 vehicles daily.
- Easy access to I-95 and St. Lucie West interchange.
- Over 80 dedicated parking spaces and infrastructure in place.



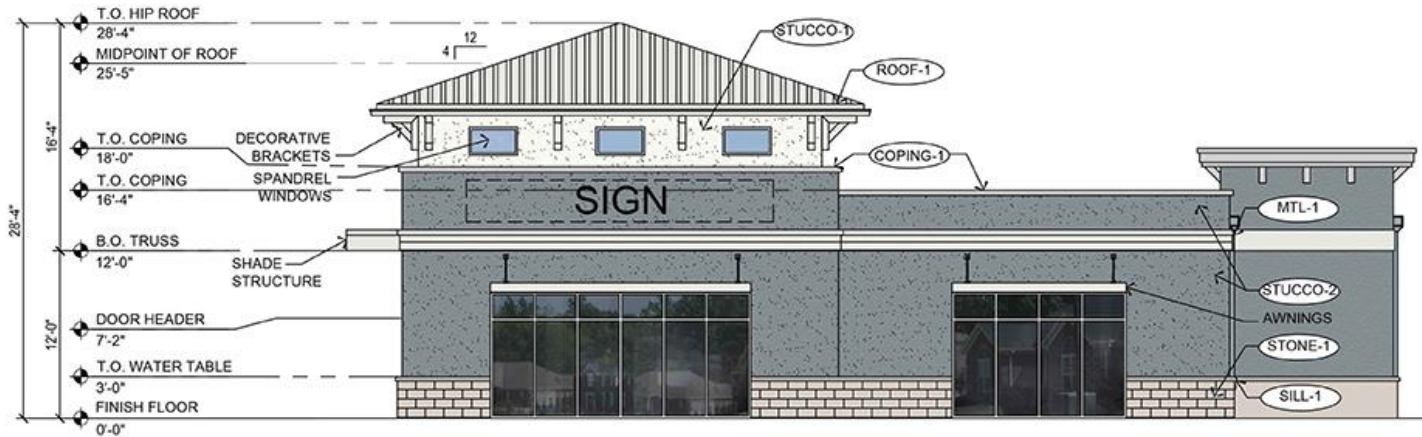
AERIAL VIEW



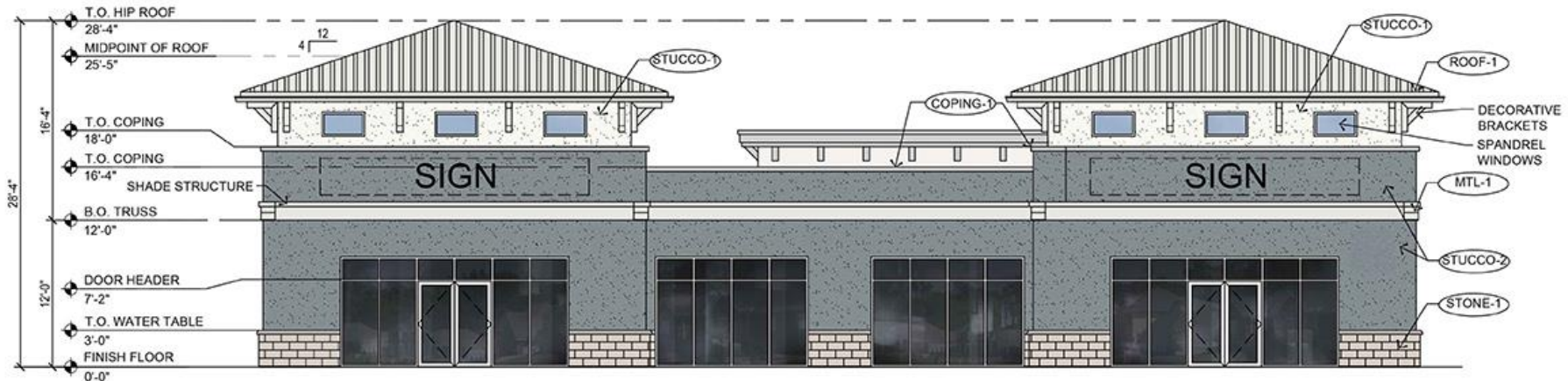
JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

SITE ELEVATIONS



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

SITE ELEVATIONS



3 NORTH ELEVATION

SCALE: 1/8"=1'-0"



4 EAST ELEVATION

SCALE: 1/8"=1'-0"

ZONING INFORMATION

Planned Unit Development (PUD). Land planned under unified control and developed in a coordinated manner in one (1) or more development phases for uses and structures well suited to the development itself and the surrounding area of which it is a part, according to an approved conceptual plan of development, and with programs for full maintenance and operation of any facilities and services, not to be dedicated to, and accepted by, a public agency for public ownership, operation and maintenance. PUD's may be for commercial, office, industrial, institutional or residential development or for a mixture of various land uses.

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)

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	6,689	57,928	143,096
2028 Projected Population	7,301	62,871	153,943
2010 Census Population	4,203	38,717	104,453
2023 Estimated Households	2,951	22,911	53,274
2028 Projected Households	3,215	24,865	57,370
2010 Census Households	1,891	15,286	38,460
2023 Estimated White	5,521	44,534	104,044
2023 Estimated Black or African American	740	9,844	30,159
2023 Estimated Hawaiian & Pacific Islander	6	76	200
2023 Estimated American Indian or Native Alaskan	26	334	872
2023 Estimated Other Races	132	1,455	3,981
2023 Estimated Average Household Income	\$85,740	\$81,095	\$80,167
2023 Estimated Median Household Income	\$67,025	\$67,926	\$66,893
Median Age	52.1	47.2	43.2
Average Age	47.9	44.8	42.1