

# TURN-KEY RESTAURANT SPACE

10368 S US Highway 1, Port St. Lucie, FL 34952



JOIN:  FITNESS  DOLLAR TREE  Aaron's  CSL Plasma

FOR LEASE | \$34.00/SF NNN

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# PROPERTY OVERVIEW

- Presenting a fully built-out 3,450 SF restaurant end cap located within the highly trafficked Marketplace Shopping Center in Port St. Lucie. Recently remodeled, the space offers a turnkey opportunity for restaurant users looking to minimize upfront buildout costs and accelerate time to opening.
- The unit features a fully equipped commercial kitchen, complete with a large hood system and grease trap, along with an efficient layout designed to support high-volume operations. As an end cap, the space benefits from enhanced visibility, natural light, and convenient customer access, making it ideal for dine-in, takeout, or delivery-focused concepts.
- Marketplace Shopping Center is anchored by Crunch Fitness, driving consistent daily traffic, and is complemented by a strong tenant mix including Dollar Tree, Aaron's, and Club Pure Child Care Center. The center serves a dense and growing residential population, providing a built-in customer base and sustained demand for food and beverage operators.



<b>LEASE RATE</b>	\$34.00/SF NNN
<b>SPACE AVAILABLE</b>	3,450 SF
<b>SEATING</b>	Indoor
<b>SIGNAGE</b>	Building / Monument Sign
<b>FRONTAGE</b>	644' (Jennings Road) +/- 700' (US-1)
<b>TRAFFIC COUNT</b>	36,000 ADT (US-1) 6,800 ADT (Jennings Road)
<b>YEAR BUILT / RENOVATED</b>	1997 / 2024
<b>PARKING SPACE</b>	865
<b>ZONING</b>	General Commercial (PSL)
<b>LAND USE</b>	CG
<b>PARCEL ID</b>	4412-504-0005-000-9

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# INTERIOR PHOTOS



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# NEIGHBORING TENANTS



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# DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	9,711	47,002	115,756
2025 Population	10,849	52,675	135,359
2030 Population Projection	12,397	59,865	153,754
Annual Growth 2020-2025	2.3%	2.4%	3.4%
<b>Households by Income</b>			
Avg Household Income	\$80,061	\$84,624	\$89,063
Median Household Income	\$63,789	\$66,443	\$66,922
<b>Population Summary</b>			
Median Age	40.3	46.5	48.3
Avg Age	41.1	45.2	46.1
<b>Worker Travel Time To Job</b>			
<30 Minutes	2,970	13,718	31,927
30-60 Minutes	1,624	6,729	17,884
60+ Minutes	258	1,915	5,946

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# ZONING INFORMATION

## **Sec. 158.124. General Commercial Zoning District (CG).**

(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.

(13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(14) Pharmacy.

(15) Cat cafés in accordance with Section 158.235.

(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.

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# ZONING INFORMATION

(8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.

(9) Automobile fuel sales.

(10) Repair and maintenance of vehicles. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.

(11) Retail convenience stores with or without fuel service station.

(12) Hospitals, free standing emergency department, nursing, or convalescent homes.

(13) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(14) Pain management clinic as set forth in Section 158.231.

(D) Accessory Uses. As set forth in section 158.217.

(E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

(F) Maximum Building Coverage. Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) Maximum Building Height. Thirty-five (35) feet. (See subsection 158.174(E) for height variations allowed through PUD zoning.)

(H) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200)

square feet. For automobile service stations and drive-through restaurants: nine hundred (900) square feet.

(I) Setback Requirements and Landscaping.

(1) Front Setback. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

(3) Rear Setback. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan.

(J) Off-Street Parking and Service Requirements. As set forth in section 158.221.

(K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of section 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-124, § 1, 11-12-02; Ord. No. 06-81, § 1, 8-14-06; Ord. No. 11-37, § 2, 6-13-11; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 17-48, § 3, 8-14-17; Ord. No. 18-12, § 2, 2-26-18; Ord. No. 18-49, § 2, 10-8-18; Ord. No. 20-25, § 2, 5-11-20; Ord. No. 23-17, § 2, 2-27-23)

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# SITE SURROUNDINGS



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# TRADE AREA MAP



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