

# MAINSTREET VILLAGE COMMERCIAL PLAZA

9481 & 9491 Brandywine Lane, Port St. Lucie, FL 34986



BUILDING B



BUILDING A

**FOR LEASE** | \$38.00/sf NNN | RETAIL | RESTAURANT | OFFICE | SPACES AVAILABLE

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Exceptional lease opportunity in the distinguished St. Lucie West area! Proposed plans consisting of two (2) one-story commercial buildings ideal for a variety of tenants ranging from retail, dining, medical, and office.
- Site is located to the West of the I-95 access ramp which receives a high volume of traffic upwards of 48,500 cars annually.
- In close proximity to many national and regional retailers, prominent hotels, and restaurants such as: Hilton, Walmart Supercenter, Starbucks, AMC Theaters, Sprouts Farmers Market, and many others. Centrally located within many residential communities.



<b>FOR LEASE</b>	\$38.00/sf NNN
<b>BUILDING SIZE(S)</b>	11,500 SF + 8,500 SF
<b>BUILDING TYPE</b>	Retail / Office
<b>ACREAGE</b>	2.83 AC
<b>PARKING</b>	125
<b>FRONTAGE</b>	366' to Reserve Blvd.
<b>TRAFFIC COUNT (2021)</b>	15,600 ADT
<b>ZONING</b>	CG - SLC
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	3327-808-0002-000-7

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# BUILDING ELEVATIONS



BUILDING B



BUILDING A

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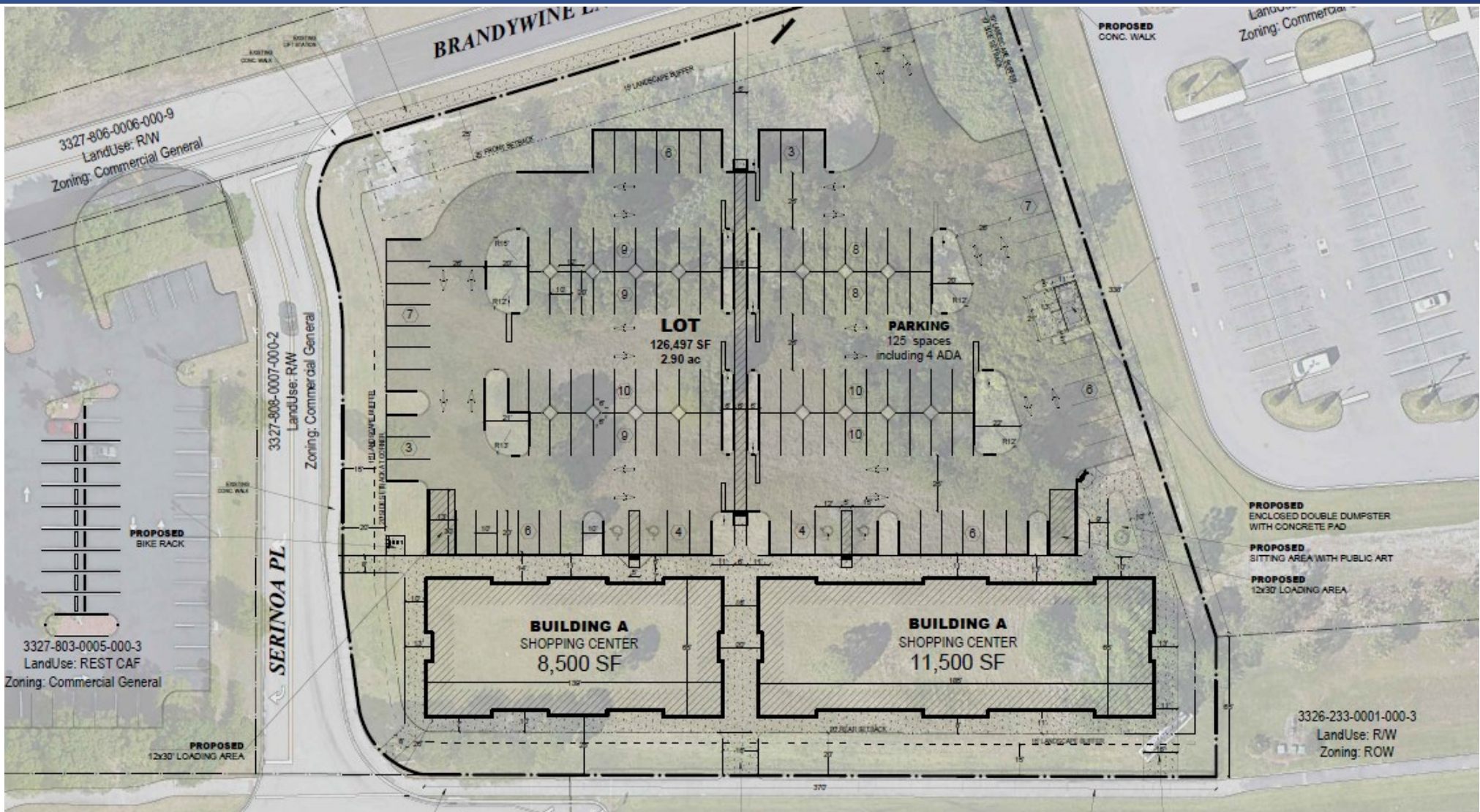
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# SITE PLAN



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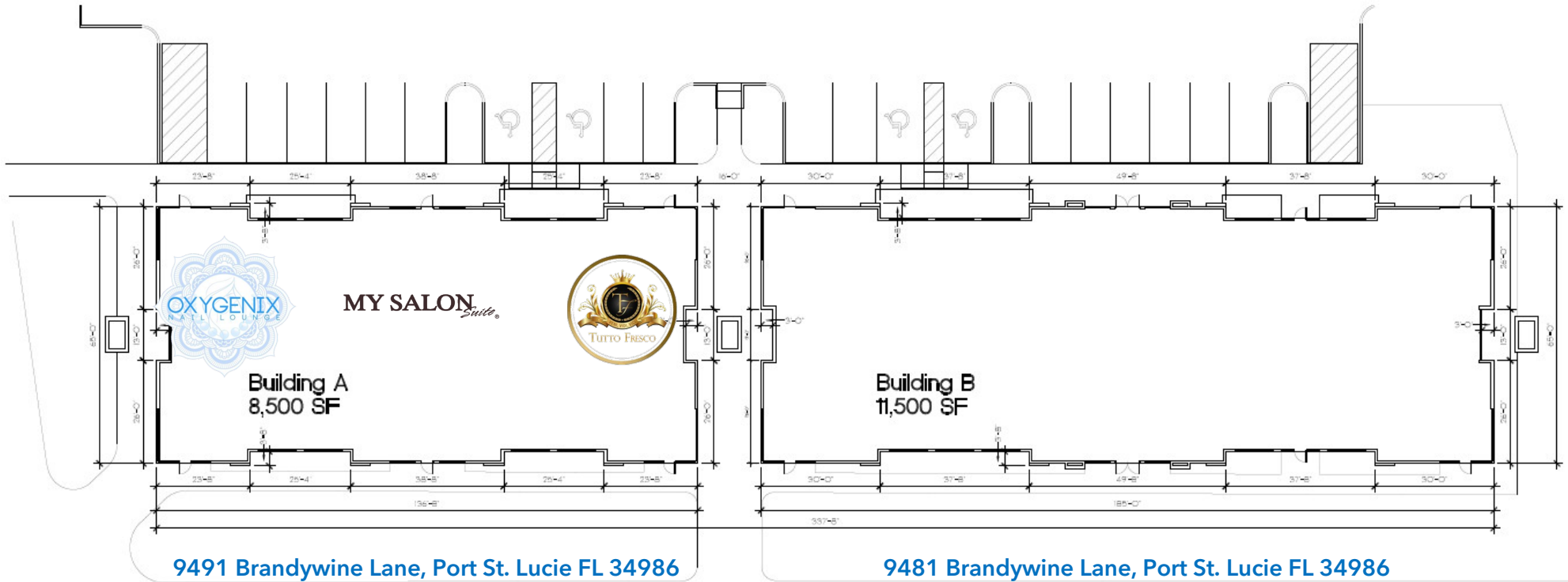
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# BUILDING PLANS



1 BUILDING PLANS  
SCALE 1/8"=1'-0"

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# SITE AERIAL



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,686	1 Mile	\$90,127	1 Mile	50
3 Mile	126,476	3 Mile	\$80,271	3 Mile	51
5 Mile	284,917	5 Mile	\$76,795	5 Mile	50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,310	1 Mile	\$71,286	1 Mile	46.00
3 Mile	136,393	3 Mile	\$67,143	3 Mile	46.90
5 Mile	303,561	5 Mile	\$63,388	5 Mile	46.80

Consumer Spending	3 mile Households
Education & Daycare	\$33,609,263
Health Care	\$35,667,308
Transportation & Maintenance	\$138,709,747
Household	\$111,678,977
Food & Alcohol	\$165,394,109
Entertainment, Hobbies & Pets	\$96,788,780
Apparel	\$29,778,558

Homes By Year Built	3 mile 2024 Housing Units
2000-2010	46.00%
2010+	24.00%
1990-1999	18.00%
1980-1989	8.00%
1940-1949	1.00%
1950-1959	1.00%
1960-1969	1.00%
1970-1979	1.00%

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# ZONING INFORMATION

## S. CG COMMERCIAL, GENERAL.

1. 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)

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- 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)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
  - (1) Drug stores. (591)
  - (2) Used merchandise stores. (593)
  - (3) Sporting goods. (5941)
  - (4) Book and stationary. (5942/5943)
  - (5) Jewelry. (5944)
  - (6) Hobby, toy and games. (5945)
  - (7) Camera and photographic supplies. (5946)
  - (8) Gifts, novelty and souvenir. (5947)
  - (9) Luggage and leather goods. (5948)
  - (10) Fabric and mill products. (5949)
  - (11) Catalog, mail order and direct selling. (5961/5963)
- (12) Liquefied petroleum gas (propane). (5984)
- (13) Florists. (5992)
- (14) Tobacco. (5993)
- (15) News dealers/newsstands. (5994)
- (16) Optical goods. (5995)
- (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
  - (1) Tax return services. (7291)
  - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
  - (1) Detective, guard and armored car services. (7381)
  - (2) Security system services. (7382)
  - (3) News syndicate. (7383)
  - (4) Photofinishing laboratories. (7384)
  - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking-commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)
- uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
- vv. Social Services:
  - (1) Individual and family social services. (832/839)
  - (2) Child care services. (835)
  - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)

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3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.
4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.
5. Off-Street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.
6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.
7. Conditional Uses:
  - a. Adult establishments subject to requirements of Section 7.10.10. (999)
  - b. Drinking places (alcoholic beverages) - free-standing. (5813)
  - c. Disinfecting and pest control services. (7342)
  - d. Amusement parks. (7996)
  - e. Go-cart tracks. (7999)
  - f. Hotels and motels. (701)
  - g. Household goods warehousing and storage-mini-warehouses. (999)
  - h. Marina - recreational boats only. (4493)
  - i. Motor vehicle repair services - body repair. (753)
  - j. Sporting and recreational camps. (7032)
  - k. Retail trade:
    - (1) Liquor stores. (592)
  - l. Stadiums, arenas, and race tracks. (794)
  - m. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
  - a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
  - b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
  - c. Retail trade:
    - (1) Undistilled alcoholic beverages (accessory to retail sale of food).
  - d. Solar energy systems, subject to the requirements of Section 7.10.28.

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# TRADE AREA MAP



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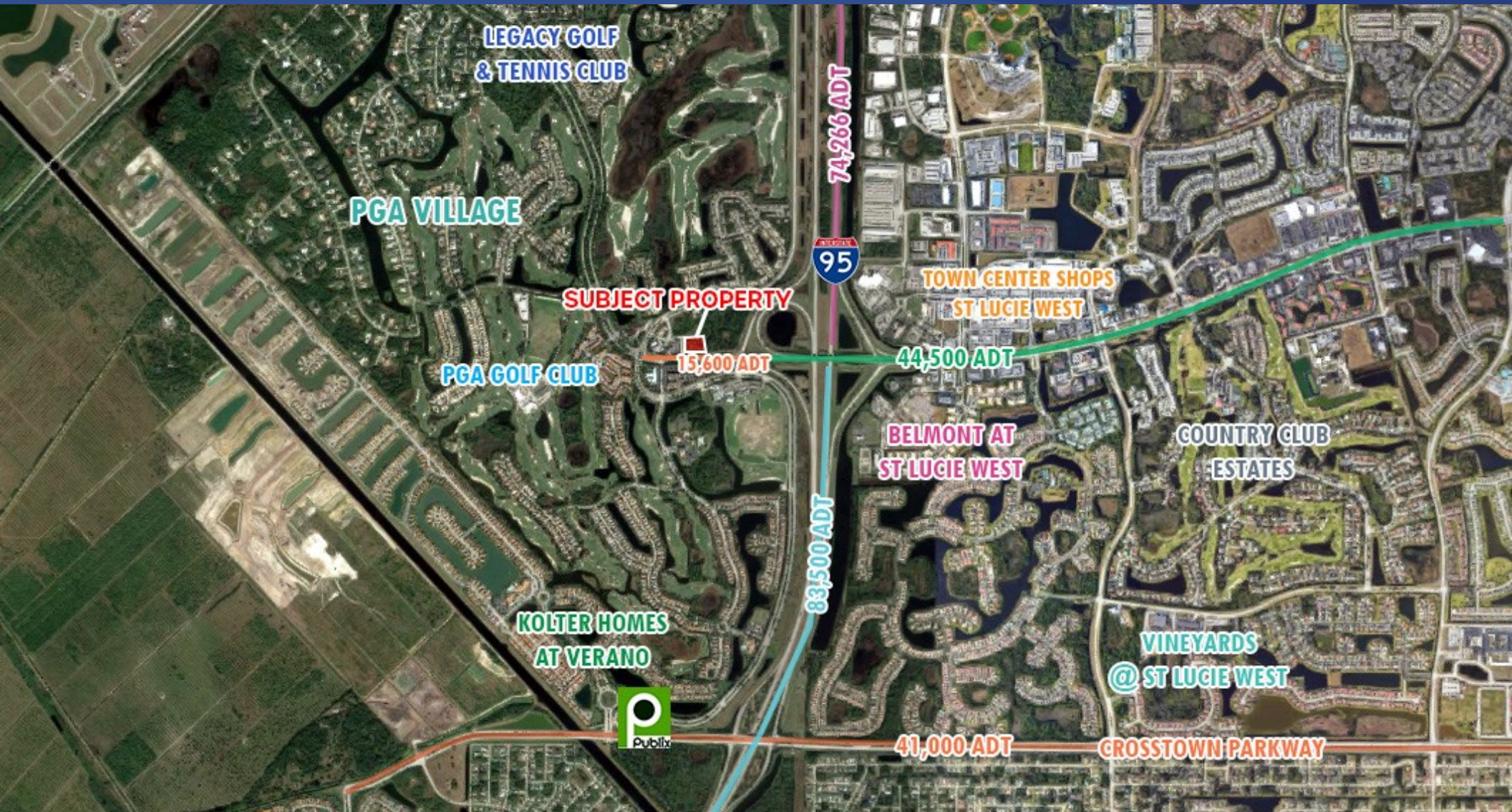
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# AREA MAP WITH TRAFFIC COUNTS



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