

# RETAIL/OFFICE SPACE AT SOUTHPORT PLAZA

2713 SE Morningside Blvd. Port St Lucie, FL 34952



FOR LEASE | \$16.00/SF NNN

**JEREMIAH BARON  
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# PROPERTY OVERVIEW

- This 800 SF space is now available in Southport Plaza, a vibrant shopping center located off SE Morningside Blvd in Port St. Lucie, FL.
- The plaza features a mix of established tenants, including a convenience store, medical offices, personal services, an indoor playground, and more, providing consistent foot traffic and community exposure.
- Centrally positioned within a thriving residential area, the space offers excellent visibility and accessibility from SE Port St. Lucie Blvd, with quick access to US-1, making it ideal for retail, office, or service-based businesses.



|                   |                            |
|-------------------|----------------------------|
| LEASE RATE        | \$16.00/SF NNN             |
| SUITE 2713        | 800 SF                     |
| BUILDING SIZE     | 12,536 SF                  |
| BUILDING TYPE     | Commercial Shopping Center |
| ACREAGE           | 1.61 AC                    |
| FRONTAGE          | 238'                       |
| TRAFFIC COUNT     | 2,700 ADT                  |
| YEAR BUILT        | 1979                       |
| CONSTRUCTION TYPE | Masonry                    |
| PARKING SPACE     | Ample                      |
| ZONING            | CN–Neighborhood Commercial |
| LAND USE          | CL                         |
| PARCEL ID         | 4414-241-0022-000-4        |

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# INTERIOR PHOTOS



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# INTERIOR REFRESH CONCEPT



*For visual purposes only.*

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# DEMOGRAPHICS

| 2024 Population Estimate   |         | 2024 Average Household Income |          | Average Age |      |
|----------------------------|---------|-------------------------------|----------|-------------|------|
| 1 Mile                     | 5,729   | 1 Mile                        | \$87,104 | 1 Mile      | 49.1 |
| 3 Mile                     | 55,296  | 3 Mile                        | \$84,258 | 3 Mile      | 43.6 |
| 5 Mile                     | 158,092 | 5 Mile                        | \$85,074 | 5 Mile      | 42.8 |
| 2029 Population Projection |         | 2024 Median Household Income  |          | Median Age  |      |
| 1 Mile                     | 7,036   | 1 Mile                        | \$69,818 | 1 Mile      | 54.2 |
| 3 Mile                     | 66,084  | 3 Mile                        | \$68,319 | 3 Mile      | 44.8 |
| 5 Mile                     | 187,156 | 5 Mile                        | \$67,450 | 5 Mile      | 43.8 |

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# ZONING INFORMATION

## **Sec. 158.120. Neighborhood Convenience Commercial (CN).**

(A) **Purpose.** The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

- (1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110.
- (2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.
- (3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (4) Office for administrative, business, or professional use.
- (5) Enclosed assembly area 3,000 square feet or less, with or without an alco-

holic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

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

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

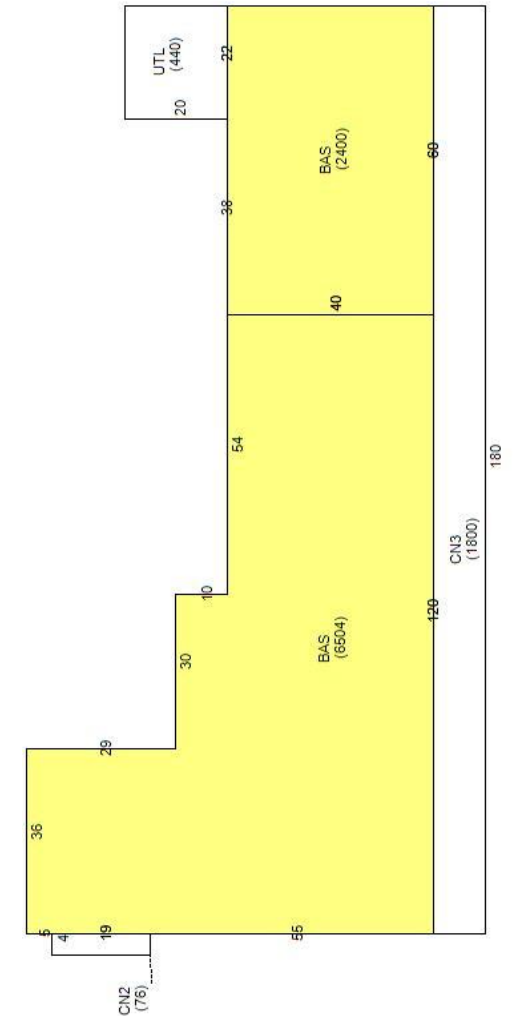
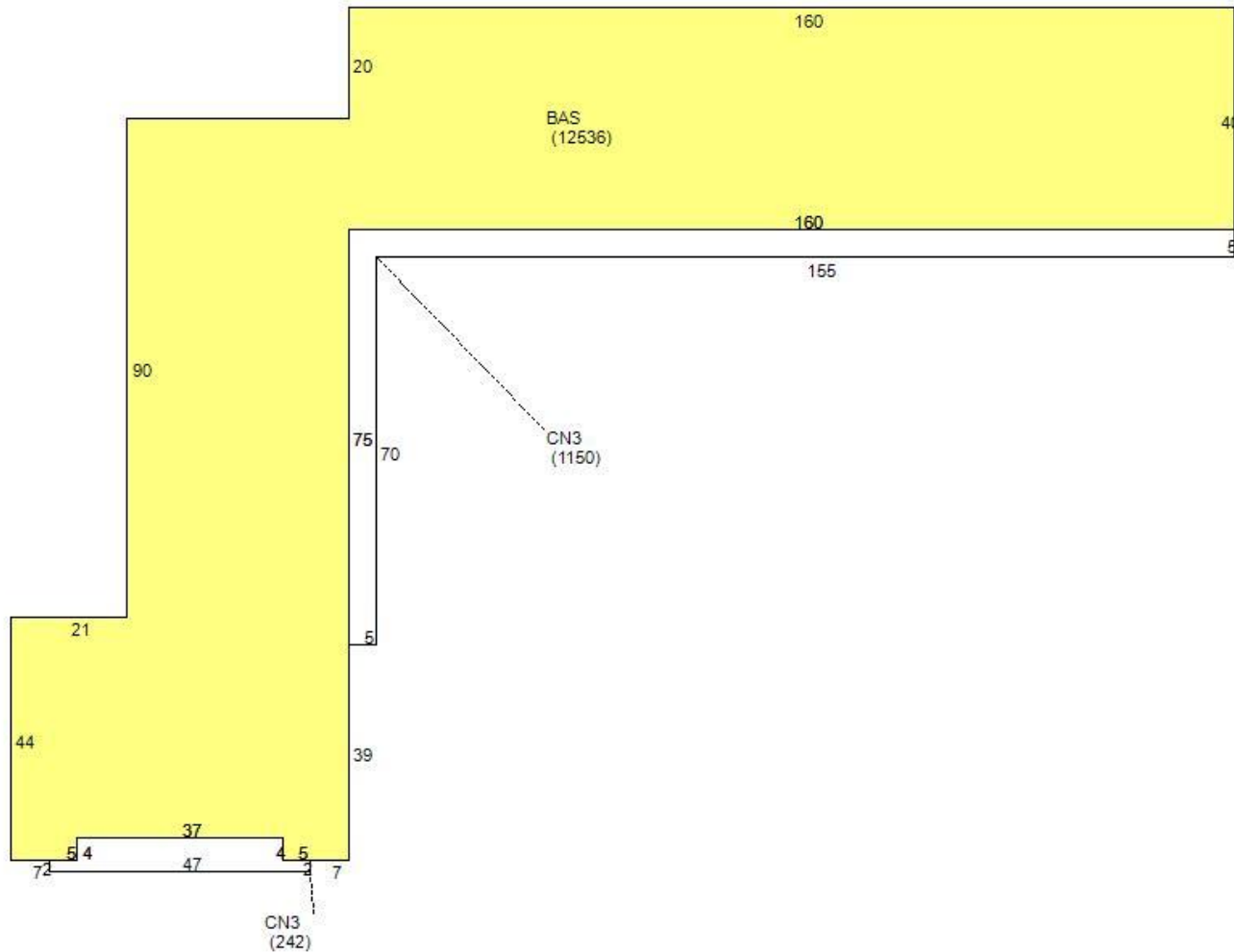
- (1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (2) Publicly-owned or operated building or use.
- (3) Public utility facility, including water pumping plant, reservoir, and electrical substation.
- (4) Service station (as separate use or in conjunction with a permitted use).
- (5) Retail plant nursery with outside sales and storage of living plant material.
- (6) Retail convenience stores with or without fuel service station and without drive-through service.
- (7) Bars, lounges, and night clubs in accordance with Chapter 110.

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# PROPERTY SKETCH



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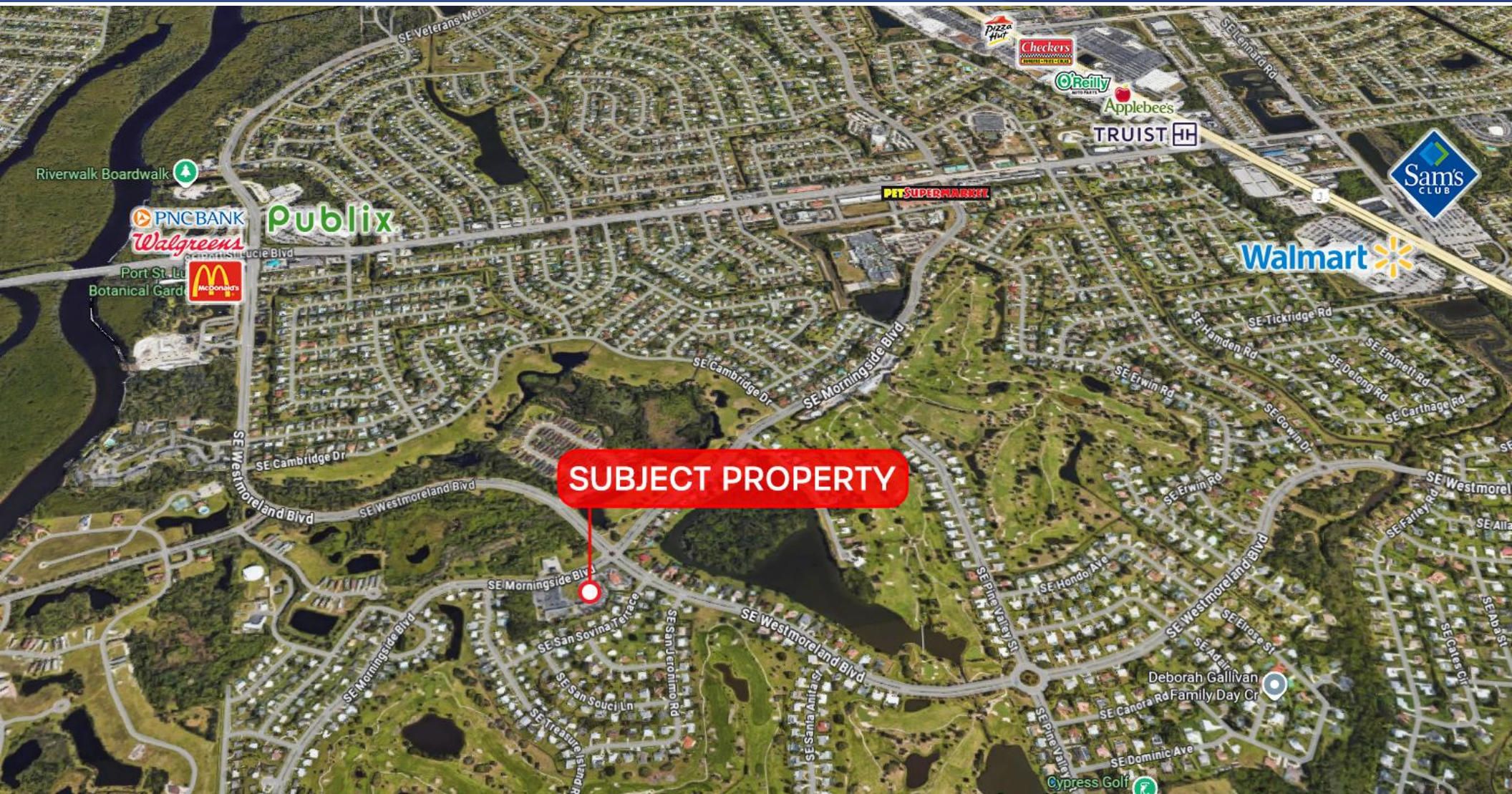
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# TRADE AREA MAP



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