

**FOR SALE**



OFFERING MEMORANDUM

**FULLY LEASED PROFESSIONAL OUTPARCEL**

NEW CONSTRUCTION | 6 CAP | \$315,000 NOI

1940 SW FOUNTAINVIEW BLVD. PORT ST. LUCIE, FL 34986

**JEREMIAH BARON  
& CO**

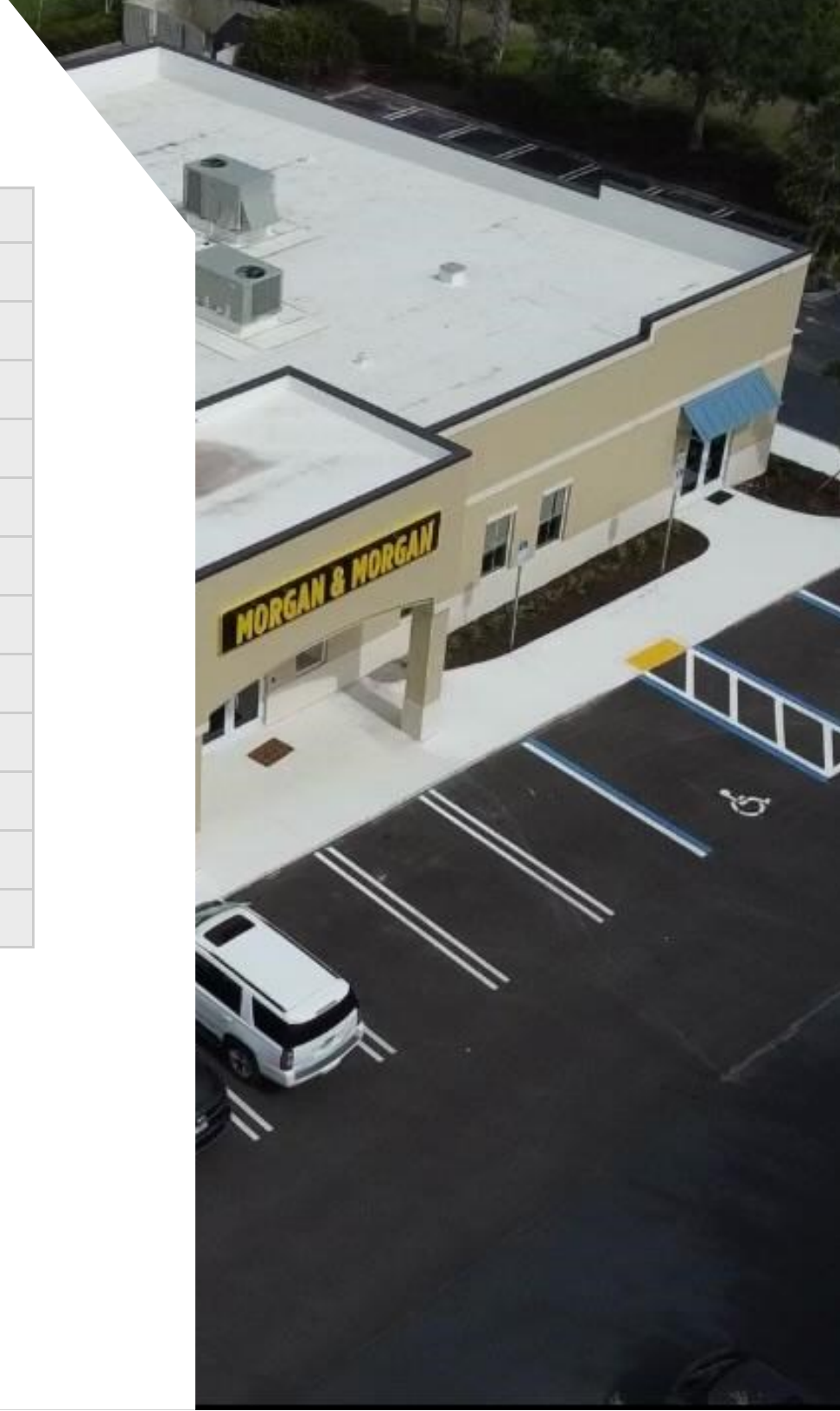
**COMMERCIAL REAL ESTATE**

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# INVESTMENT OVERVIEW

<b>PRICE</b>	\$5,250,000
<b>NOI</b>	\$315,000
<b>CAP RATE</b>	6
<b>BUILDING SIZE</b>	10,000 sf
<b>BUILDING TYPE</b>	Office
<b>ACREAGE</b>	+/- 1 AC
<b>FRONTAGE</b>	+/- 460' to I95
<b>TRAFFIC COUNT</b>	84,000 ADT (from I95)
<b>YEAR BUILT</b>	2024
<b>CONSTRUCTION TYPE</b>	CBS
<b>ZONING</b>	PUD
<b>LAND USE</b>	CH/CG
<b>PARCEL ID</b>	3335-600-0000-000-0

- Outstanding investment opportunity featuring a 10,000 sf new construction office building situated in the heart of St. Lucie West, Florida.
- Site is fully occupied with three professional tenants that include: Morgan and Morgan law firm, Liberty Title Co. and the Baron Real Estate office.
- Site has 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.







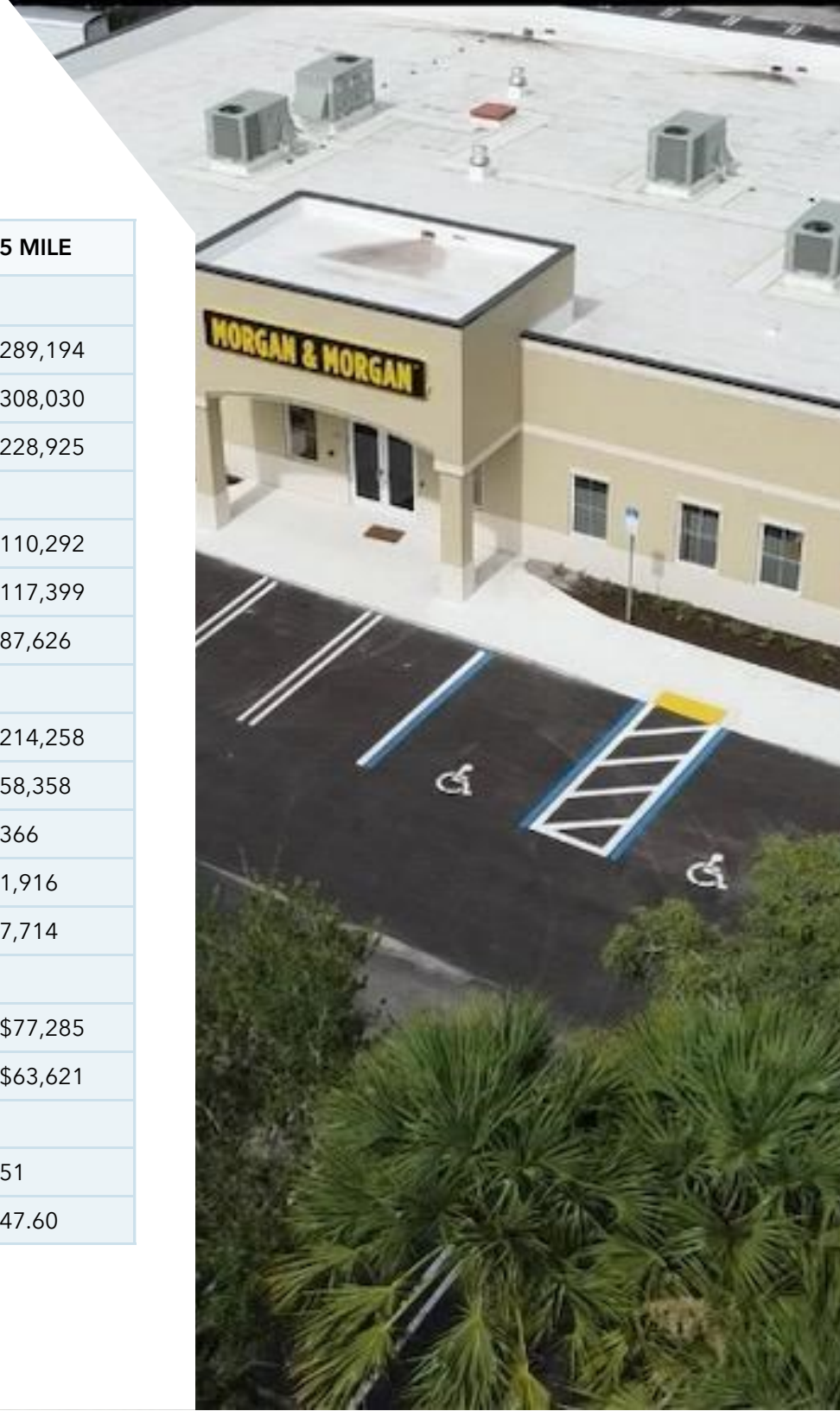
# AERIAL VIEW





# DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Estimated Population</b>	6,862	144,200	289,194
<b>2028 Projected Population</b>	7,488	155,119	308,030
<b>2010 Census Population</b>	4,326	105,333	228,925
<b>2023 Estimated Households</b>	3,019	53,657	110,292
<b>2028 Projected Households</b>	3,288	57,778	117,399
<b>2010 Census Households</b>	1,939	38,761	87,626
<b>2023 Estimated White</b>	5,654	104,801	214,258
<b>2023 Estimated Black or African American</b>	769	30,438	58,358
<b>2023 Estimated Hawaiian &amp; Pacific Islander</b>	6	202	366
<b>2023 Estimated American Indian or Native Alaskan</b>	27	880	1,916
<b>2023 Estimated Other Races</b>	136	4,018	7,714
<b>2023 Estimated Average Household Income</b>	\$85,553	\$80,181	\$77,285
<b>2023 Estimated Median Household Income</b>	\$66,951	\$66,920	\$63,621
<b>Median Age</b>	51	52	51
<b>Average Age</b>	47.00	47.80	47.60





# TRADE AREA MAP





# RENT ROLL

Tenant	SF	% of NSF	Lease Commence	Lease Expiration	Annual Rent	Rent/SF	Rent Increase	Lease Type	Renewal Options	Comments
Morgan & Morgan	5000	51%	11/1/2023	11/30/2032	\$182,979.00	\$36.60	3% /yr	NNN	1X5yr	
Baron Homes	3600	36%	4/25/2023	10/1/2026	\$131,797.00	\$36.70	3% /yr	NNN	2x3yr	Analysis assumes renewal
Liberty Title Co	1300	13%	4/26/2023	10/2/2026	\$47,719.00	\$36.70	3% /yr	NNN	2X3yr	Analysis assumes renewal
<b>Total</b>	<b>9900</b>	<b>100%</b>			<b>\$362,495.00</b>					



# TENANT PROFILES



Morgan & Morgan is a law firm that focuses on rendering personal injury and consumer protection cases to customers. They specialize in auto accidents, brain injuries, birth injuries, spinal cord injuries, class action, social security disabilities, workers' compensation, slip and fall accidents, and premises liability.

- No. of Offices: 105
- Employees: 3,000+
- Revenue: \$661.4M



Baron Real Estate, your resource for all things Treasure Coast Real Estate. With our office strategically located off Interstate 95, we are perfectly situated to handle your Real Estate needs whether you are in Saint Lucie, Martin, Indian River or Palm Beach counties. Our team of highly trained sales consultants are deployed into the field with new iPads to make for a faster, more mobile efficient Realtor. Baron Agents are given modern industry leading sales training geared towards you the client to ensure your needs are met and we accomplish the goal of selling your home, or finding you, your next dream home.



Liberty Title Company of America is a full-service title and real estate settlement provider that operates throughout the State of Florida. At Liberty Title Company of America, the client is always our priority. Our goal is to make the closing process as smooth as possible with easy solutions for all parties involved. Our experienced staff has handled thousands of closings for Realtors, Lenders, Investors and Consumers throughout the State of Florida.

If you are buying, selling or refinancing a residential home, investment property, commercial building or vacant land our staff will ensure the closing process is handled properly and in a professional manner. We are Liberty Title of America, "Where Your Success is Our Success".



# CONTACT INFORMATION

## Fully Leased Professional Outparcel

1940 SW Fountainview Blvd.

Port St. Lucie, FL 34986

# \$5,250,000

PURCHASE PRICE

### Jeremiah Baron

Broker | Owner

Phone # 772.528.0506

[jbaron@commercialrealestatellc.com](mailto:jbaron@commercialrealestatellc.com)

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thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co.

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