

# RETAIL SPACES AT JETSON SHOPPING PLAZA

1908 SW Gatlin Blvd. Port St. Lucie, FL 34953



## JOIN THE MIX



Stanton  
OPTICAL

burn  
boot camp



**FOR LEASE** | Starting at \$30.00/SF NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Now leasing the **final available space** at a newly constructed 31,348-square-foot shopping plaza anchored by Jetson Appliances. Ideally positioned near the fast-growing Tradition area, the center features a strong lineup of established tenants.
- The plaza is home to a dynamic mix of users including Jeremiah's Italian Ice, Stanton Optical, and Burn Boot Camp, driving steady daily traffic.
- Surrounded by major national retailers such as Walmart, Sam's Club, Walgreens, McDonald's, and Taco Bell, and supported by nearby residential communities, this location offers an outstanding opportunity for a retail or medical tenant to join a thriving center.



## LEASE SPACE(S)

**SPACE 1 (\$36.00/SF NNN)** 1,304 SF (Gatlin Frontage)

**BUILDING SIZE** 31,348 SF

**BUILDING TYPE** Shopping Plaza

**ACREAGE** 2.91 AC

**FRONTAGE** 263'

**TRAFFIC COUNT** 47,500 AADT

**DELIVERY DATE ESTIMATE** April 2025

**ZONING** PUD (PSL Zoning)

**LAND USE** CS/CH

**PARCEL ID** 4314-507-0004-000-0

4314-507-0003-000-3

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.

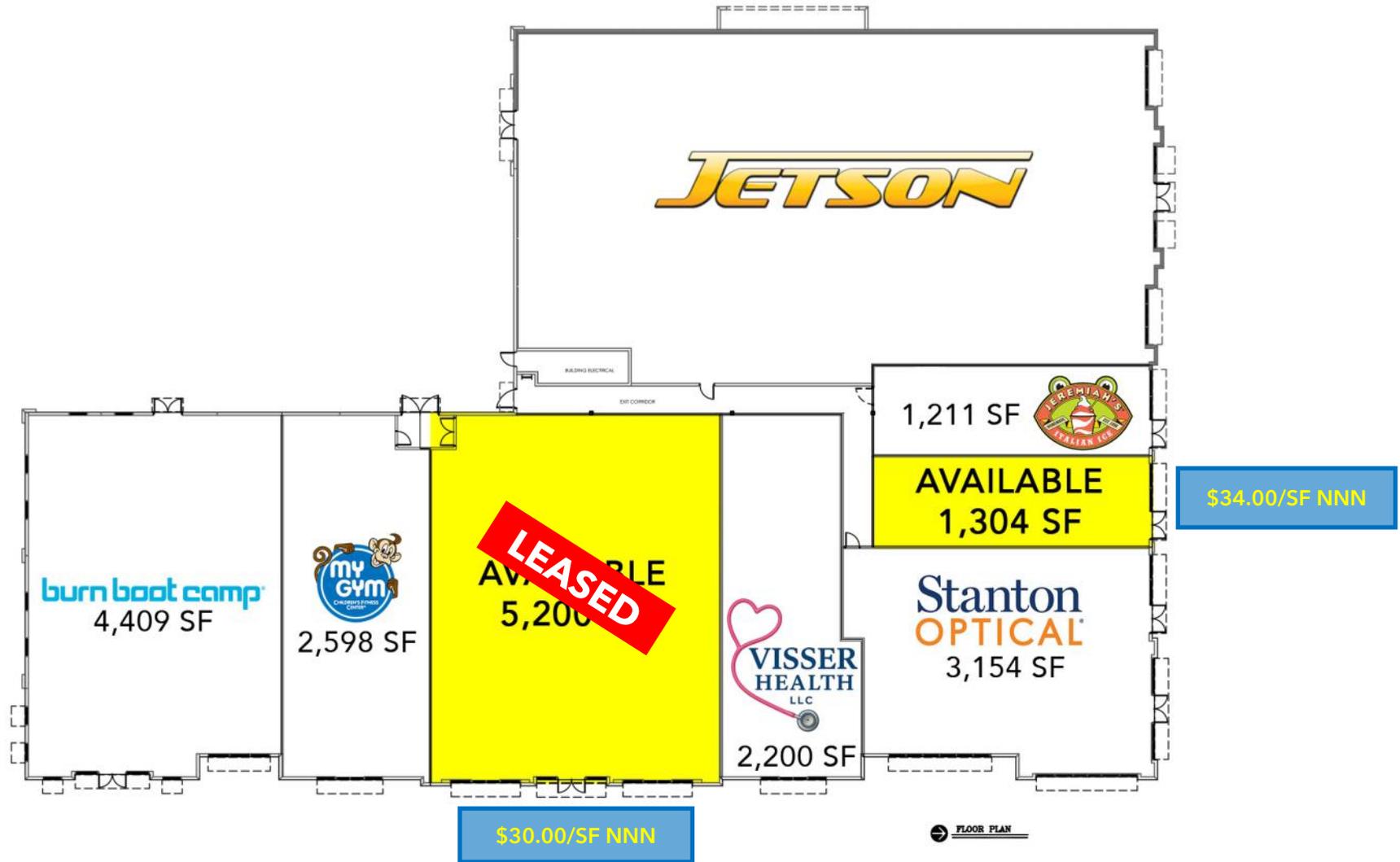
**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
www.commercialrealestatellc.com

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
cmackin@commercialrealestatellc.com

# SPACES AVAILABLE



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)

# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)

# TRADE AREA MAP



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)



# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Population	9,115	137,510	269,256
2024 Population	9,900	156,584	297,286
2029 Population Projection	11,957	190,168	355,482
Annual Growth 2020-2024	2.2%	3.5%	2.6%
Annual Growth 2024-2029	4.2%	4.3%	3.9%
Median Age	38.2	43.4	44.7
Bachelor's Degree or Higher	23%	26%	27%
U.S. Armed Forces	0	141	371

<b>Income</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
Avg Household Income	\$93,821	\$87,276	\$85,863
Median Household Income	\$91,875	\$73,045	\$70,095
< \$25,000	359	6,016	15,338
\$25,000 - 50,000	406	10,090	22,283
\$50,000 - 75,000	402	13,610	24,271
\$75,000 - 100,000	637	11,368	18,993
\$100,000 - 125,000	372	6,199	13,089
\$125,000 - 150,000	840	4,322	7,278
\$150,000 - 200,000	107	2,626	6,117
\$200,000+	71	2,915	6,277

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

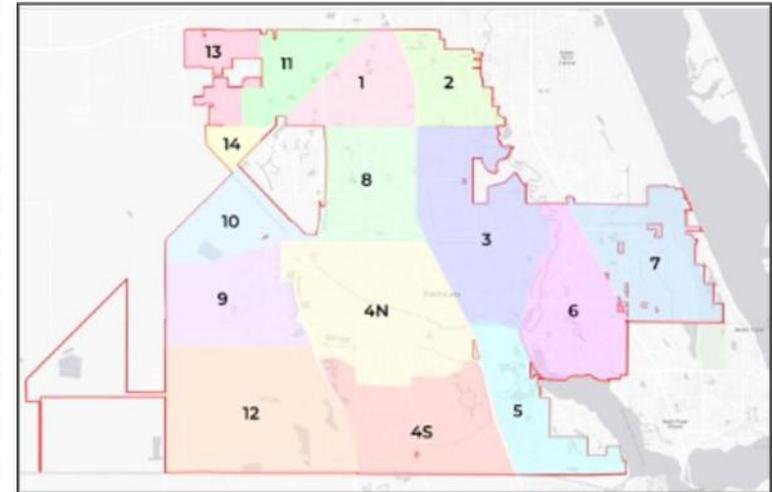
500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)

# ECONOMY STATISTICS

PLANNING AREA	BUILT SINGLE FAMILY UNITS	BUILT MULTI-FAMILY UNITS	TOTAL BUILT UNITS	APPROVED UNITS	REMAINING UNITS TO BE BUILT
1	3,897	824	4,718	5,772	1,051
2	3,033	485	3,523	4,062	544
3	17,990	1	17,791	20,210	2,219
4N	17,957	677	18,634	22,404	3,770
4S	12,457	26	12,483	15,296	2,813
5	2,716	12	2,726	3,297	569
6	4,640	1,346	5,986	6,506	520
7	5,940	2,267	8,200	9,532	1,325
8	5,366	1,661	7,027	7,523	496
9	3,987	2,207	7,181	11,092	3,911
10	1,702	295	1,995	7,200	5,205
11	0	0	0	4,000	4,000
12	2,843	233	3,000	22,410	19,410
13	0	0	0	0	-
14	575	0	575	579	4
TOTAL	83,103	10,034	93,839	139,883	45,837

Dwelling Units in PSL as of April 2023



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)

# ZONING INFORMATION

## PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

Sec. 158.170. - Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of new neighborhood or community areas offering a physical, social, and economic environment of high quality. Specific objectives of the district include the establishment of an orderly pattern of land uses geared to accommodate both near-term and long-term community needs; the efficient and economical use of land; and appropriate and harmonious variety in physical development; creative design; a high level of living and working amenities, including plentiful open space and recreation opportunities; efficient and effective systems of public facilities and services; a high degree of compatibility with adjacent and nearby existing and future development; appropriate conservation and preservation of natural features and resources; and the staging of development so as to best serve the general welfare of the City.

(B) Regulations for planned unit developments are intended to accomplish the purposes of zoning, subdivision regulation, and other applicable City regulations to the same degree as in instances where City regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach. However, it is essential that the regulations and requirements applying to planned unit developments be sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by official action upon a specific planned unit development, the latter requirements shall govern.

(Ord. No. 98-84, § 1, 3-22-99)

**JEREMIAH BARON  
& CO**

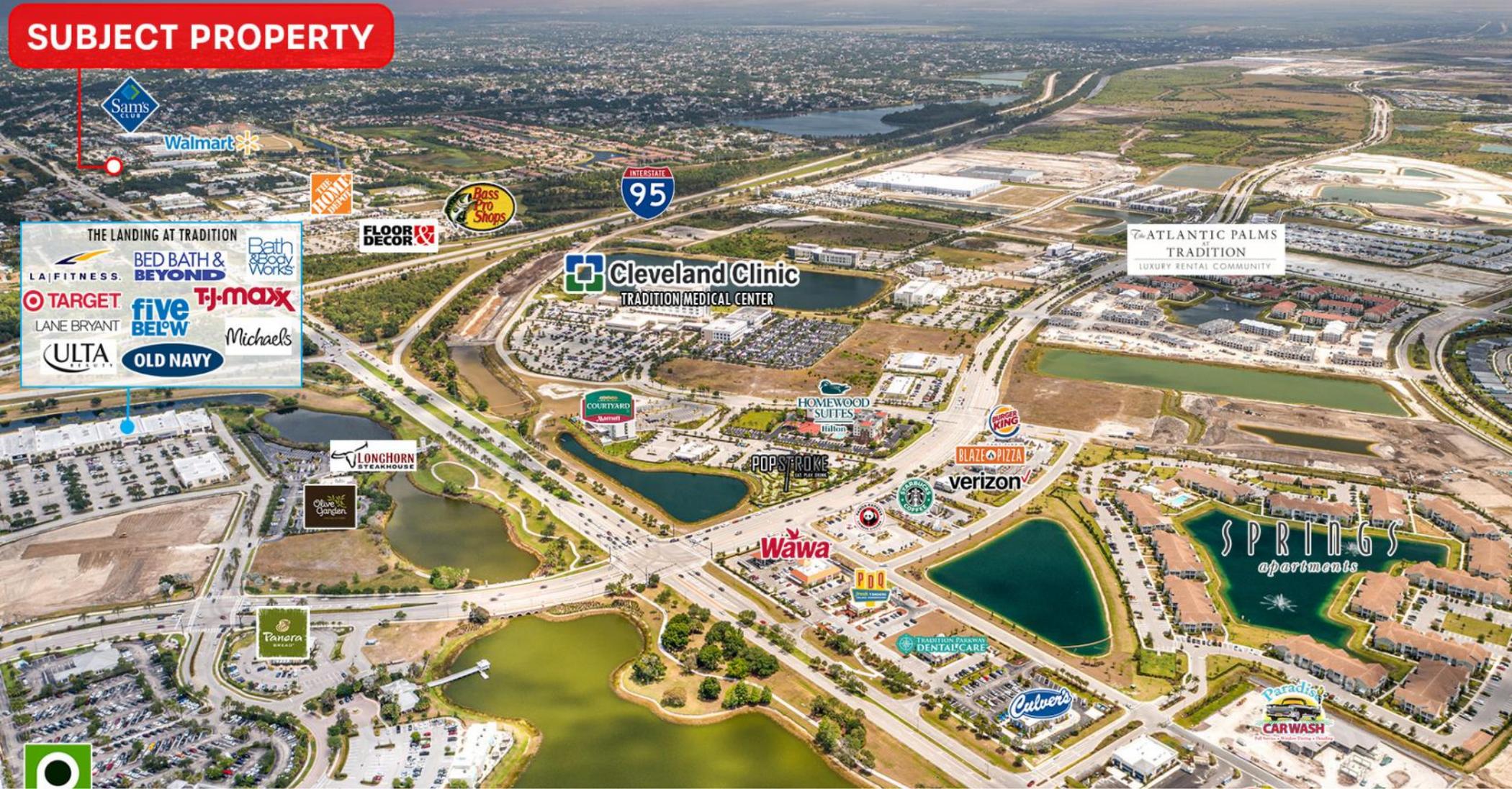
**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)

# AREA MAP

**SUBJECT PROPERTY**



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Conor Mackin**  
772.286.5744 Office  
973.303.1160 Mobile  
[cmackin@commercialrealestatellc.com](mailto:cmackin@commercialrealestatellc.com)