

# OFFICE SPACE AT SOUTHPORT PLAZA

2715 SE Morningside Blvd. Port St Lucie, FL 34952



FOR LEASE | \$18.00/SF NNN

**JEREMIAH BARON  
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COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- 800 SF professional office suite available for lease at Southport Plaza on SE Morningside Blvd. Previously used as a chiropractic office, the space is ideal for similar medical or wellness uses, as well as a range of professional office and service businesses.
- The suite includes a reception area, exam or treatment rooms, a private office, restroom, and storage, offering a move-in ready layout with minimal improvements needed.
- Situated within a multitenant neighborhood plaza, the property benefits from consistent daily traffic generated by surrounding residential communities and neighboring businesses. The location also offers convenient access to SE Port St. Lucie Blvd and US-1, providing excellent connectivity throughout the Treasure Coast.



<b>LEASE RATE</b>	\$18.00/SF NNN
<b>SUITE 2715</b>	800 SF
<b>BUILDING SIZE</b>	12,536 SF
<b>BUILDING TYPE</b>	Commercial Shopping Center
<b>ACREAGE</b>	1.61 AC
<b>FRONTAGE</b>	238'
<b>TRAFFIC COUNT</b>	2,700 ADT
<b>YEAR BUILT</b>	1979
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	CN-Neighborhood Commercial
<b>LAND USE</b>	CL
<b>PARCEL ID</b>	4414-241-0022-000-4

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# INTERIOR PHOTOS



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# DEMOGRAPHICS

<b>Radius</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population</b>			
2020 Population	4,585	50,736	147,833
2025 Population	5,463	57,870	168,733
2030 Population Projection	6,299	65,913	191,208
Annual Growth 2020-2025	3.8%	2.8%	2.8%
<b>Households</b>			
2020 Households	2,077	20,097	57,388
2025 Households	2,468	22,628	64,441
2030 Household Projection	2,849	25,725	72,817
<b>Households By Income</b>			
Avg Household Income	\$101,632	\$92,407	\$94,377
Median Household Income	\$77,103	\$72,840	\$72,745
<b>Population Summary</b>			
Median Age	53.80	44.50	44.00
Avg Age	49.10	43.60	43.10

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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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# TRADE AREA MAP



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