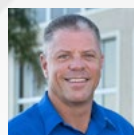


**561 NW Mercantile Place  
Port St. Lucie, FL 34986**

**INDUSTRIAL OFFICE  
UNIT**



**FOR LEASE**



**ALBERT BROWN**  
Sales Associate  
T: 772.631.7989  
E: [albert@albertbrownre.com](mailto:albert@albertbrownre.com)

**3,000 SF**

**Port St. Lucie, FL**

# EXECUTIVE SUMMARY

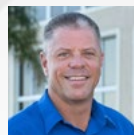
561 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE UNIT

## SPECS

Unit Size:	3,000 SF
Price:	\$15 SF GROSS / YR
Term:	3-5 Years
Year Built:	2006
Building Size:	18,000 SF
Land Acres:	1.62
Zoning:	Warehouse Industrial

## PROPERTY OVERVIEW

Located near I-95 within a well-established office industrial corridor, 561 Mercantile offers a versatile 3,000 SF flex space designed to accommodate a wide range of business needs. The unit features a welcoming reception area, two private offices, a 26' x 23' open office workspace, an additional 16' x 24' open office area, and a 36' x 30' (±1,080 SF) warehouse that can be expanded to approximately 2,500 SF, allowing the layout to be modified for increased warehouse functionality or maintained as a balanced office and industrial configuration. Additional amenities include a kitchen, breakroom, and two private restrooms. Surrounded by established businesses and positioned close to major retailers and dining options, this adaptable space offers excellent accessibility and flexibility for a variety of users.



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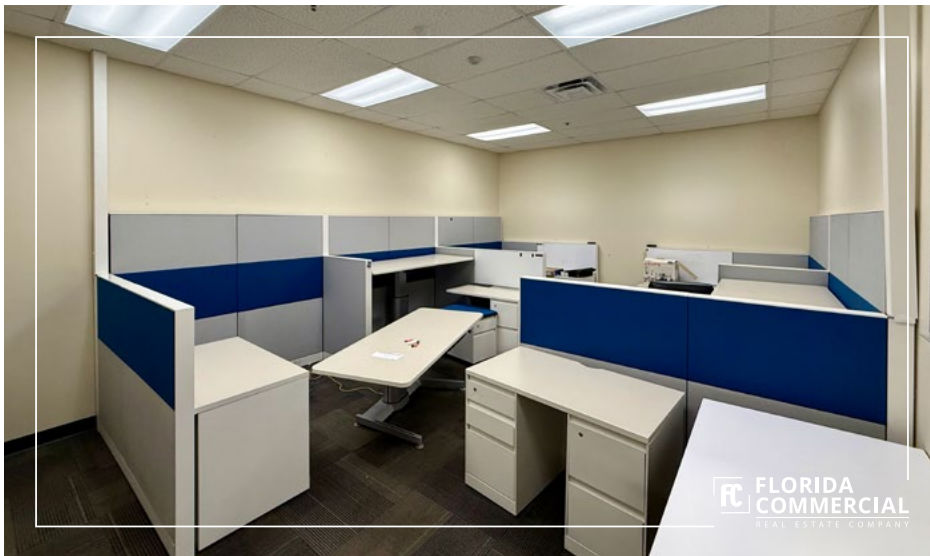
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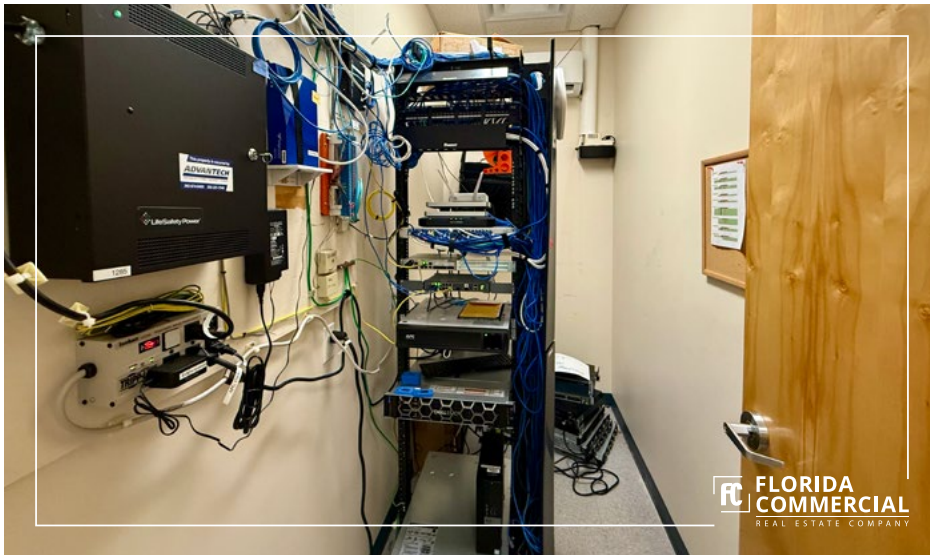




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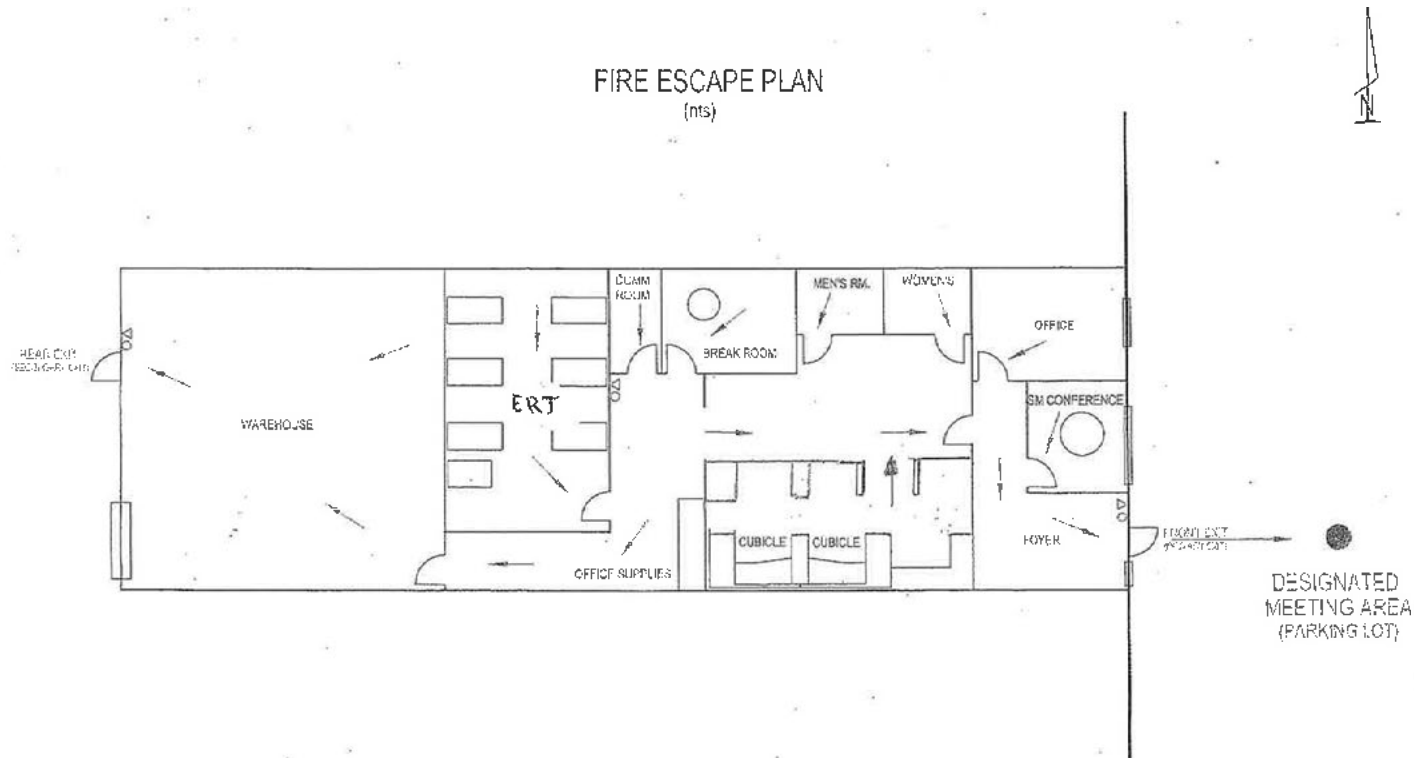
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# FLOOR PLAN

561 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE UNIT



FLORIDA CITY GAS  
PORT ST. LUCIE SERVICE CENTER  
561 N.W. MERCANTILE PLACE  
PORT ST. LUCIE, FL 34986



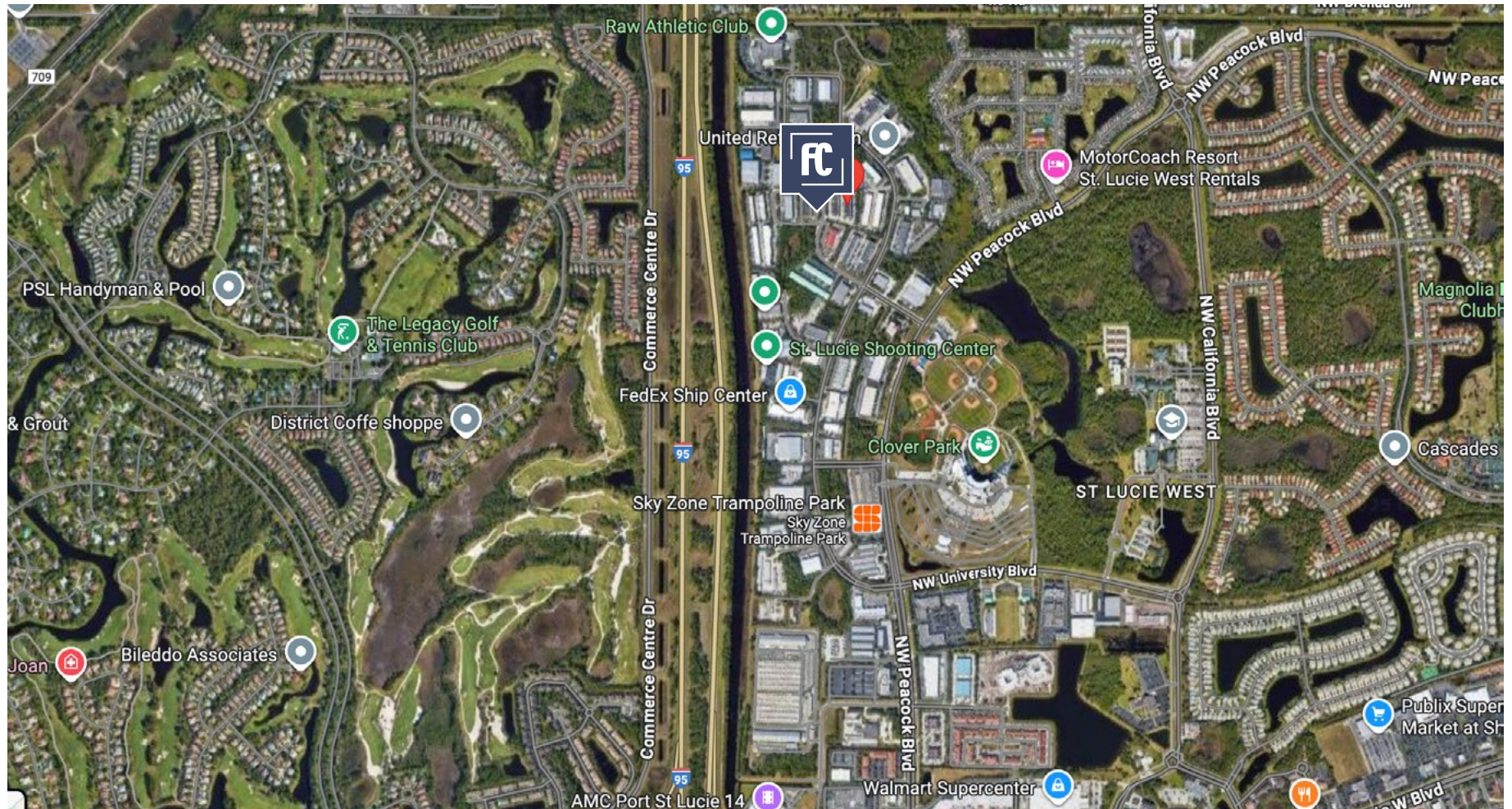
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**3,000 SF**

**Port St. Lucie, FL**

# RETAIL MAP

561 NW Mercantile Place, Port St. Lucie, FL 34986 INDUSTRIAL OFFICE UNIT



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**3,000 SF**

**Port St. Lucie, FL**



# MAPS & REPORT

561 NW Mercantile Place, Port St. Lucie, FL 34986 | INDUSTRIAL OFFICE UNIT



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Population

12.6K

66.3K

162K

Median age

62

45

43



## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total households

5,708

27K

67K

# of Employees

11.8K

54K

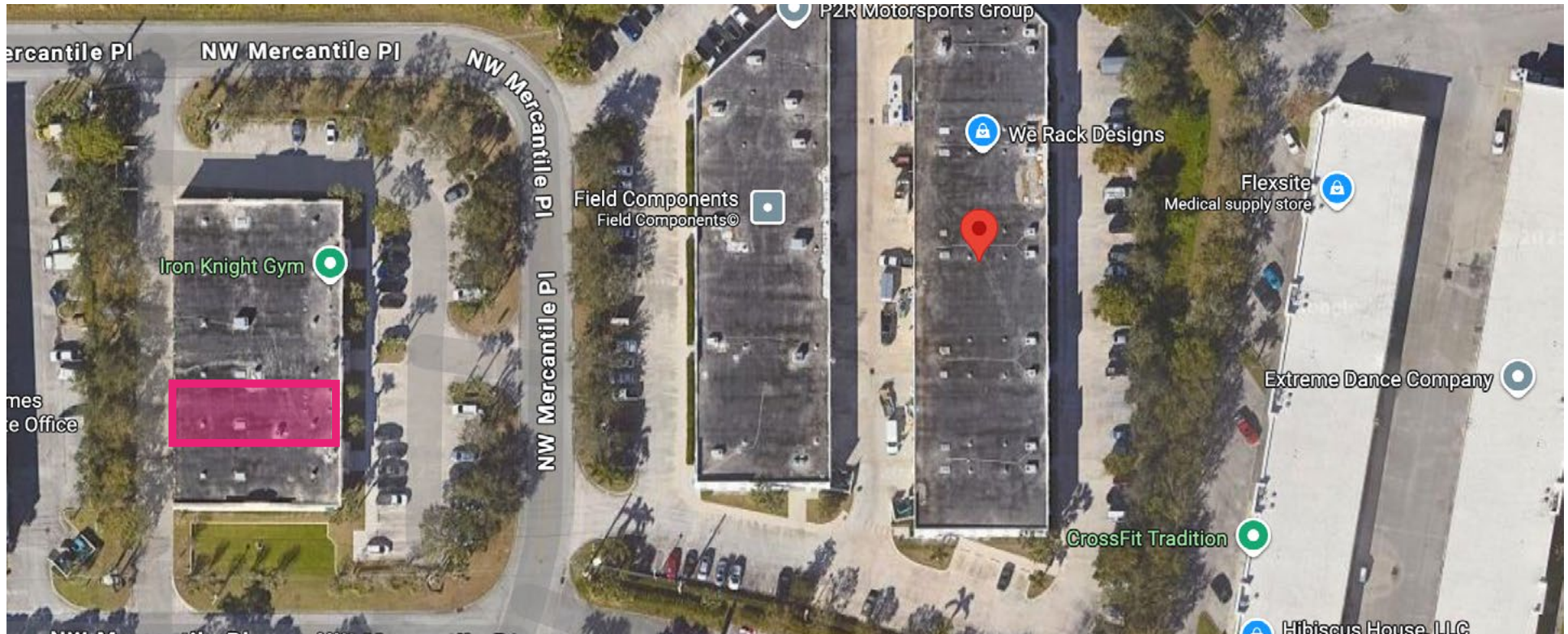
134K

Average HH income

\$81.5K

\$79.7K

\$76.7K



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