



Each office independently owned and operated

ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy

Stuart, FL 34994

FOR SALE

INDUSTRIAL PROPERTY

COMMERCE CENTER I

1459 SE VILLAGE GREEN DR # A12 | PORT SAINT LUCIE, FL 34952



PRESENTED BY:

ROSI M. SHEPARD

Commercial Advisor

772.288.0287

FL #3320083

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Bright, open showroom with freshly epoxied floors, ready for your finishing touches. This turnkey unit is ideal for a variety of uses, with zoning that supports warehouse and light industrial operations.

Located in the established Village Green Drive warehouse district of east Port St. Lucie, Commerce Center 1 offers easy access to US-1, Crosstown Parkway, and Prima Vista Blvd, making it convenient for customers, employees, and deliveries. The project's mix of small-bay industrial users, ample parking, and professional appearance makes it an ideal home for contractors, service businesses, and light manufacturing or distribution.

PROPERTY HIGHLIGHTS

- 814± SF small-bay industrial warehouse condo.
- Open warehouse layout with private entry and office potential.
- Ideal for contractors, service businesses, storage, or light industrial users.
- Located in the Village Green Drive warehouse district in

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OFFERING SUMMARY

Sale Price:	\$235,000
Number of Units:	1
Lot Size:	54,664 SF
Unit Size:	814 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	487	3,324
Total Population	240	879	6,221
Average HH Income	\$53,238	\$56,748	\$60,242

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LOCATION DESCRIPTION

Located in the Village Green Drive warehouse district in east Port St. Lucie, just west of US-1 with easy access to Crosstown Parkway and Prima Vista Blvd.

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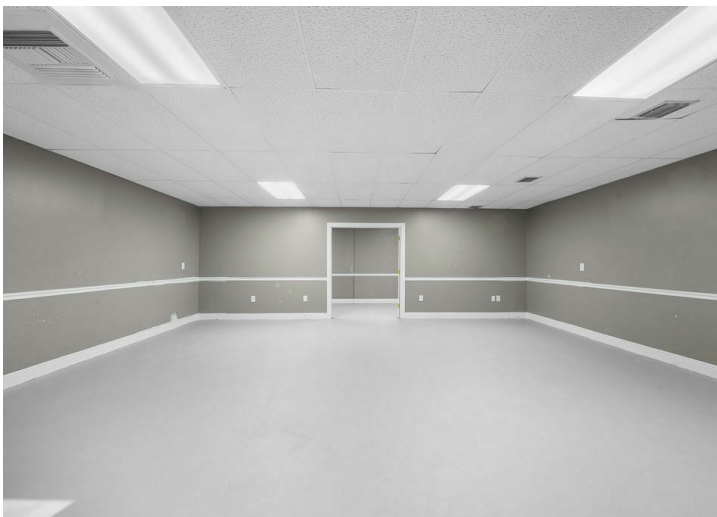
729 SW Federal Hwy
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

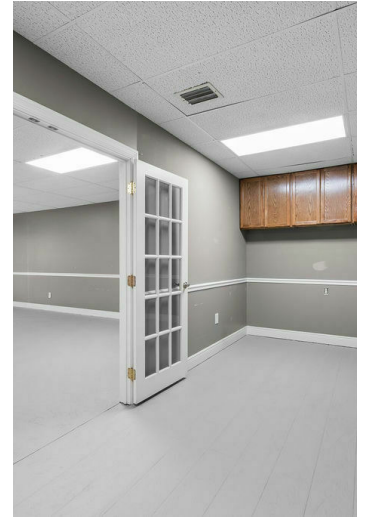
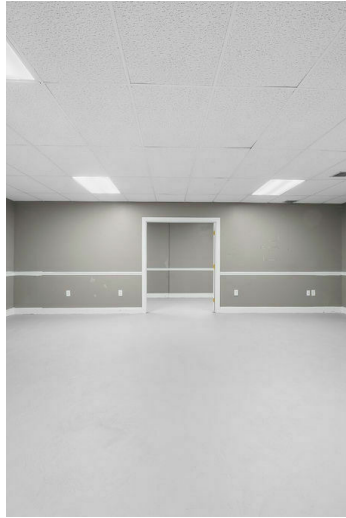
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- - Open warehouse layout with private entry and office potential.
- - Ideal for contractors, service businesses, storage, or light industrial users.
- - Located in the Village Green Drive warehouse district in east Port St. Lucie with quick access to US-1, Crosstown Parkway, and Prima Vista Blvd.



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ADDITIONAL PHOTOS

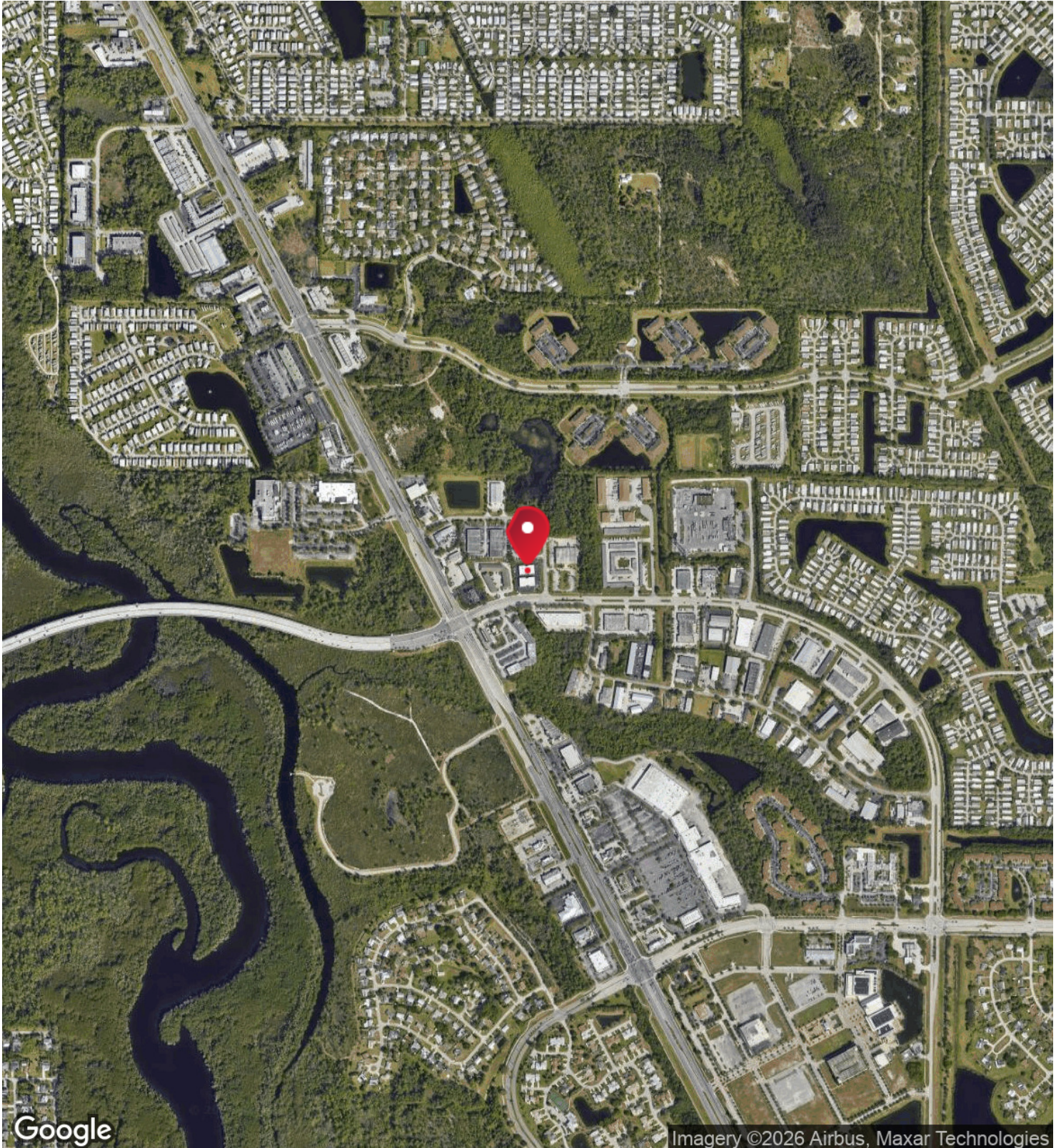


FLOOR PLAN CREATED BY CUBICQA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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AERIAL MAP



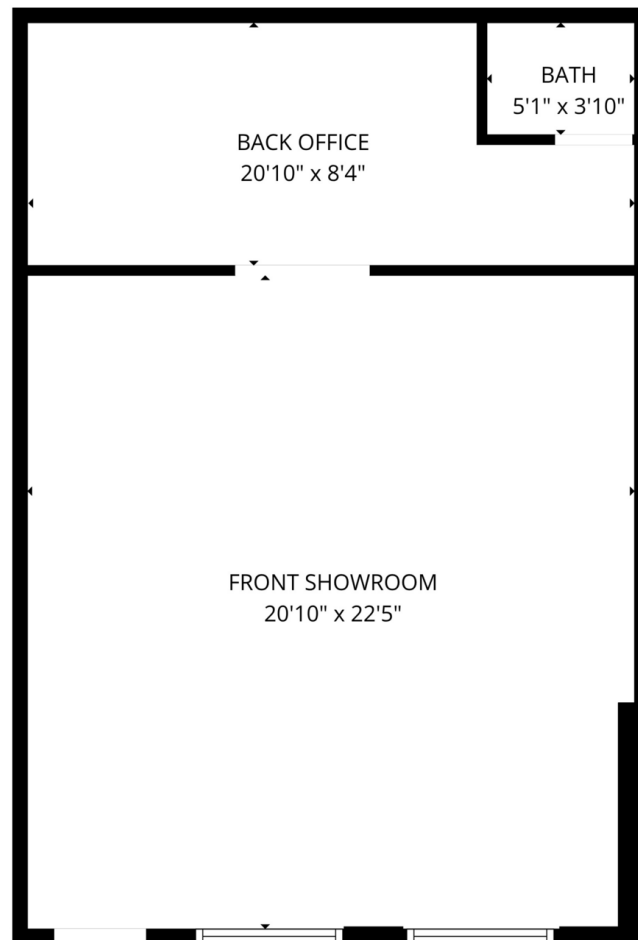
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FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

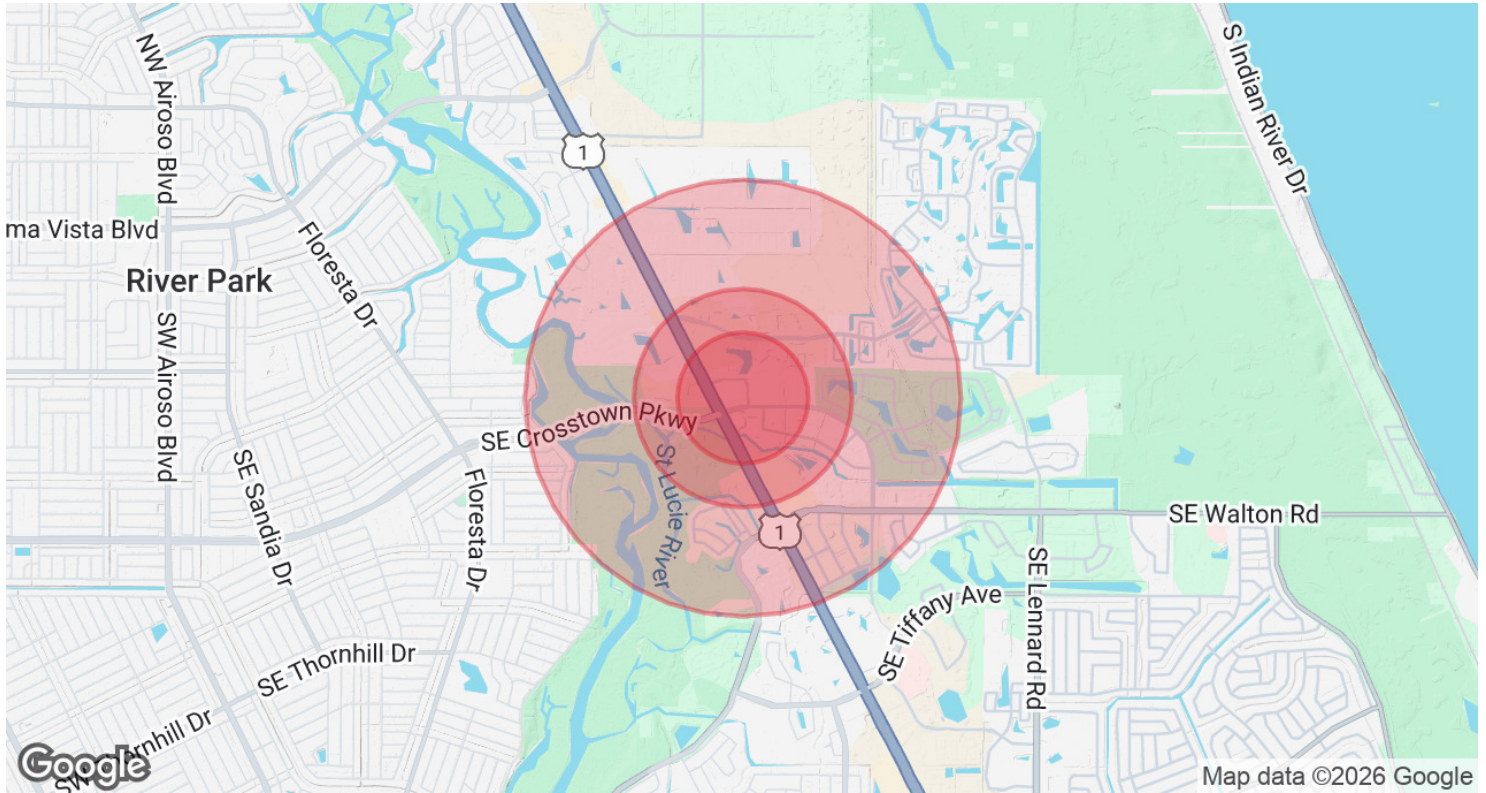
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	240	879	6,221
Average Age	62	61	58
Average Age (Male)	61	59	57
Average Age (Female)	63	62	59

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	136	487	3,324
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$53,238	\$56,748	\$60,242
Average House Value	\$180,190	\$193,293	\$192,836

Demographics data derived from AlphaMap

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//ADVISOR BIO 1



ROSI M. SHEPARD

Commercial Advisor

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FL #3320083

PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough Roof Scapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi's business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

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