

8283 S Hwy 1, Port St. Lucie, FL 34952

FIESTA SQUARE UNIT



FOR LEASE



**FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



**ALBERT BROWN**  
Sales Associate  
**T:** 772.631.7989  
**E:** albert@albertbrownre.com

**5,000 SF**

# EXECUTIVE SUMMARY

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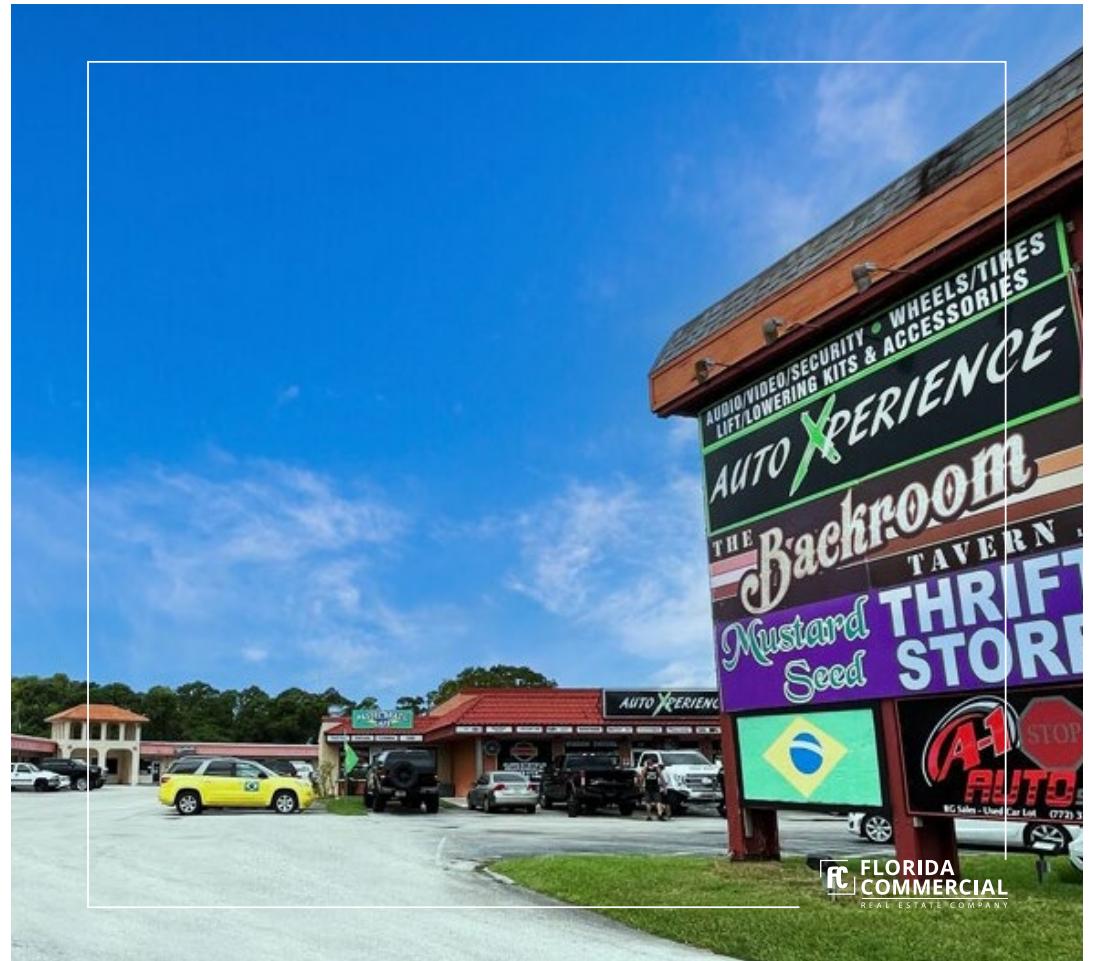
## SPECS

**Price:** \$10.80 SF YR / GROSS  
**Unit Size:** 5,000 SF  
**Year Built:** 1980  
**Plaza Lot Size:** 3.27 Acres  
**Zoning:** CG - Commercial General - PSL

## PROPERTY OVERVIEW

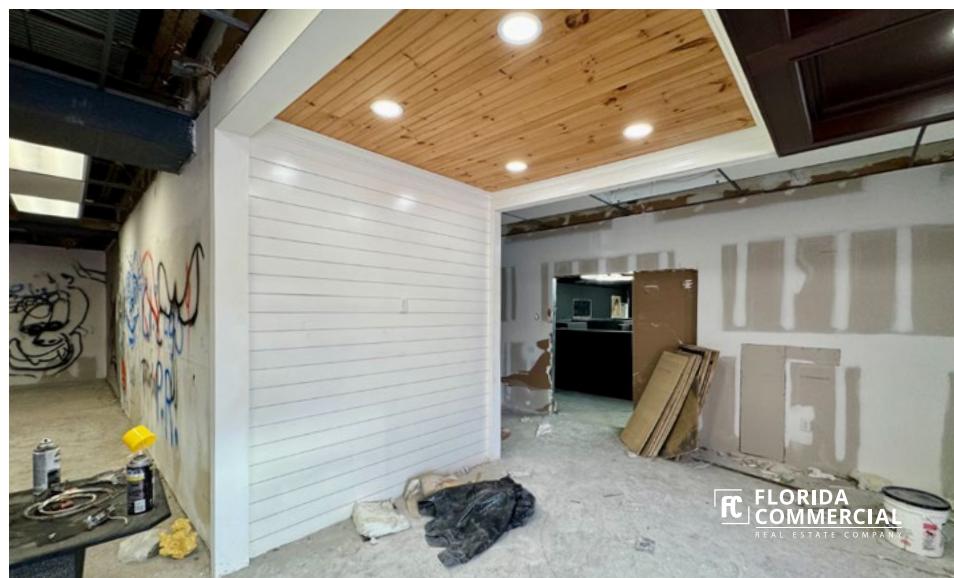
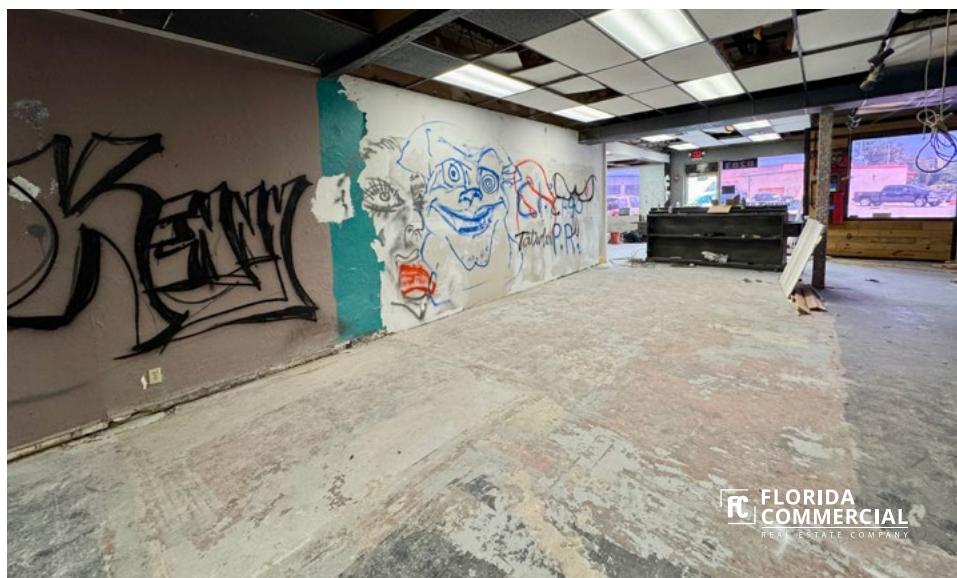
Located in the busy Fiesta Square Retail Plaza, this 5,000 SF retail suite offers a wide-open layout with four private offices, unique new light fixtures, and cubicle sections. Excellent monument signage provides maximum visibility, and the versatile design is ideal for both retail and light industrial uses.

Fiesta Square is situated conveniently on US-1, a High traffic volume Highway between Crosstown Parkway and Prima Vista Blvd, two prominent thoroughfares in Port Saint Lucie with direct links to I-95 and the Turnpike. This property holds an ideal position in the midst of a rapidly expanding market. Its strategic location and close proximity to densely populated residential areas make it a prime location for any retail business.



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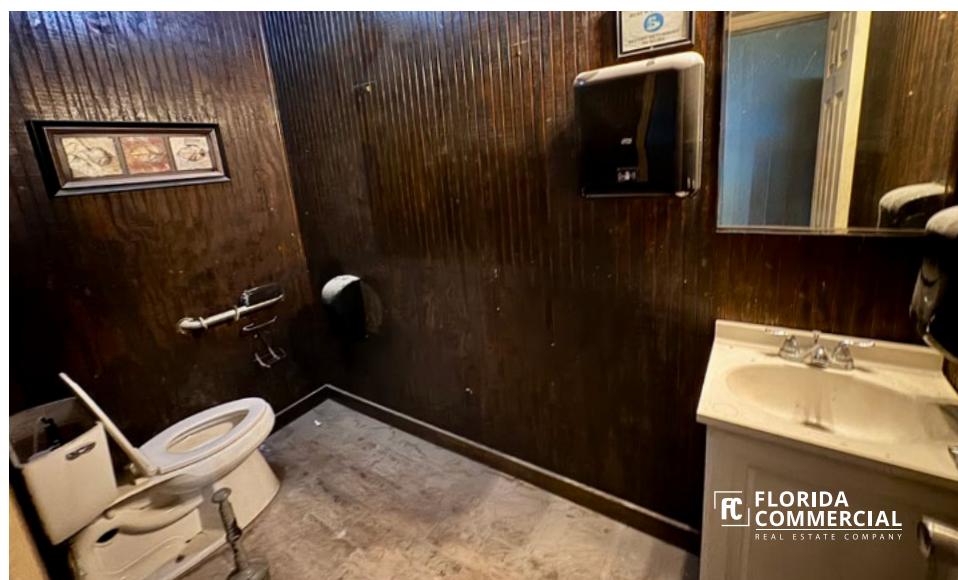
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309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • [florida-commercial.net](http://florida-commercial.net)

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# MAP & REPORT

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 <b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>	 <b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	4.8K	113.6K	298.4K	Total Occupied Households	2,855	45.9K	115.6K
Median Age	47.7	52.2	50.4	# of Employees	9.4K	30.5K	77.6K
				Average HH Income	\$47.2K	\$58.7K	\$64.4K



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# LOCATION

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