

PROFESSIONAL OFFICE SPACE

1356 SW Bayshore Blvd. Port St. Lucie, FL 34983



FOR LEASE | \$24.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

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PROPERTY OVERVIEW

- Presenting a 1,000 SF built-out office space available for lease at Harmony Shoppes along Bayshore Boulevard in Port St. Lucie.
- The layout includes five private offices, reception area, and break area, ideal for professional users such as non-profits, administrative offices, counseling, and insurance services.
- Located within a neighborhood-serving plaza with restaurant and healthcare tenants, adjacent to dense residential communities and just minutes from Crosstown Parkway.



LEASE RATE	\$24.00/SF NNN
SPACE AVAILABLE	1,000 SF
BUILDING SIZE	7,175 SF
BUILDING TYPE	Commercial Shopping Center
ACREAGE	0.92 AC
FRONTAGE	320'
TRAFFIC COUNT	26,500 ADT
YEAR BUILT	2005
PARKING SPACE	31
ZONING	CG (PSL)
LAND USE	CG

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INTERIOR PHOTOS



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DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	9,144	179,156	311,059
2024 Population	9,411	193,506	349,043
2029 Population Projection	11,284	233,529	418,068
Annual Growth 2020-2024	0.7%	2.0%	3.1%
Annual Growth 2024-2029	4.0%	4.1%	4.0%
Median Age	40.1	43.5	45.1
Bachelor's Degree or Higher	23%	24%	26%
U.S. Armed Forces	1	214	40

Households	1 mile	5 miles	10 miles
2020 Households	3,306	68,490	122,303
2024 Households	3,350	72,833	135,985
2029 Household Projection	4,008	87,677	162,383

Income	1 mile	5 miles	10 miles
Avg Household Income	\$81,962	\$81,358	\$83,136
Median Household Income	\$69,125	\$68,563	\$67,163

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ZONING INFORMATION

Sec. 158.124. General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

- (1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
- (2) Horticultural nursery, garden supply sales, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
- (6) Retail sales of alcoholic beverages for incidental on- and off-premises consumption in accordance with Chapter 110.
- (7) Park or playground or other public recreation.
- (8) Motel, hotel, or motor lodge.
- (9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (10) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
- (11) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (12) Kennel, enclosed.

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ZONING INFORMATION

(13) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(14) Pharmacy.

(15) Cat cafés in accordance with Section 158.235.

(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) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

(3) Semi-public facility or use.

(4) Car wash (full or self-service).

(5) Kennel, enclosed with outdoor runs.

(6) Bars, lounges, and night clubs.

(7) Schools (public, private or parochial) or technical or vocational schools.

(8) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.

(9) Automobile fuel sales.

(10) Repair and maintenance of vehicles. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is

on the approved site plan and does not reduce the required number of parking spaces for the building.

(11) Retail convenience stores with or without fuel service station.

(12) Hospitals, free standing emergency department, nursing, or convalescent homes.

(13) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(14) Pain management clinic as set forth in Section 158.231.

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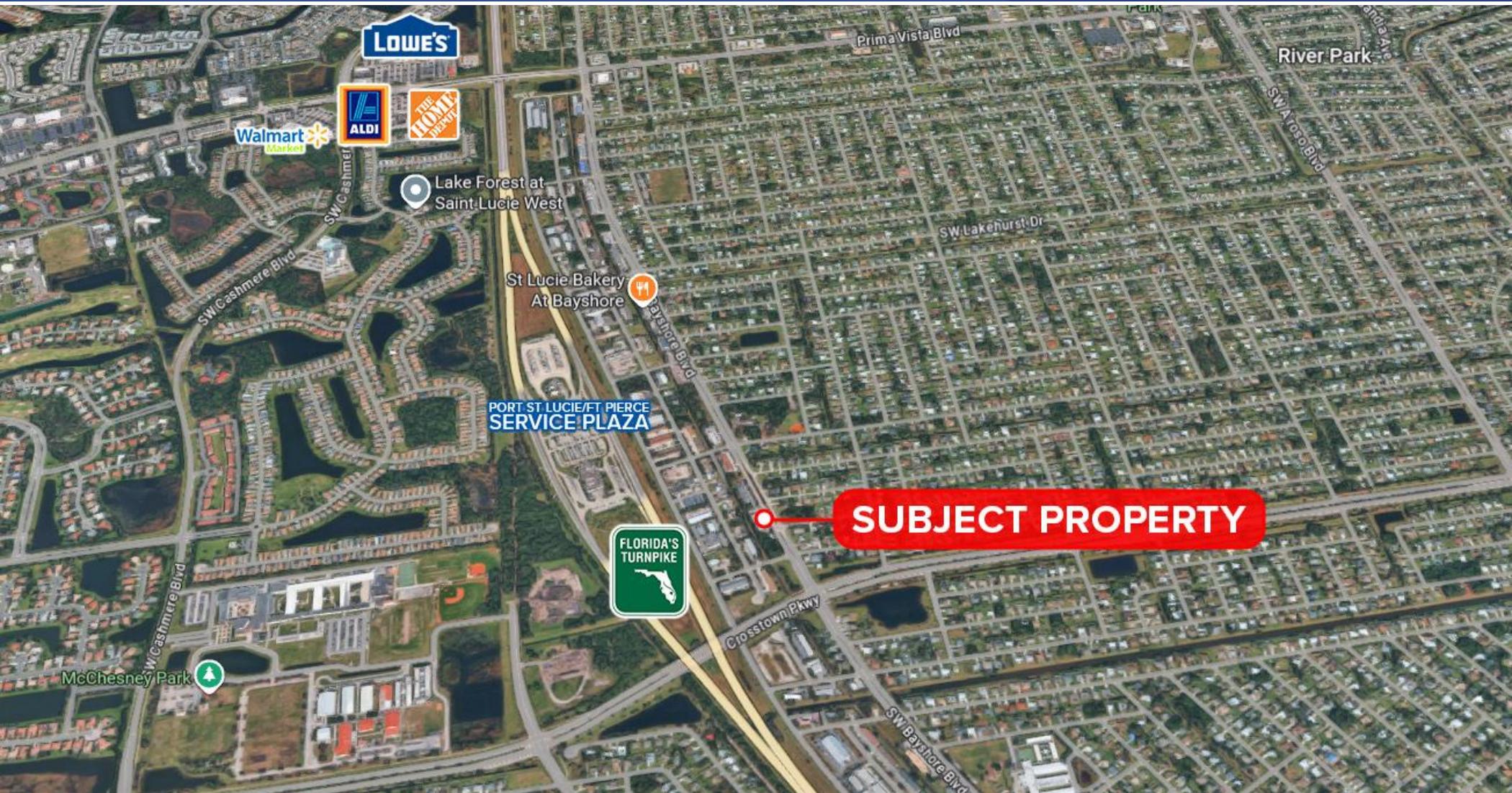
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TRADE AREA MAP



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