

FOR LEASE

10570 S US Highway 1

10570 S US Highway 1	Port Saint Lucie, FL 34952

PROPERTY OVERVIEW

Private Suites! Location, Location, Location! Best location along the US1 corridor in Port St Lucie, just 2.62 miles south of the Crosstown Parkway. The 3-story professional office building is a landmark property with marquee signage available. Excellent location with ample parking. Only 1 suite left!

OFFERING SUMMARY

Building Size:	21,899 SF
Land Size:	1.78 Acres
Zoning:	General Commercial (CG) - St. Lucie County
Utilities:	Water/Trash - City of Port St Lucie
Available SF:	1,295 SF

LEASE RATE	$18.00 SF/yr (NNN)



CHRISTINE M. SKURKA
VICE PRESIDENT/BROKER
Mobile 772.359.7199
skurka@slccommercial.com

772.220.4096 | slccommercial.com

SLC Commercial
Realty & Development

30th ANNIVERSARY

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

3 STORY LANDMARK OFFICE BUILDING

FOR LEASE

LEASE RATE	$18.00 SF/YR NNN

Building Information

Building Size	21,899 SF
Tenancy	Multiple
Year Built	1989
Last Renovated	2016
Gross Leasable Area	2,490 SF
Condition	Good
Free Standing	Yes
Construction Description	Stucco over Concrete Block
Building Class	B
Number Of Floors	3

Location Information

Street Address	10570 S US Highway 1
City, State, Zip	Port Saint Lucie, FL 34952
County/Township	Saint Lucie/37S
Cross Streets	S. US Highway 1 & SE Port St. Lucie Blvd.
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	Florida Turnpike

Location Overview

Northeast corner of S. US Highway 1 and SE Port St. Lucie Blvd.

Utilities & Amenities

Number Of Elevators	1
Central HVAC	Yes

Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Parking Description	Ample

Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	1.78 Acres
APN#	3414-501-4713-300-0
Corner Property	Yes
Utilities & Amenities	Water/Trash - Port St Lucie

Zoning / Land Use Details

Zoning	General Commercial (CG) - St. Lucie County
Permitted Use	See Below

Click Here For Permitted Uses

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Available Spaces

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Suite 101	$18.00 SF/yr	NNN	1,295 SF	Negotiable

Ground floor office with a reception/ work area, nice finishes with an open bullpen at the rear of the suite with lots of windows and plenty of cabinet storage space, plus a kitchenette. Private but easily accessible, and serviced by common area restrooms.

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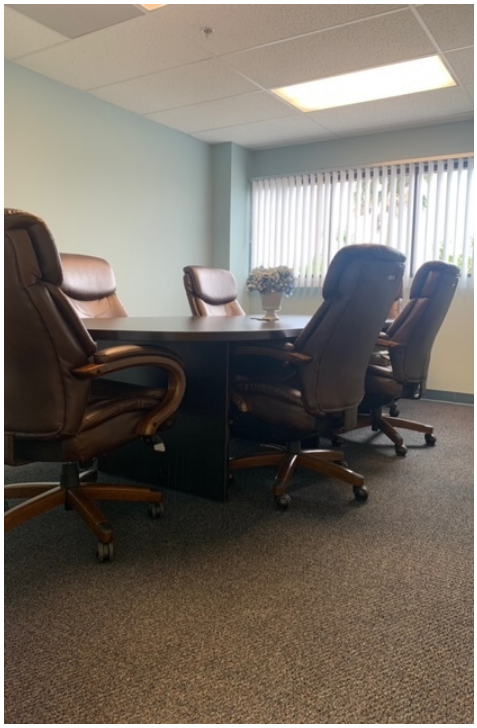
Suite 101

3 STORY LANDMARK OFFICE BUILDING

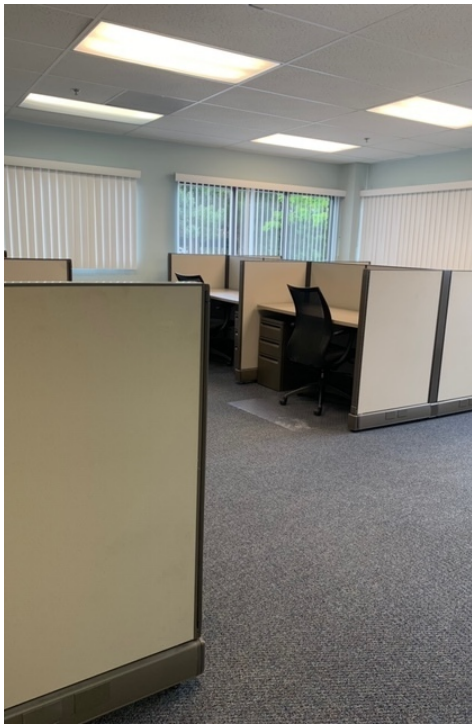
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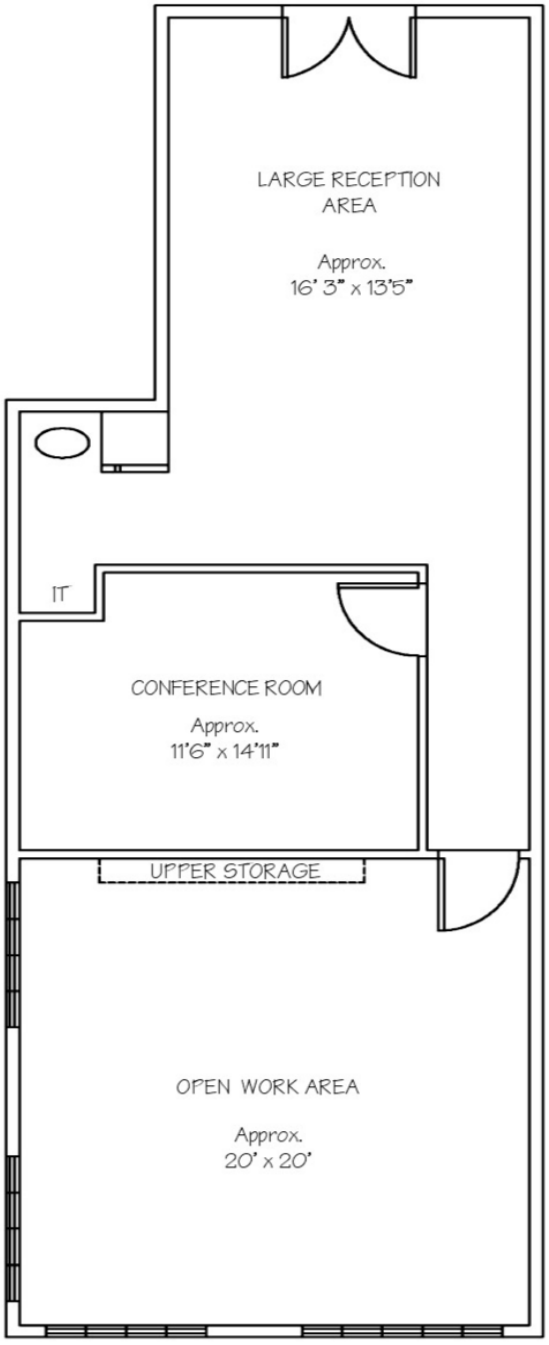


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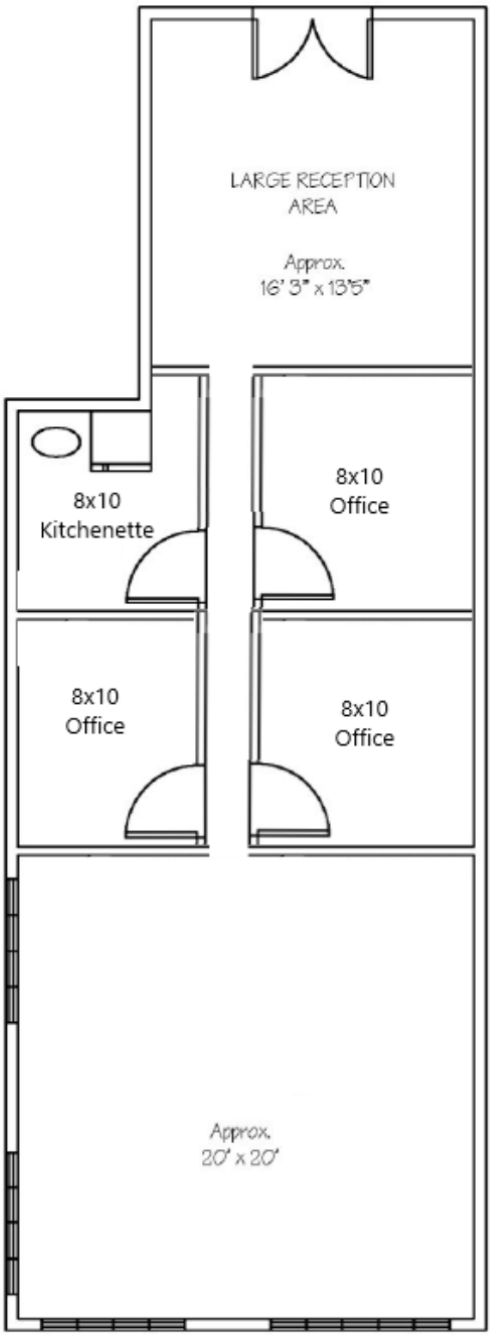
Suite 101 Floor Plan - 1,295 SF

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-1st FLOOR PLAN - **SUITE 101**



-1st FLOOR PLAN - **Concept Plan - SUITE 101**

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Aerial - Parking

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Retailer Map

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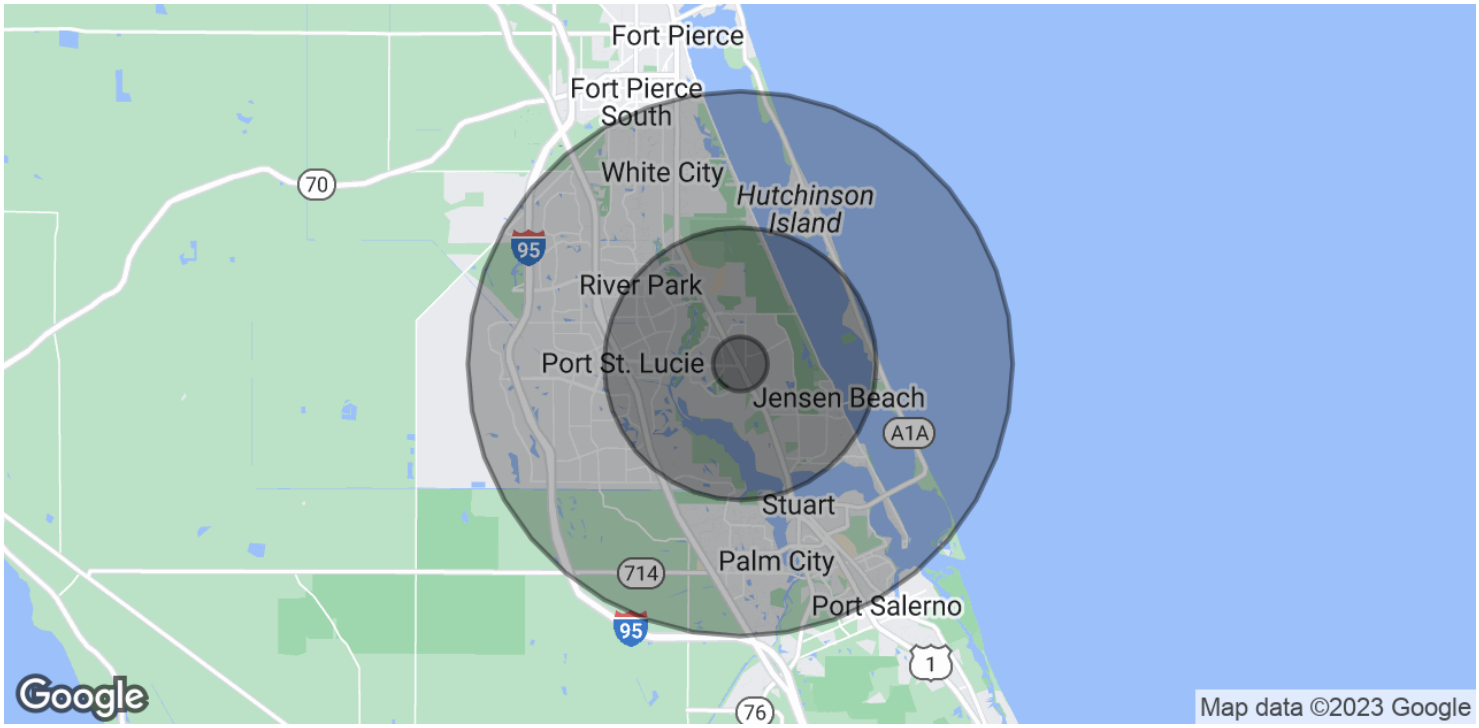
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Demographics Map & Report

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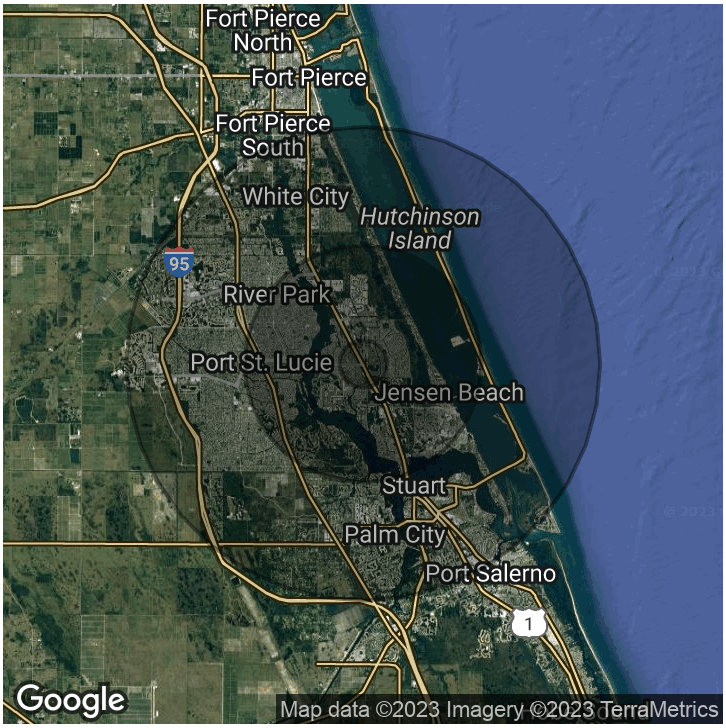
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,209	80,447	201,131
Average Age	33.6	39.4	42.6
Average Age (Male)	28.9	37.5	41.1
Average Age (Female)	35.7	40.1	43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,099	29,836	77,879
# of Persons per HH	3.0	2.7	2.6
Average HH Income	$57,787	$48,891	$53,824
Average House Value	$182,326	$188,560	$212,352

** Demographic data derived from 2020 ACS - US Census*



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30th Anniversary

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Disclaimer

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