

# For Lease

264 NW Peacock Blvd

Port Saint Lucie, FL 34986

## ■ First Floor Professional Office



### PROPERTY OVERVIEW

Join Water's Edge Dermatology at Peacock Plaza Commercial Center. First floor office suite available in two story professional office building.

### LOCATION OVERVIEW

Peacock Plaza Commercial Center in Upscale St Lucie West. Easy access to and from Interstate 95 at exit 121 east. St Lucie West Blvd/Prima Vista is a main artery from I-95 to US Highway 1. This area is very active with entertainment, restaurants, retail shoppes, and other medical/professional Offices complexes.

### OFFERING SUMMARY

Zoning:	General Commercial, City of Port St Lucie
Available SF:	1,551 SF
Utilities:	St Lucie West

See Condo Documents "Prohibited and Exclusive Uses"

**LEASE RATE**

**\$14.75 SF/YR NNN**

1



SLC Commercial  
Realty & Development

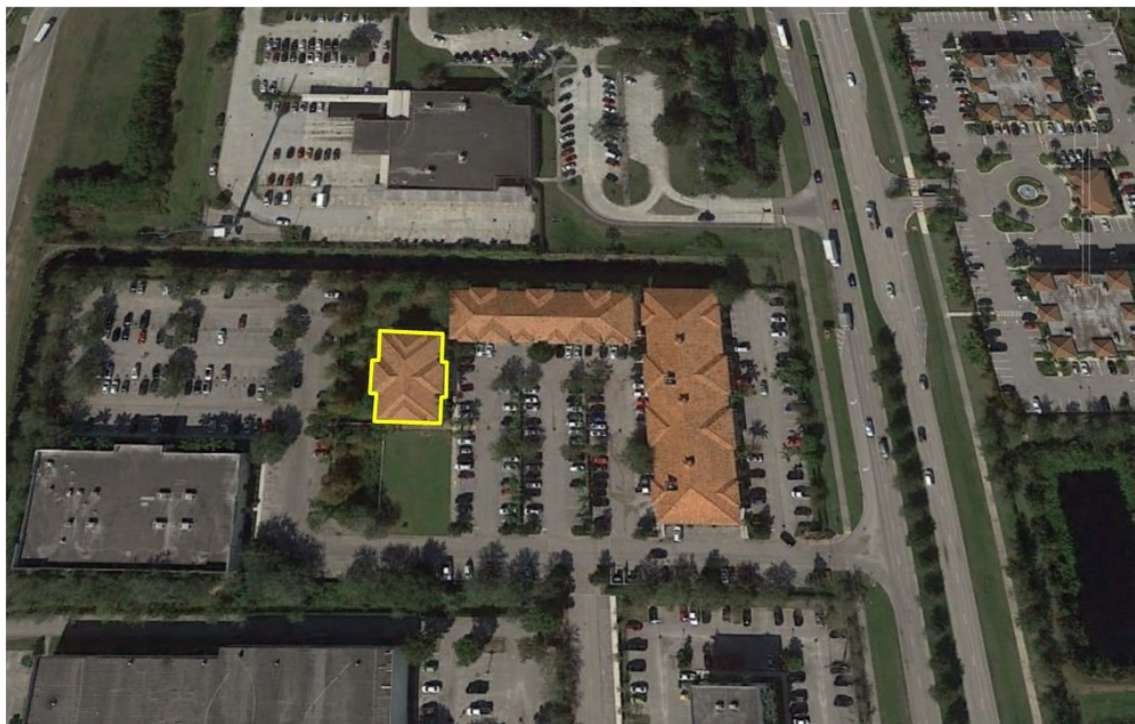


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# Available Spaces

FIRST FLOOR PROFESSIONAL OFFICE

FOR LEASE



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	1,551 - SF	Lease Rate:	\$14.75 SF/yr plus CAM

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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# Property Details

## FIRST FLOOR PROFESSIONAL OFFICE

# FOR LEASE

### LEASE RATE

**\$14.75 SF/YR NNN**

### Building Information

Building Size	9,750 SF
Tenancy	Multiple
Year Built	2007
Gross Leasable Area	2,486 SF
Handicap Access	Yes
Elevator	Yes
Leed Certified	Yes
Building Class	B
Number Of Floors	2
Average Floor Size	4,876 SF
Free Standing	Yes

### Location Information

Building Name	First Floor Professional Office
Street Address	264 NW Peacock Blvd
City, State, Zip	Port Saint Lucie, FL 34986
County/Township	Saint Lucie
Side Of Street	West
Nearest Highway	Interstate 95

### Location Overview

Peacock Plaza Commercial Center in Upscale St Lucie West. Easy access to and from Interstate 95 at exit 121 east. St Lucie West Blvd/Prima Vista is a main artery from I-95 to US Highway 1. This area is very active with entertainment, restaurants, retail shoppes, and other medical/professional Offices complexes.

### Utilities & Amenities

Elevator	Yes
Electricity	FP&L
Utilities	St Lucie West Service District

### Parking & Transportation

Street Parking	Yes
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### Property Details

Property Type	Office
Property Subtype	Office Building
APN#	3326-600-0004-000-0

### Zoning / Land Use Details

Zoning	General Commercial, Port St Lucie
Permitted Use	See Condo Documents "Prohibited and Exclusive Uses"





# Suite 104 - 1,551 SF

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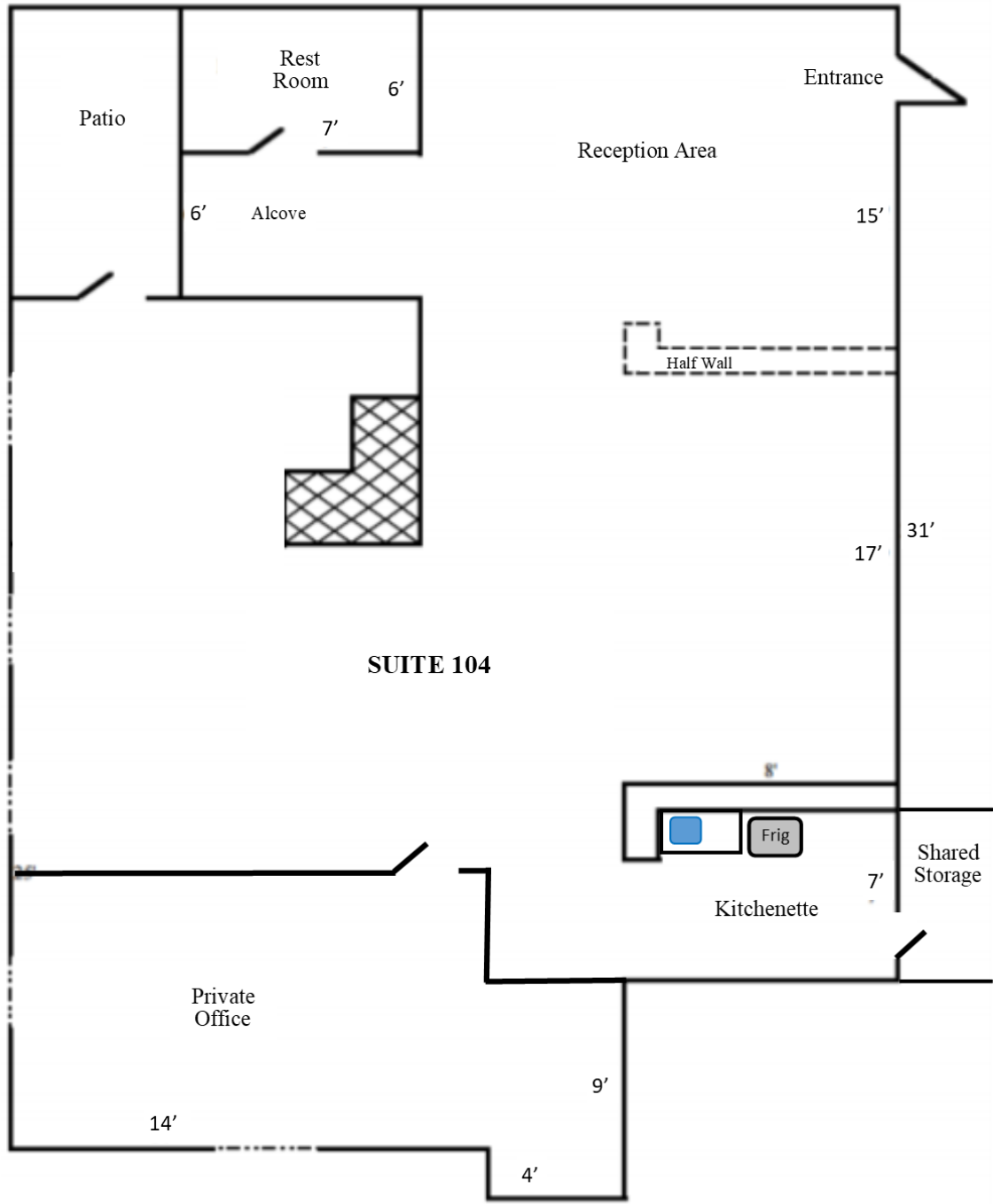


# Floor Plan Suite 104 - 1,551 SF

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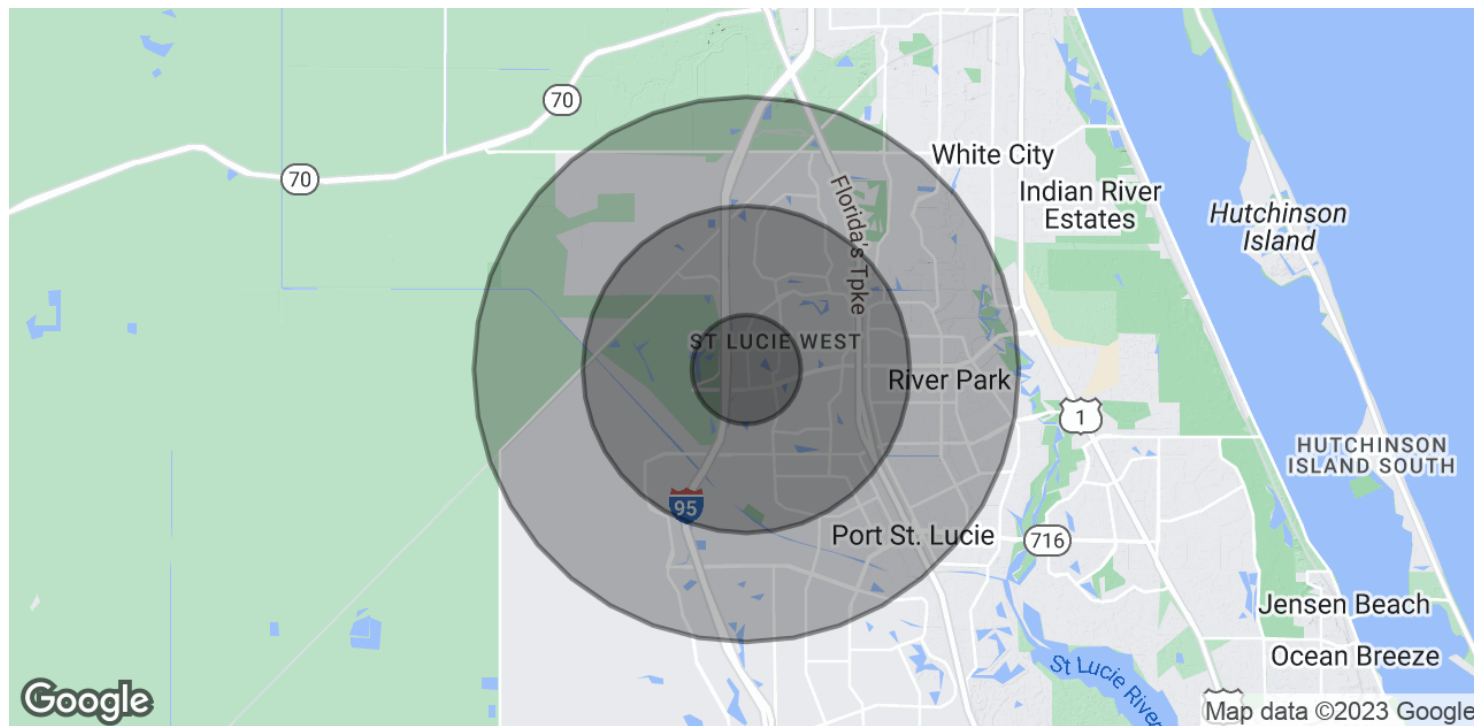
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# Demographics Map & Report

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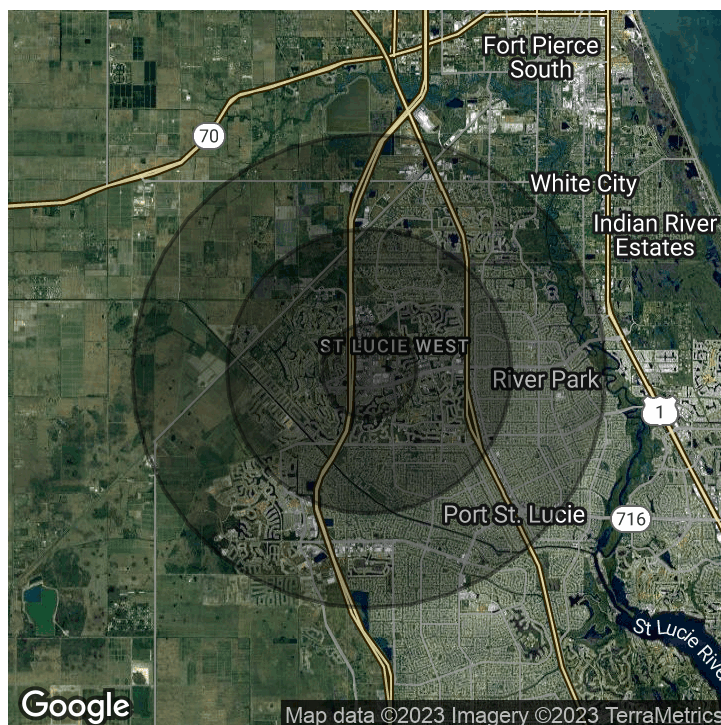
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,733	35,105	93,273
Average Age	49.0	44.1	40.6
Average Age (Male)	47.0	42.3	39.1
Average Age (Female)	50.1	45.2	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,571	13,560	33,940
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$65,760	\$65,464	\$64,195
Average House Value	\$256,410	\$259,571	\$241,986

\* Demographic data derived from 2020 ACS - US Census





## FIRST FLOOR PROFESSIONAL OFFICE

ST LUCIE WEST

St. Lucie County Regional Sports Complex

Lake Whitney Properties

Court Administrative Offices

Walmart

CHASE

7-Eleven

TD

Bank of America

Ruby Tuesday

AMC THEATRES

OUTBACK STEAKHOUSE

HOKKAIDO

SPRING HILL SUITES

PEPPER IN SOME FUN

SHELL

Mobil

Residence Inn

Hampton Inn

Starbucks

FRIDAY'S

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey

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# Disclaimer

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