



# FOR LEASE

■ 1309 SW Gatlin Boulevard

Port St. Lucie, FL 34953

## PROPERTY OVERVIEW

Pad site adjacent to PNC bank branch with excellent visibility on Gatlin Blvd. Suitable for office or retail development. Available for sub-lease. Underlying lease expires May 2032.

## LOCATION OVERVIEW

Approximate 0.52 acre development area with driveway and access road in place.

## OFFERING SUMMARY

Building Size:	0 SF
Land Size:	0.52 Acres
Zoning:	CG, City of Port Saint Lucie
Utilities:	City of Port St Lucie
Traffic Count:	30,500 AADT

LEASE RATE

\$45,000.00 per year (Net)



**JEFFREY D. CHAMBERLIN**

PRESIDENT/BROKER, CCIM,  
SIOR

Mobile 772.528.6056  
chamberlin@slccommercial.com



**JAIME CHAMBERLIN**

VICE PRESIDENT, BROKER

Mobile 772.486.3330  
jaime@slccommercial.com

772.220.4096 | slccommercial.com



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# Additional Photos

1309 SW GATLIN BOULEVARD

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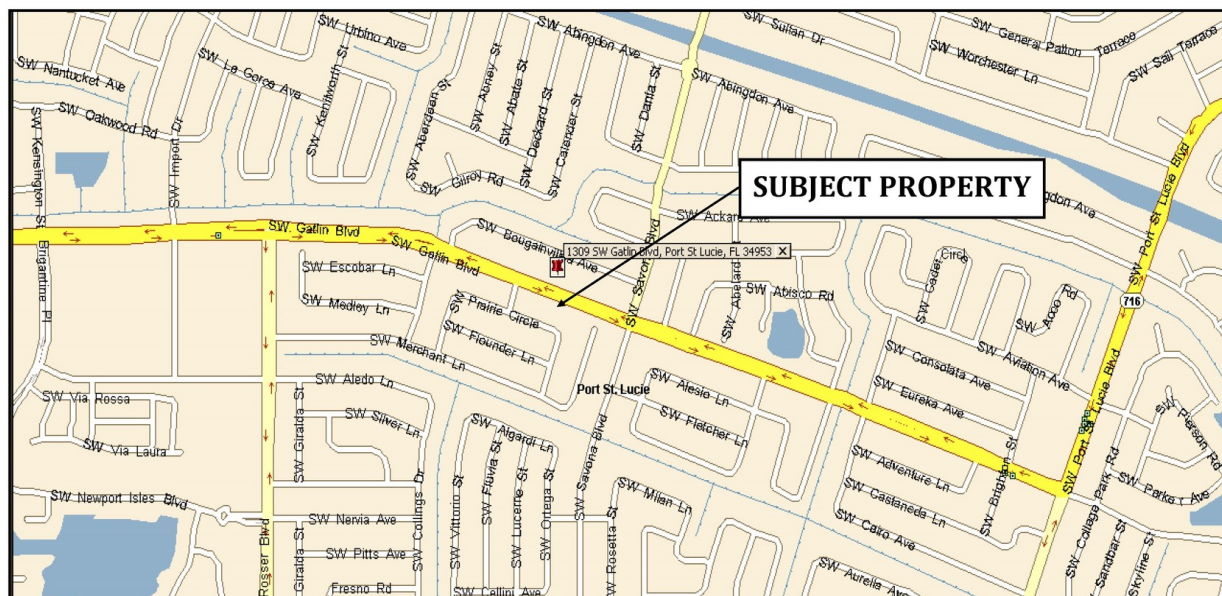


# Area and County Map

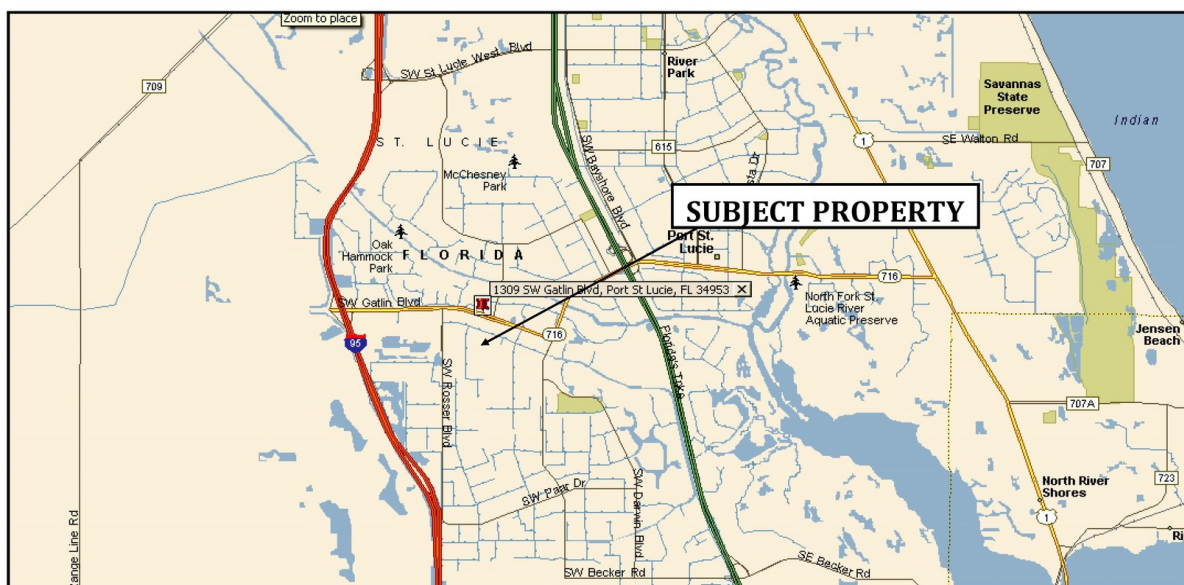
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## AREA MAP



## COUNTY MAP





# Retailer Map

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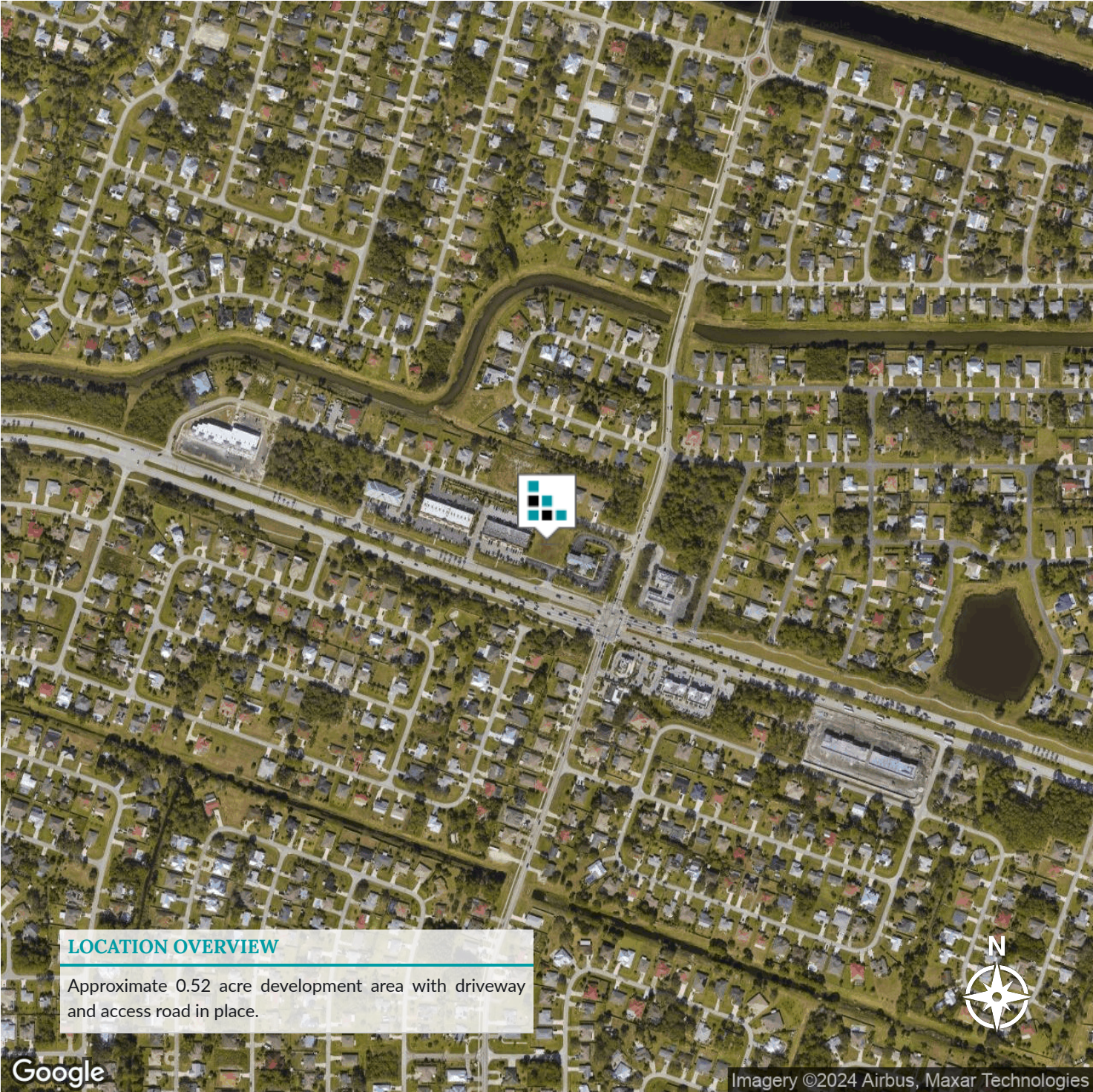




# Location Map

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## LOCATION OVERVIEW

Approximate 0.52 acre development area with driveway and access road in place.

Google

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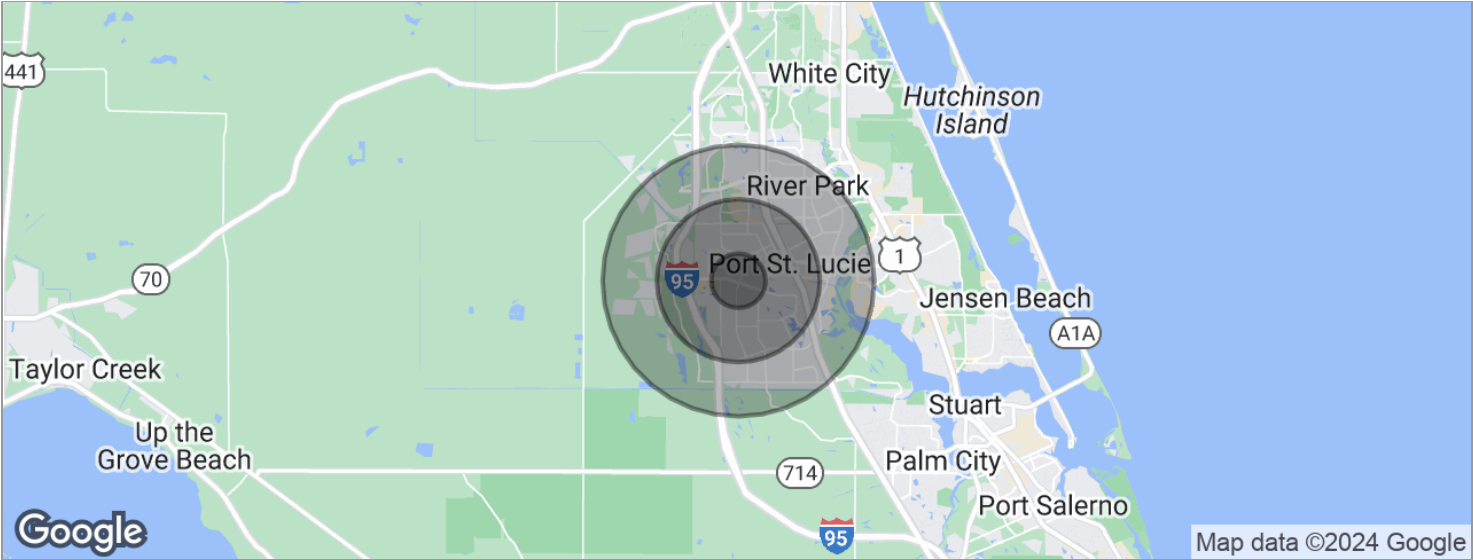




# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,602	59,204	117,606
Median age	35.1	36.8	38.8
Median age (Male)	34.7	35.9	37.7
Median age (Female)	35.5	37.5	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,491	19,990	41,382
# of persons per HH	3.1	3.0	2.8
Average HH income	\$61,622	\$61,832	\$64,825
Average house value	\$207,961	\$217,096	\$227,401

\* Demographic data derived from 2020 ACS - US Census

## 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;
  - (3) Office for administrative, business, or professional use;
  - (4) Public facility or use;
  - (5) Restaurants;
  - (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
- (C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one (1) such residence may be approved for each business and required land area;
  - (2) Enclosed assembly area;
  - (3) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant;
  - (4) Semi-public facility or use;
  - (5) Catalog showrooms with more than twenty (20%) percent of gross floor area devoted to storage;
  - (6) Car wash (full or self-service);
  - (7) Kennel, enclosed;
  - (8) Bars, lounges, and night clubs;
  - (9) Schools (private or parochial), meeting the requirements of the State Board of Education, or technical or vocational schools;
  - (10) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.
  - (11) Automobile fuel services or repairs, including oil lubrication businesses;
  - (12) Retail convenience stores;
  - (13) Hospitals, nursing, or convalescent homes;
  - (14) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
  - (15) Pain management clinic.
  - (16) Recreational amusement facility.
- (D) **Accessory Uses.** As set forth within section 158.217
- (E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.
- (F) **Maximum Building Coverage.** Forty (40%) percent, provided that the combined area coverage of all impervious



# Permitted Uses - Continued

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surfaces shall not exceed eighty (80%) percent.

- (G) **Maximum Building Height.** Thirty-five (35) feet. (See subsection 158.174(E) for height variations allowed through PUD zoning.)
- (H) **Minimum Building Size and Minimum Living Area.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations: nine hundred (900) square feet. Apartment-type unit: Six hundred (600) square feet.
- (I) **Setback Requirements and Buffering.**
  - (1) **Front Setback.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
  - (2) **Side Setback.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.
  - (3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential use, public right-of-way or drainageway.
  - (4) **Buffering.** All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of subsection 153.04(G). Additional buffering may also be required if called for in the appropriate neighborhood plan.
- (J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221
- (K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of section 158.235 through 158.245

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-124, § 1, 11-12-02; Ord. No. 06-81, § 1, 8-14-06; Ord. No. 11-37, § 2, 6-13-11; Ord. No. 11-79, § 1(Exh. A), 11-14-11)



# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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