



FOR SUBLEASE

■ 10570 S US Highway 1

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Port Saint Lucie, FL 34952

PROPERTY OVERVIEW

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.

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 Space:	Suite 101 - 1,295 SF



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LEASE RATE

\$21.00 SF/yr (NNN)



SLC Commercial
Realty & Development

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Property Details

3 STORY LANDMARK OFFICE BUILDING

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LEASE RATE

\$21.00 SF/YR NNN

Building Information

Building Size	21,899 SF
Tenancy	Multiple
Year Built	1989
Condition	Good
Free Standing	Yes
Construction Description	Stucco over Concrete Block
Building Class	B
Number Of Floors	3
Suite:	101
Available SF:	1,295 SF

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](#)



Available Spaces

3 STORY LANDMARK OFFICE BUILDING

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Suite 101

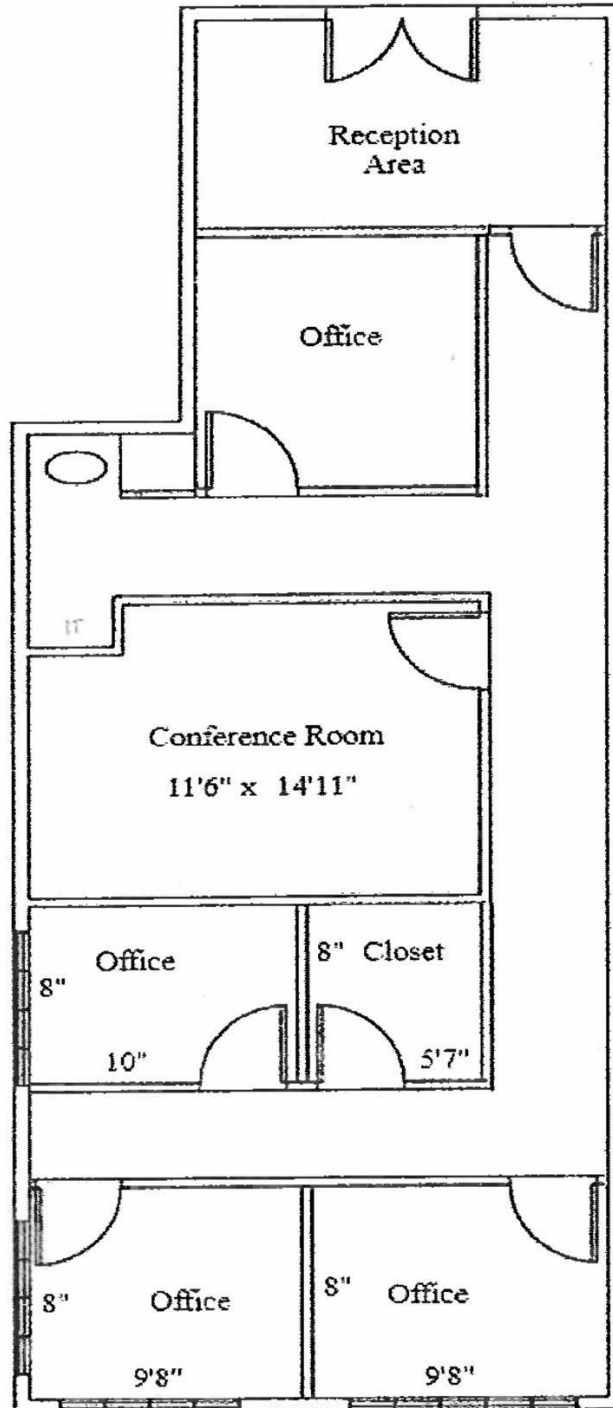
Office Building \$21.00 SF/yr NNN 1,295 SF Negotiable

The entire 3rd floor and Suite 202 are currently occupied by a single tenant. Early termination may be considered for a new tenant. Floor plan attached.

Suite 101 Floor Plan

3 STORY LANDMARK OFFICE BUILDING

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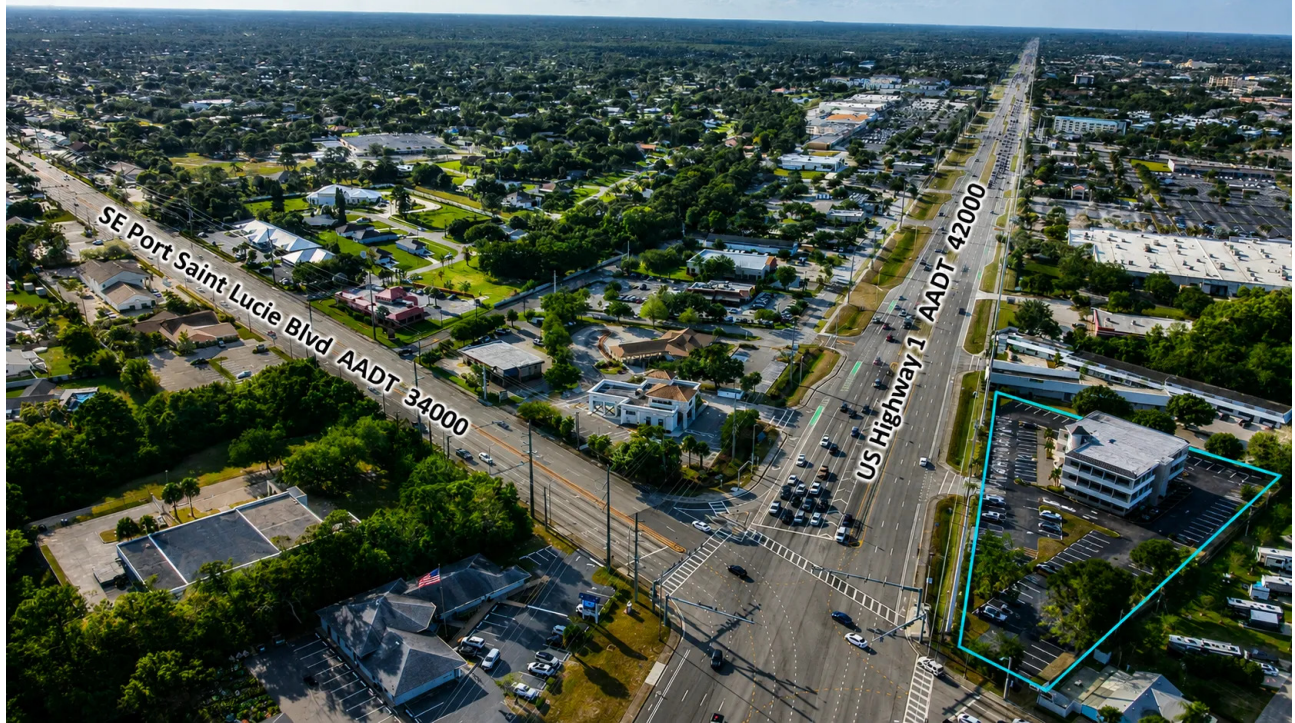
1st FLOOR PLAN - SUITE 101



Aerial - Parking

3 STORY LANDMARK OFFICE BUILDING

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Retailer Map

3 STORY LANDMARK OFFICE BUILDING

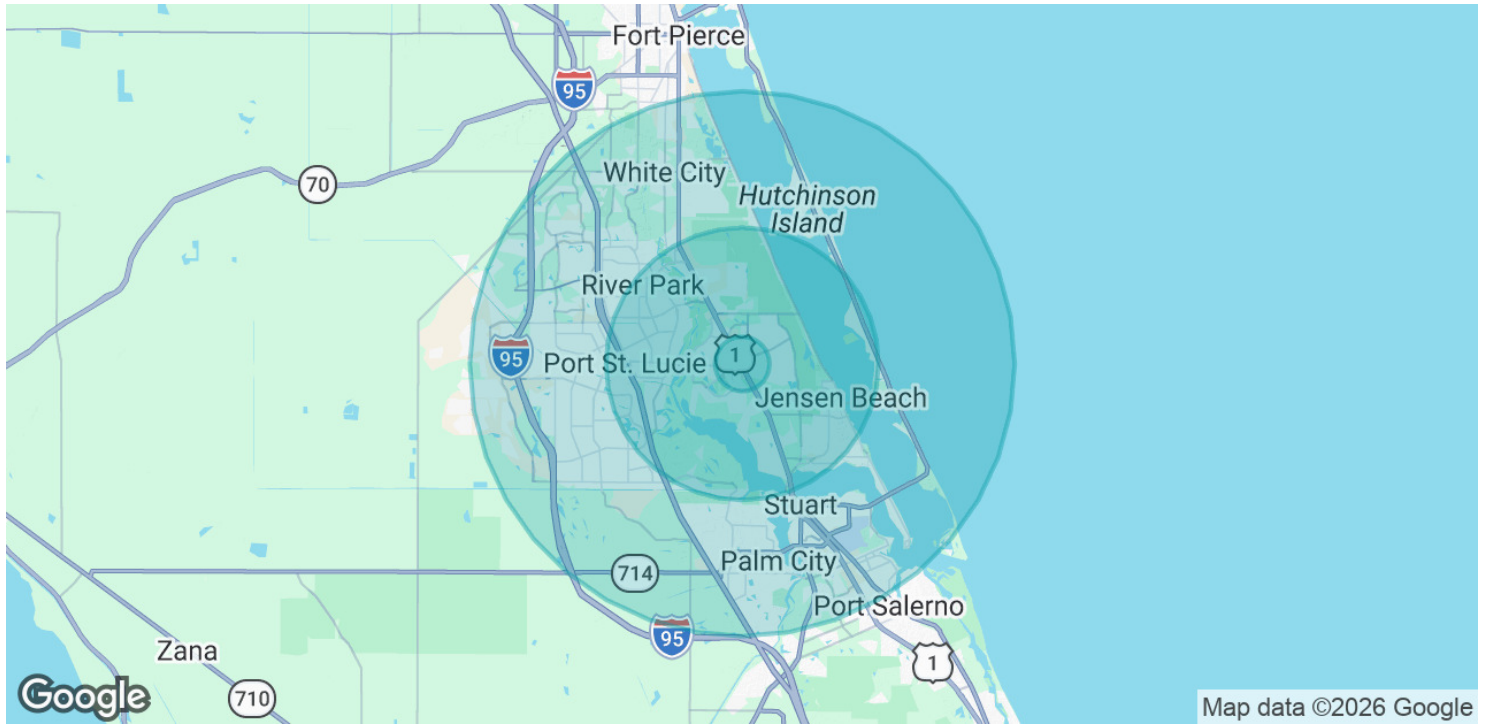
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Demographics Map & Report

3 STORY LANDMARK OFFICE BUILDING

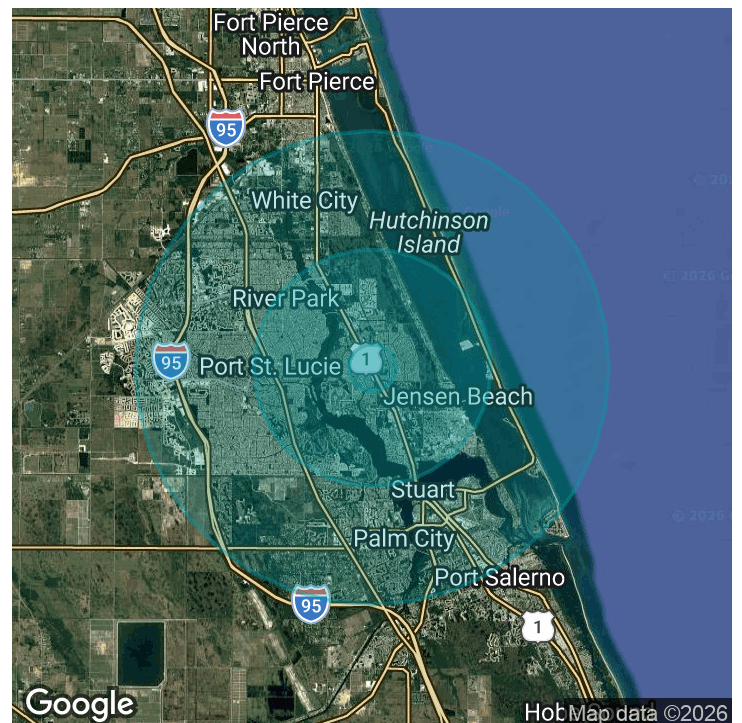
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,209	80,447	201,131
Average Age	33.6	39.4	42.6
Average Age (Male)	28.9	37.5	41.1
Average Age (Female)	35.7	40.1	43.7

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



Disclaimer

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