

FOR PRE-LEASE

573 NW Lake Whitney Place, Port St Lucie, FL 34986



SLC Commercial
Realty & Development



Unit
104 — 1439 sf



NEW CONSTRUCTION **Create Your Own Space**

TOTAL SPACE: 1,439+/- SF
 YEAR BUILT: 2017-2018
 DESCRIPTION: Medical / Professional Office
 ZONING: Commercial Services
 PARKING RATIO: 5 per 1,000 Sq. Ft.
 LEASE TYPE: NNN
 LEASE RATE: \$16/SF/YEAR

| Demographic Profile Minute Radius | | | |
|-----------------------------------|----------|----------|----------|
| | 5 Min | 10 Min | 15 Min |
| Population | 3,265 | 49,579 | 135,977 |
| Households | 1,564 | 18,913 | 49,823 |
| Ave HH Income | \$65,585 | \$62,058 | \$59,198 |
| Median Age | 52.0 | 44.4 | 40.8 |

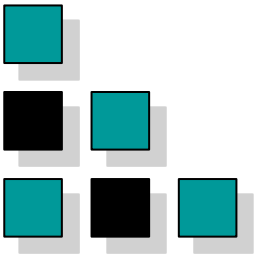
| Demographic Profile Mile Radius | | | |
|---------------------------------|----------|----------|----------|
| | 1 Mile | 3 Mile | 5 Mile |
| Population | 3,996 | 42,179 | 106,755 |
| Households | 2,090 | 16,519 | 39,317 |
| Ave HH Income | \$62,310 | \$62,857 | \$61,090 |
| Median Age | 64.7 | 45.3 | 41.8 |

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INFORMATION SHEET

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BUILDING IMPROVEMENTS/AMENITIES

- ◆ Turn key construction & interior build out
- ◆ On-Site Design Center to facilitate interior color and material design upgrades
- ◆ Full time maintenance manager on site
- ◆ Generous on-site parking with high intensity security lighting (5 spaces per 1000 sq. ft.)
- ◆ Building directory signs identifying occupants
- ◆ Hurricane impact resistant glass on all windows and front doors
- ◆ Fully insulated glued down flooring system with S barrel tile Mediterranean roof Kitchenette including refrigerator, microwave oven and sink in each unit
- ◆ Private fully furnished bathroom (Handicapped Accessible)
- ◆ Individually controlled heating/air conditioning system

LOCATION

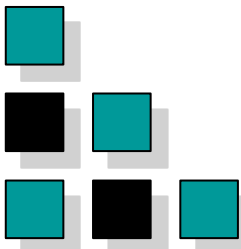
- ◆ Convenient location with direct access to and from St. Lucie West Blvd. in the heart of the St. Lucie West's retail, restaurant and entertainment district
- ◆ Close Proximity to I-95 and easy access to major highways.
- ◆ Numerous Retail and Restaurant choice within walking distance
- ◆ Close Proximity to Several Major Hospitals
- ◆ 15 Acre Campus Style Property for Referral Business (Commercial Zoning)

LOCATION AND ACCESS

Lake Whitney Medical and Professional offices are conveniently located on the corner of NW Lake Whitney Place and Peacock Blvd in the heart of St Lucie West. The property is well-located with access to I-95 (exit121) less than 1 mile away and only minutes from the Florida Turnpike (exit 142). With a residential population in excess of 277,789 within a 10 mile radius and a median income of \$61,593. This property is well-positioned to service the surrounding residential subdivisions of St Lucie West and Fort Pierce.

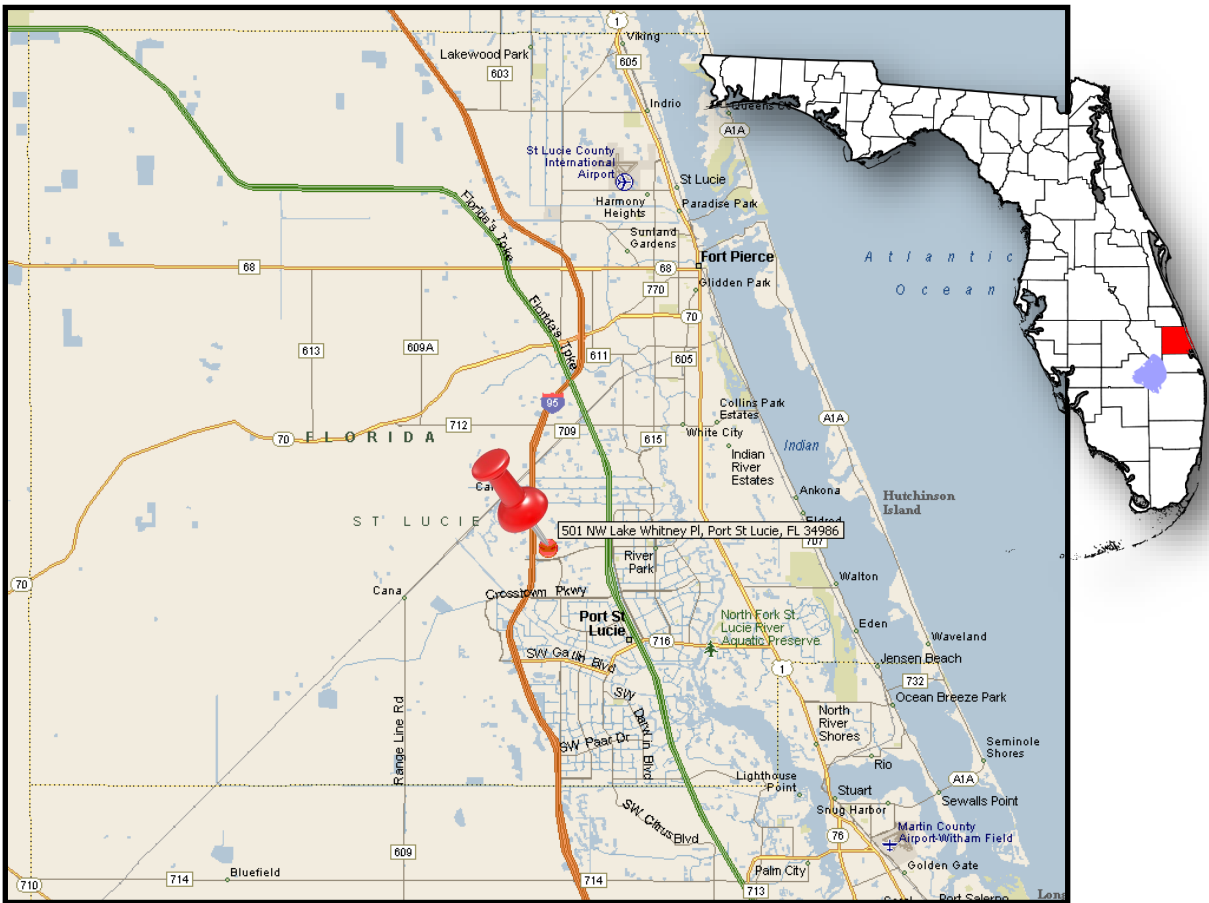
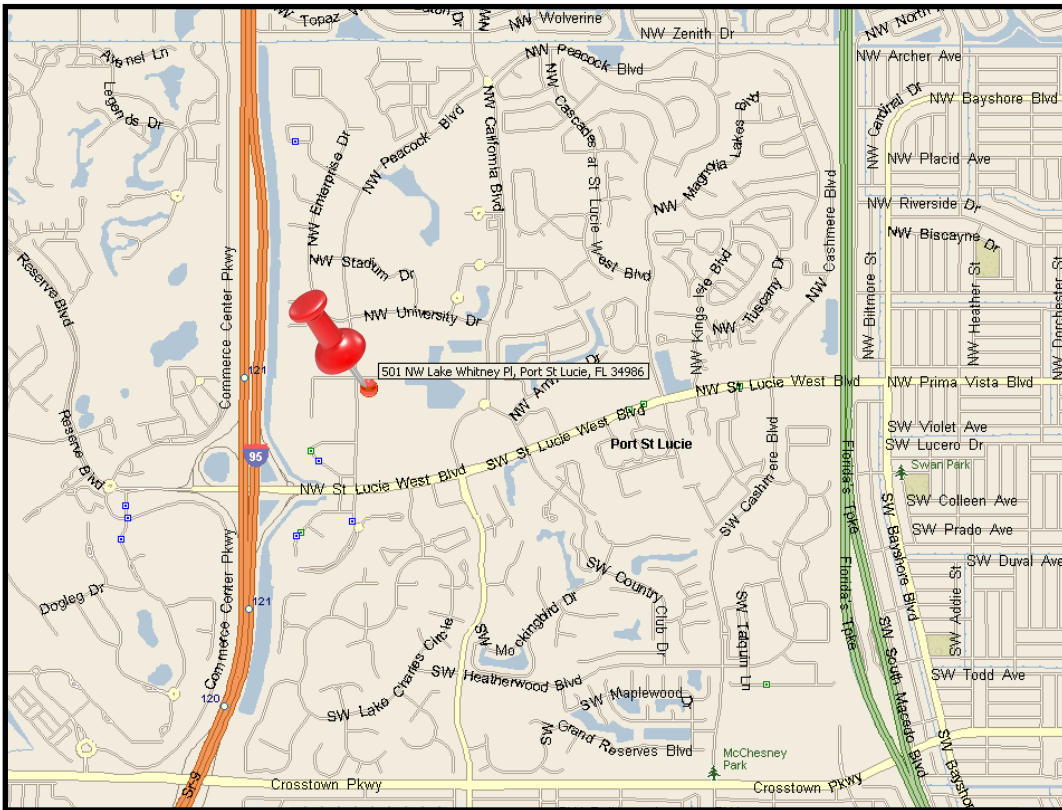
FLORIDA'S RESEARCH COAST

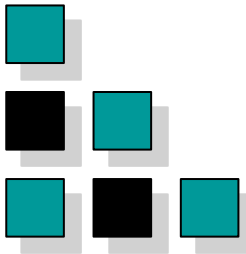
St Lucie County's population and workforce, on average, is younger, more diverse, and twice the size of any other county comprising Florida's Research coast. Population growth in St Lucie county is expected to be close to half a million by the year 2030. With hits impressive growth, St Lucie and the Research Coast will be a better place to do business.



LOCATION

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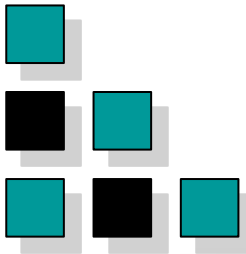


TENANTS

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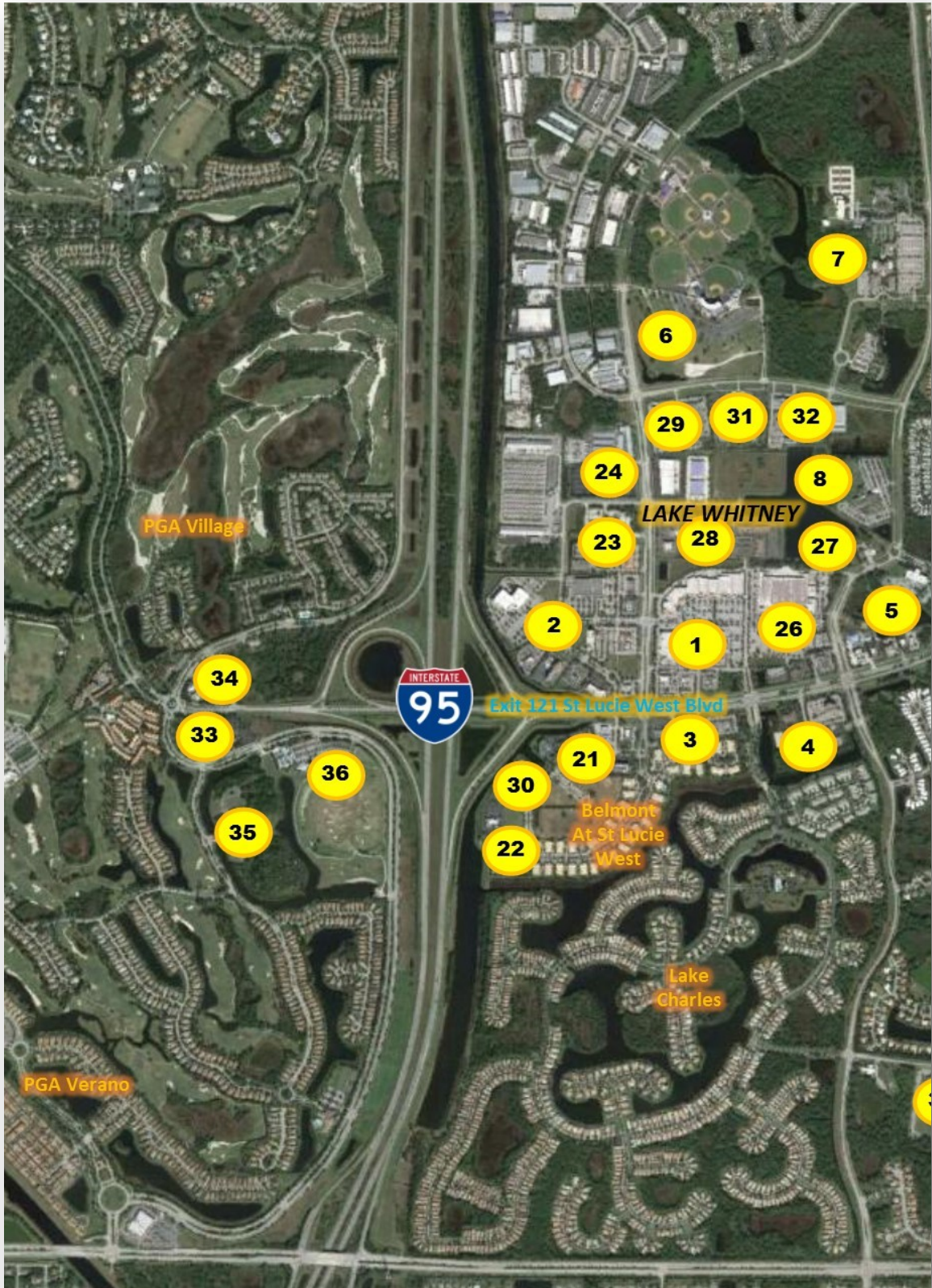
Join

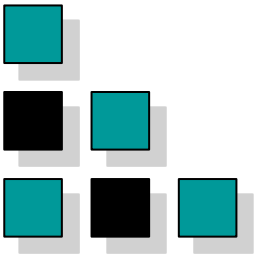




ST LUCIE WEST

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1 Town Center

Party City
Stein Mart
Staples
AC Moore Arts and Crafts
Ross Dress for Less
Bealls Department Store
Petco
Dollar Tree
Jetson
Regal Paints
Moe's Southwest Grill
Starbucks
Tutti Frutti
Jimmy John's
T-Mobile
Guitar Center
Massage Envy Plato's Closet
Wakim's Gourmet
Five Guys Burgers & Fries
Butterfield Drugs
China Wok II
Panera Bread
America's Best Contacts & Glasses
Bottle Shock
Mattress One
Great Clips
Sewing & Vacuum
Perfect Tans
GNC
Just Divas
Kay Jewelers
Sally Beauty
Nail Salon
Tropical Smoothie
Banyan Dental
Cato Corp
Chase Bank
T.G.I. Friday's

2 Carmike Cinemas

Superplay USA
Duffy's
Ruby Tuesday
Friendly's Ice Cream
Park Avenue BBQ Grille
Holiday Inn Express Hotel
SpringHill Suites
Hokkaido Hibachi & Sushi
Outback Steakhouse
Chili's Grill & Bar
Shell Service Station & Subway

3 The Vitamin Shoppe

Re/Max
Chipotle
Little Caesars
Metro PCS
Panda Express
McDonalds
Fresenius Medical Care
SportClips
Spiro's Taverna
Luminous Nails Spa
Urgent Care
Physicians Immediate Care
Sprint
Rustico Deli
Gentle Dental
Berry Fresh Cafe

4 TD Bank

Treasure Coast Dermatology
Physician to Women
H&R Block
Vine & Barley
West End Grill
Barber Shop
Smoke Inn
St Lucie West Travel

5 Clerk of Court

Bank of America
Arby's
Jay's Fine Jewelry & Vivid Salon
Florida Heart Center
KFC & Taco Bell
7-Eleven
Car Wash

6 Tradition Stadium

7 Indian River State College

8 St Bernadette

21 Wendy's

Dunkin Donuts
Service Station
Hampton Inn & Suites
Bob Evans
Westview Plaza I
Westview Plaza II

22 Carrabba's

Fountainview Commons Residence Inn

23 Peacock Plaza

Puelo Viejo
Allstate
Spice Thai
Liberty Tax
Peacock Liquor
Sutra Yoco
Solstas Labs
Fusion Slaon & Spa
Gold's Gym
Bella Hair Studio
United States Post Office

24 QVC

Security Self Storage

26 Walmart

Walmart Service Station
Walgreens
Goodwill
Select Physical Therapy
Cleaners
Jack's Pizzeria
GameStop
Payless Shoe Source
Verizon Wireless
Subway
RadioShack
Aspen Dental

27 Fire Station

28 Lake Whitney

29 University Park

30 School

31 South County Regional Sports Stadium

32 WestPark Professional

Public Storage

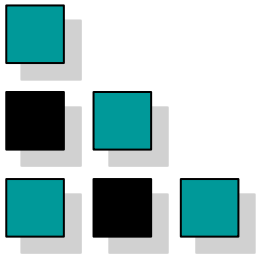
33 Hilton Garden Inn

Sam Snead's
MainStay Suites

34 Tutto Fresco

Mobil Service Station
Real Estate

36 PGA Center for Golf & Learning



WEB LINKS

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www.slccommercial.com
www.lakewhitneyoffices.com

Sec. 158.126. - Service Commercial Zoning District (CS).

(A) **Purpose.** The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

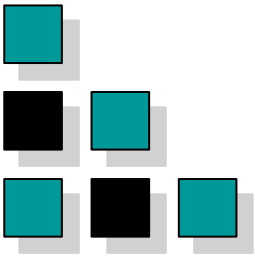
- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) Automotive, boat or truck repair.
- (3) Building material sales.
- (4) Cabinet shop.
- (5) Contractor's shop.
- (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
- (7) Sign company.
- (8) Public facility or semi-public facility or use.
- (9) Trade shop (roofing, plumbing, electrical, and the like).
- (10) Wholesale establishment.
- (11) Food processing facility.
- (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
- (13) Television and broadcasting station.
- (14) Analytical laboratory.
- (15) 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](#).
- (16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (17) Kennel, enclosed.

(C) **Principal uses.** The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall:

- (1) Public or semi-public facility use.
- (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
- (3) Automotive, boat or truck sales.
- (4) Lumber yard.
- (5) Material or vehicle storage yard.
- (6) Contractor's storage yard.
- (7) Mobile home sales or storage.
- (8) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall.
- (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
- (10) Equipment rental business.
- (11) Self-service storage facilities in accordance with [Section 158.227](#).

(D) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Kennel (enclosed), with outdoor runs.
- (2) 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](#).
- (3) Wireless communication antennas and towers, as set forth in [section 158.213](#).
- (4) Commercial driving school.
- (5) [Reserved.]
- (6) Recreational vehicle park.
- (7) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.
- (8) Indoor shooting facility.
- (9) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (10) Bars, lounges and night clubs.
- (11) Car wash (full or self-service).
- (12) Schools (public, private or parochial) or technical or vocational schools.
- (13) Automobile fuel services.
- (14) Retail convenience stores with or without fuel service station.
- (15) Secondary metals recycler in accordance with [Chapter 117](#).



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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.