

# FOR LEASE

585 NW LAKE WHITNEY PLACE, PORT ST LUCIE, FL 34986



## Unit 106

2,000+/- SQ. FT. Bldg.



**NEW CONSTRUCTION**  
**Create Your Own Space**

TOTAL SPACE: 2,000+/- SF  
 YEAR BUILT: 2016-2017  
 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

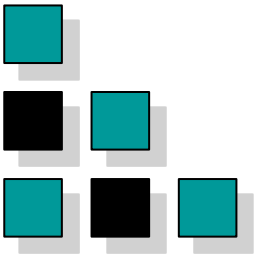
	1 Mile	3 Mile	5 Mile
Population	3,996	42,179	106,755
Households	2,090	16,519	39,317
Ave HH Income	\$62,310	\$62,857	\$61,090
Median Age	64.7	45.3	41.8

For More Information:

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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

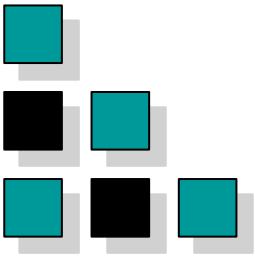
- ◆ Convenient location with direct access to and from St. Lucie West Blvd. in the heart of the St. Lucie West's retail, restaurant and entertainment district
- ◆ Close Proximity to I-95 and easy access to major highways.
- ◆ Numerous Retail and Restaurant choice within walking distance
- ◆ Close Proximity 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.

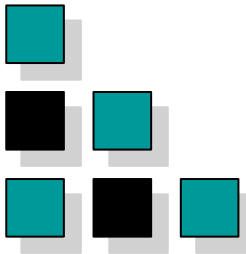


# FLOOR PLAN

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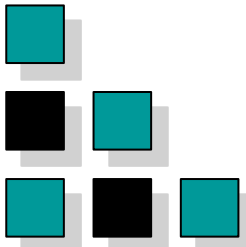


# TENANTS

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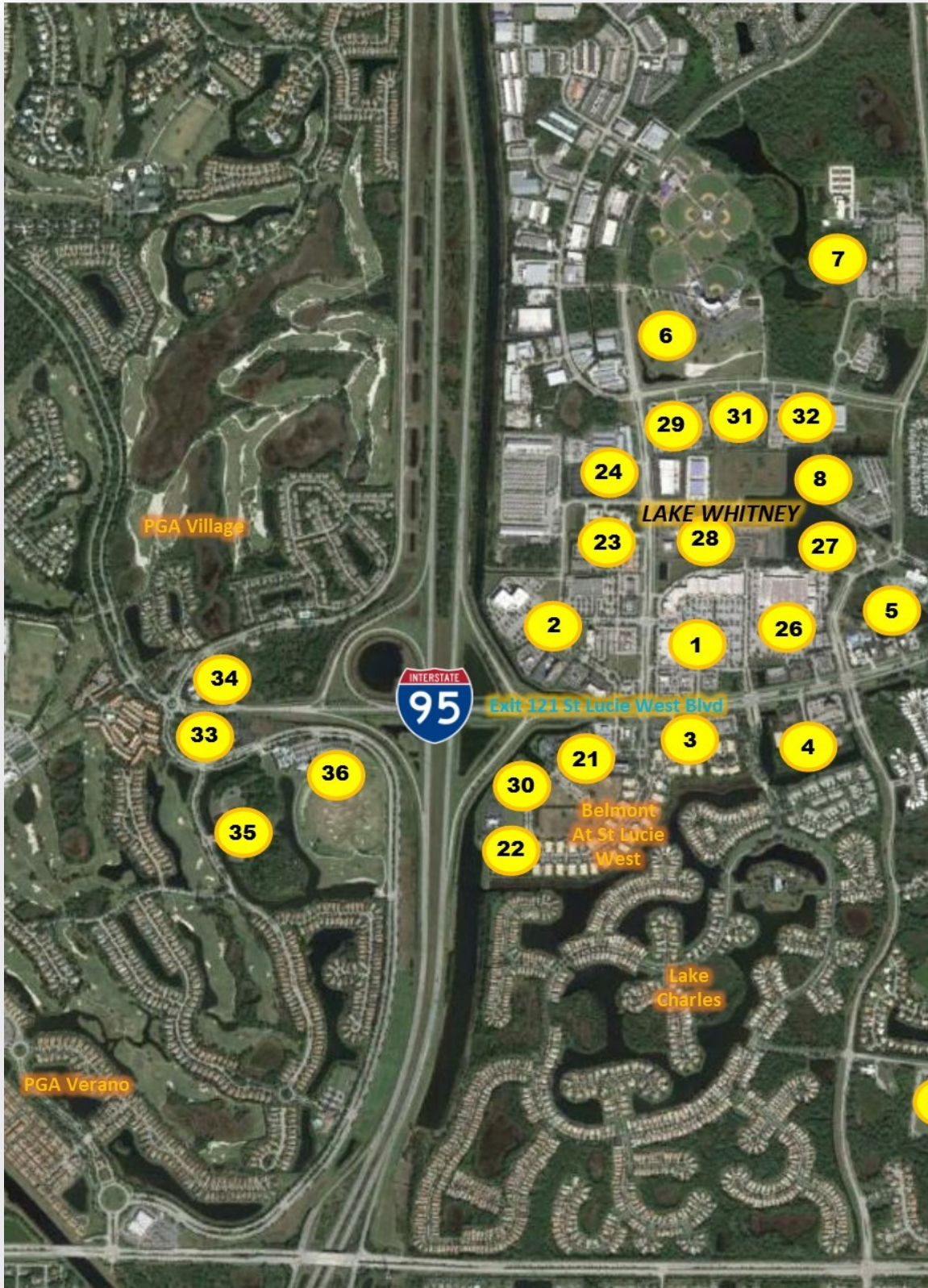
# Join

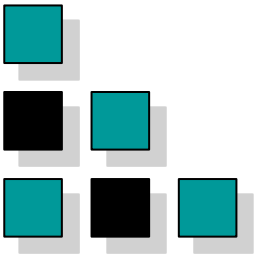




# ST LUCIE WEST

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# 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

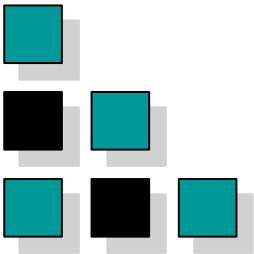
## 33 Hilton Garden Inn

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](http://www.slccommercial.com)  
[www.lakewhitneyoffices.com](http://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:

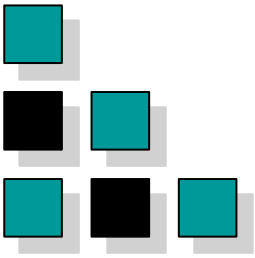
- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
- (2) Automotive, boat or truck repair.
- (3) Building material sales.
- (4) Cabinet shop.
- (5) Contractor's shop.
- (6) Commercial laundry facility and 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.