

8276-8297 S Hwy 1, Port St. Lucie, FL 34952

FIESTA SQUARE UNITS



FOR **LEASE**



ALBERT BROWN
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1-2 UNITS
1,200 - 5,000 SF

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

8276-8297 S Hwy 1, Port St. Lucie, FL 34952 | FIESTA SQUARE UNITS

SPECS

Unit 8283 Price & Size: \$9.36 SF / YR / GROSS - 5,000 SF

Unit 8279 Price & Size: \$12 SF / YR / GROSS - 1,200 SF

Year Built: 1980

Plaza Lot Size: 3.27 Acres

Zoning: CG - Commercial General - PSL

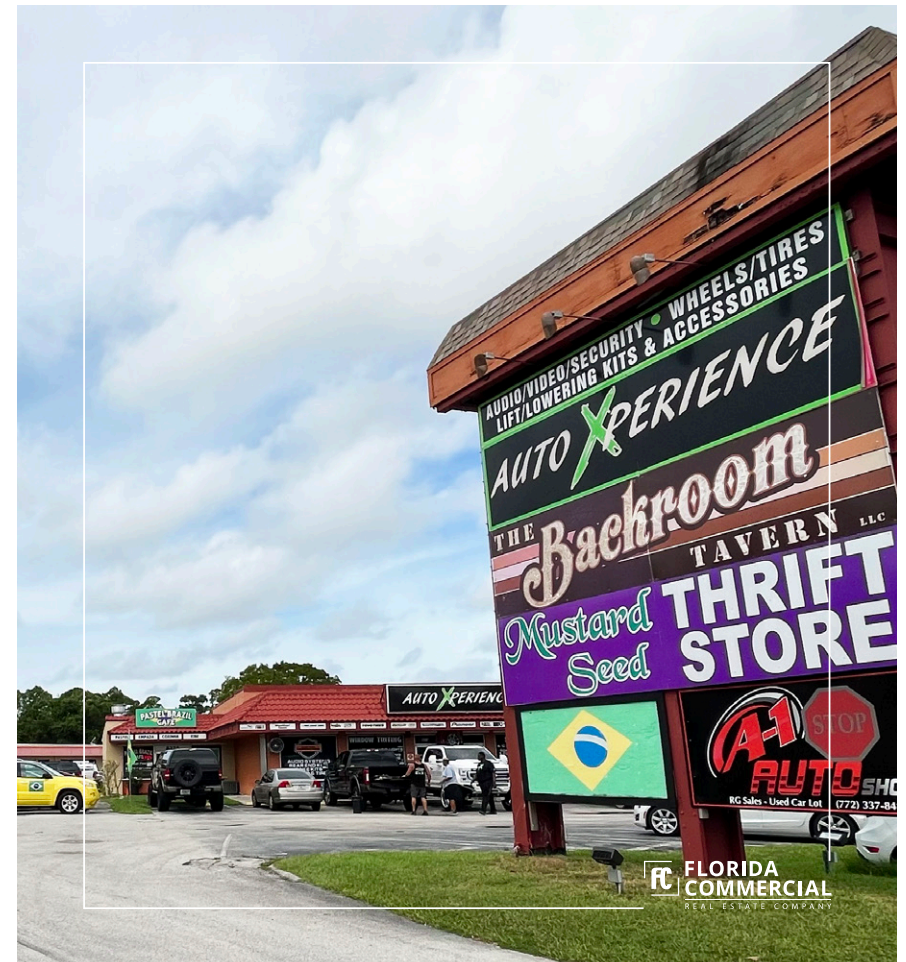
PROPERTY OVERVIEW

Unit 8279 offers 1,200 SF of flexible retail or service-oriented space in Fiesta Plaza in Port St. Lucie. The unit features a welcoming reception area, three private offices, and an open floor plan that can accommodate a variety of business uses. This space is in a convenient location with excellent visibility, easy access, and ample parking.

Located in the busy Fiesta Square Retail Plaza, Unit 8283 offers 5,000 SF of versatile retail space featuring a wide-open floor plan, four private offices, cubicle sections, and updated decorative lighting throughout. The suite also benefits from prominent monument signage, providing excellent visibility and exposure to passing traffic.

Unit 8279 offers 1,200 SF of flexible retail or service-oriented space with a welcoming reception area, three private offices, and an open layout suitable for a variety of business uses. The space provides excellent visibility, easy access, and ample parking for customers and employees.

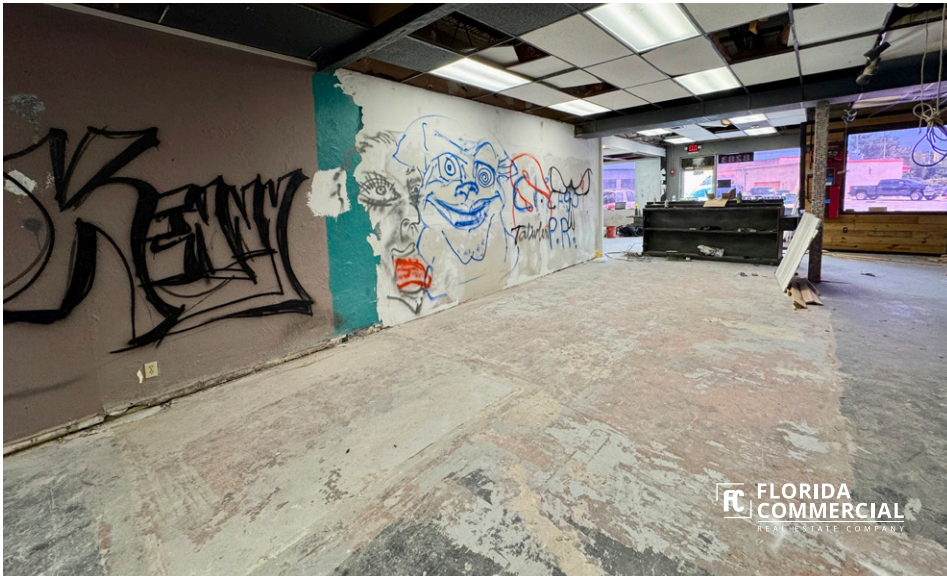
Fiesta Square is strategically positioned along US-1 between Crosstown Parkway and Prima Vista Boulevard, two major Port St. Lucie thoroughfares with convenient access to I-95 and Florida's Turnpike. Surrounded by established residential communities and continued commercial growth, the plaza offers businesses a highly visible location within one of the area's fastest-growing markets.



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UNIT 8283



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UNIT 8279



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MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Population	4.8K	113.6K	298.4K
Median Age	47.7	52.2	50.4



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Occupied Households	2,855	45.9K	115.6K
# of Employees	9.4K	30.5K	77.6K
Average HH Income	\$47.2K	\$58.7K	\$64.4K



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LOCATION

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