



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALBERT BROWN

AGENT

D: 772.223.3646

ALBERT@ALBERTBROWNRE.COM



FOR LEASE

8271-8291 S Us-1 Hwy

PORT SAINT LUCIE, FL 34952



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$12.00 SF/yr (MG)

Lot Size: 3.27 Acres

Year Built: 1980

Building Size: 8,220

PROPERTY OVERVIEW

Space features tile throughout, includes a large open working area with plumbing & sinks, a Reception area, 1 Restroom, a Kitchenette, Storage & Laundry Room. The space is set up for a Salon but could easily be used as a Retail space. Monument Signage Available!

LOCATION OVERVIEW

On S US Highway #1 in Port Saint Lucie, Florida,

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
8297 S US HWY 1	\$12.00 SF/yr	2,000 SF

EXECUTIVE SUMMARY

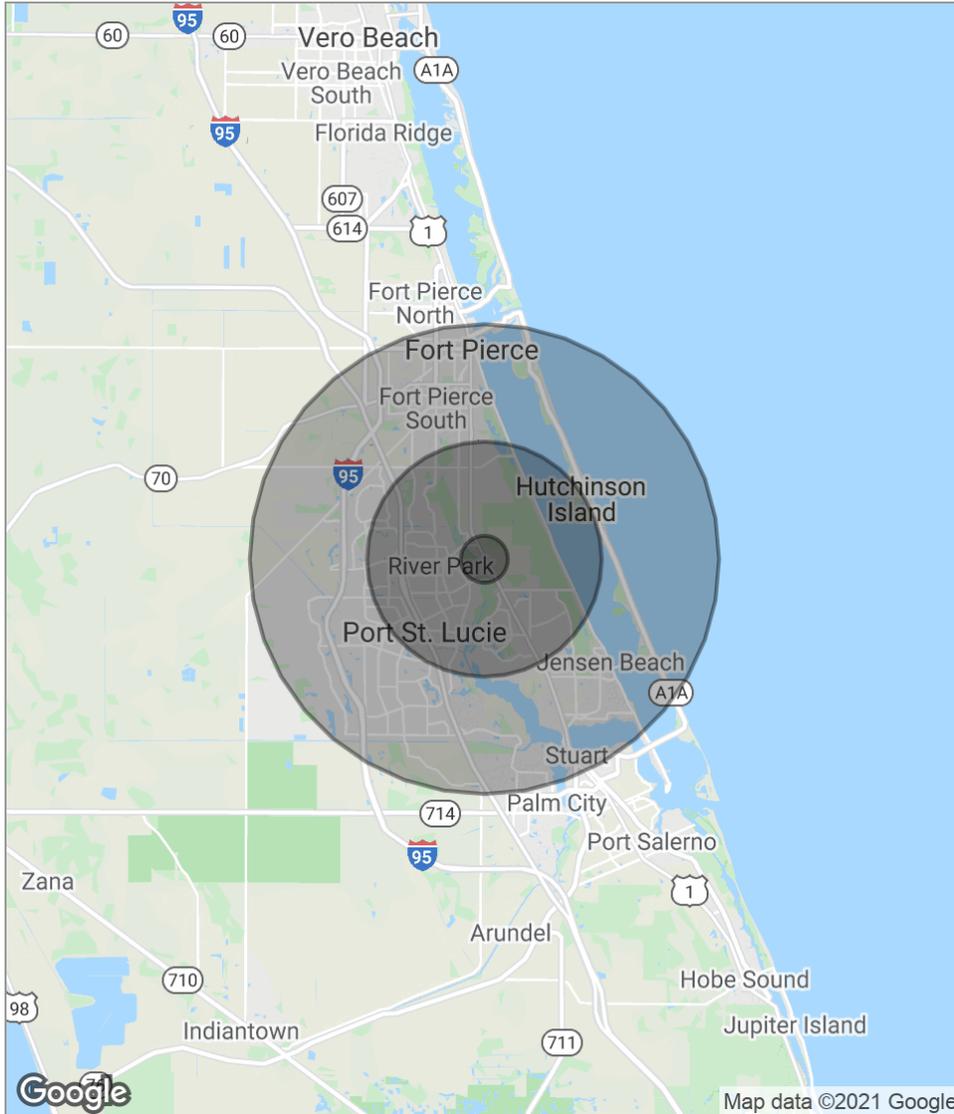
ALBERT BROWN
AGENT

D: 772.223.3646

ALBERT@ALBERTBROWNRE.COM

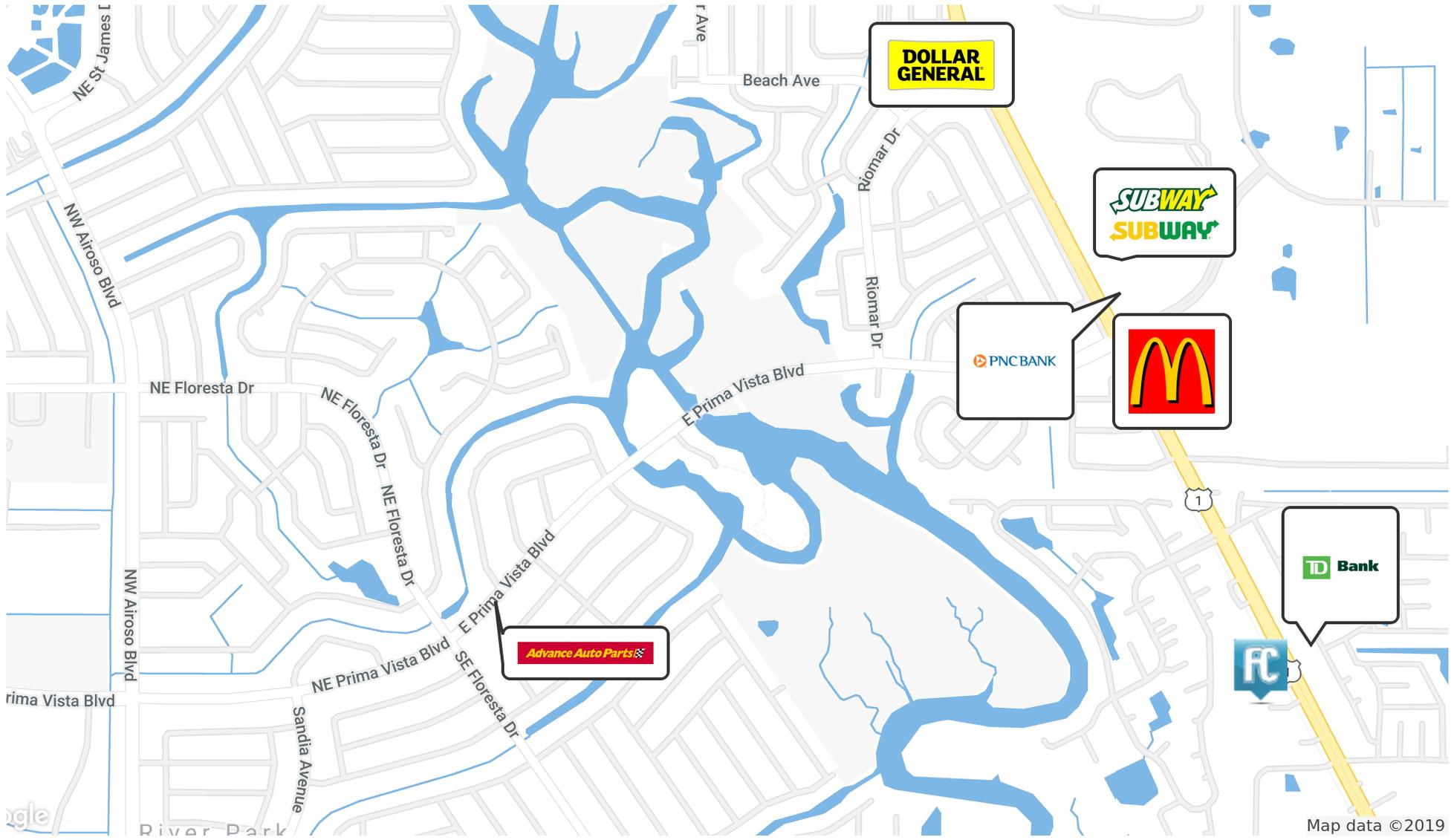
309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net





POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,893	113,148	297,157
Median age	52.9	44.5	42.6
Median age (Male)	51.9	43.3	41.0
Median age (Female)	54.1	45.5	43.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,841	44,984	114,631
# of persons per HH	2.1	2.5	2.6
Average HH income	\$44,538	\$56,334	\$61,290
Average house value	\$138,570	\$208,351	\$232,795

* Demographic data derived from 2010 US Census



Map data ©2019