

FOR LEASE

872 SE Becker Road

Port Saint Lucie, FL 34984

Veranda Falls Freestanding Building



PROPERTY OVERVIEW

The Shoppes at Veranda Falls is a one of kind shopping experience, built in 2006. This Publix anchored upscale shopping center offers a Key West Style design that brings out the lush landscaping, beautiful ponds and waterfalls, large covered walkways and ample parking to create a welcoming, relaxed, and enjoyable experience for its patrons.

OFFERING SUMMARY

Building Size:	125,996 SF
Available Size:	4,025 SF
Traffic Count:	12,700 Cars per day

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Veranda Falls Out Parcel Building HO-P	Negotiable	4,025 SF
LEASE RATE		NEGOTIABLE

Jeffrey D. Chamberlin
President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

Tyler Raynes
Associate
772.220.4096 x107
tyler@slccommercial.com

Jaime Chamberlin
Associate
772.486.3330
jaime@slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Veranda Falls Freestanding Building



PROPERTY DESCRIPTION

The Shoppes at Veranda Falls is a one of kind shopping experience, built in 2006. This Publix anchored upscale shopping center offers a Key West Style design that brings out the lush landscaping, beautiful ponds and waterfalls, large covered walkways and ample parking to create a welcoming, relaxed, and enjoyable experience for its patrons. Spaces ranging from 1,380 s/f to 5,010 are available for lease.

LOCATION DESCRIPTION

The Shoppes at Veranda Falls is located at the southeast quadrant of Becker Road & the Florida's Turnpike. The Shoppes are a part of a +/-1,000 acre PUD master planned community of +/-3,200 home sites. The property expands from the North Fork of the St. Lucie River, west along both sides of SE Becker Road, to Tesoro on the North side of SE Becker Road and to the Turnpike on the South side. Tesoro, a 1,400 acre community with 990 private homes, is located directly across from the Shoppes eastern entrance. Also close to the Veranda Falls Shoppes are many gated golf and country club communities, including Harbour Ridge, The Floridian, Evergreen Club, and Windstone. A new development is immediately to the east of the Shoppes and part of the PUD is called Veranda Gardens, by Divosta Homes, and it features +/-350 homes.

SITE DESCRIPTION

Publix is the focal point of the center and attracts shoppers from the surrounding Port St. Lucie developments as well as several Palm City communities. Other tenants include Anytime Fitness, Bonefish Macs Sports Grill, Mobil Service Station, Dunkin Donuts, Mamma Mia Osteria, ROK & WTR Frozen Treats, Edward Jones, Hair Cuttery, AR Workshop, Stonebrook Spa, State Farm Insurance Agency, Dr. Barber dental office, Veranda Nail Spa, Greenpointe Realty and Legacy martial arts.

Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

Tyler Raynes

Associate
772.220.4096 x107
tyler@slccommercial.com

Jaime Chamberlin

Associate
772.486.3330
jaime@slccommercial.com



Veranda Falls Freestanding Building



SPACE SUMMARY

SPACE	Veranda Falls Out Parcel Building
SPACE USE	Retail/Office Professional
LEASE RATE	Negotiable
LEASE TYPE	NNN
SIZE (SF)	4,025 SF

COMMENTS

Formerly occupied by a bank, this free standing building features a grand entrance with perimeter offices that have glass doors and windows. The space has a nice open feel and would be perfect for a professional or medical office user. Tenant allowance available.

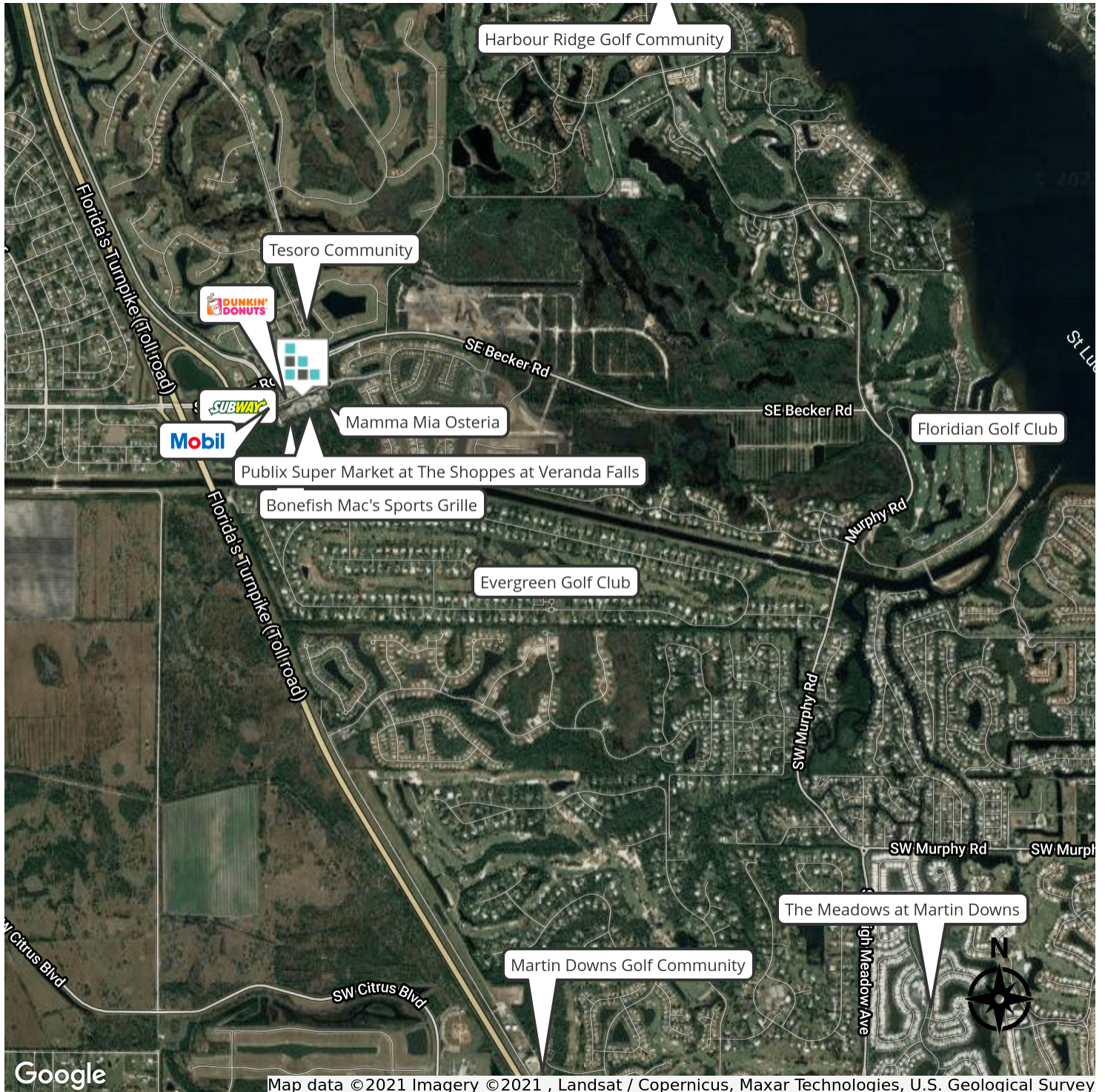
Jeffrey D. Chamberlin
 President/Broker, CCIM, SIOR
 772.220.4096 x101
 chamberlin@slccommercial.com

Tyler Raynes
 Associate
 772.220.4096 x107
 tyler@slccommercial.com

Jaime Chamberlin
 Associate
 772.486.3330
 jaime@slccommercial.com

SLC Commercial
 Realty & Development

Veranda Falls Freestanding Building



Google

Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

Jeffrey D. Chamberlin
President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

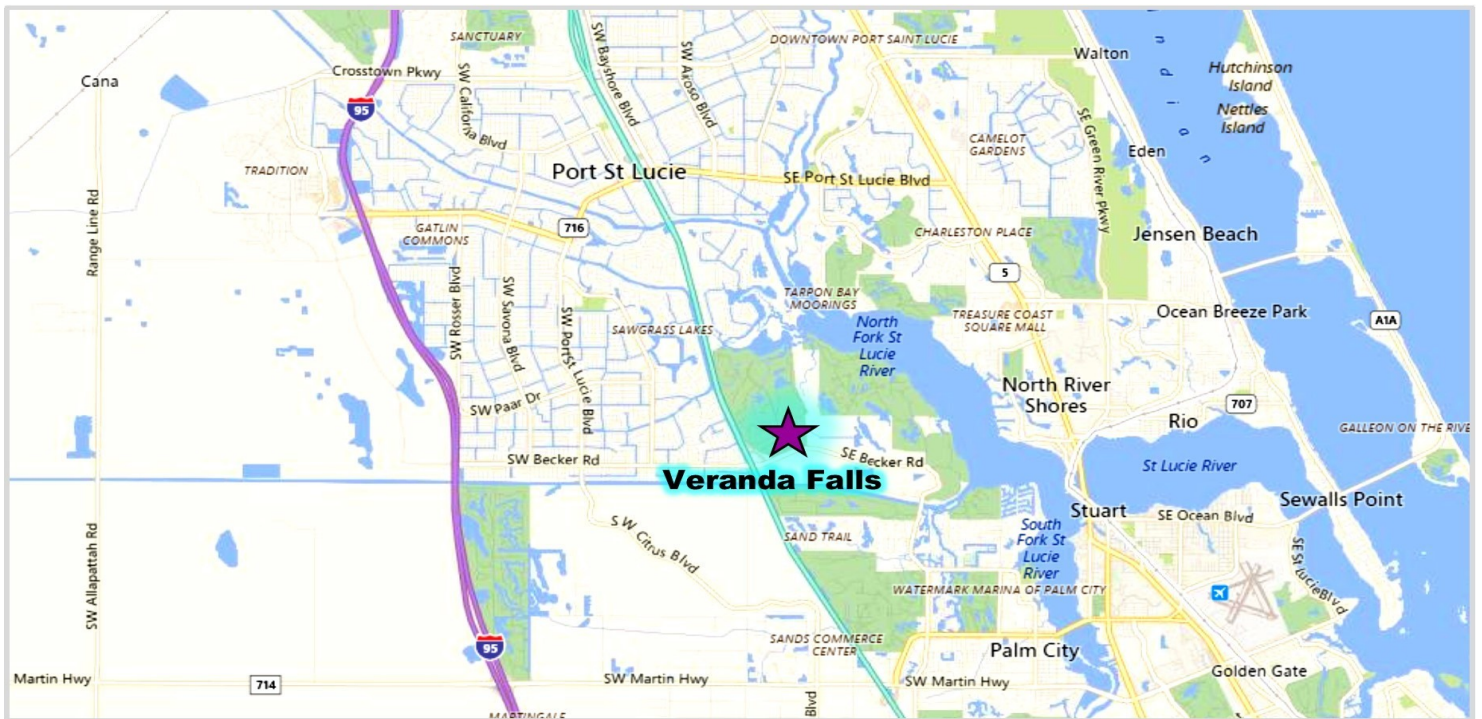
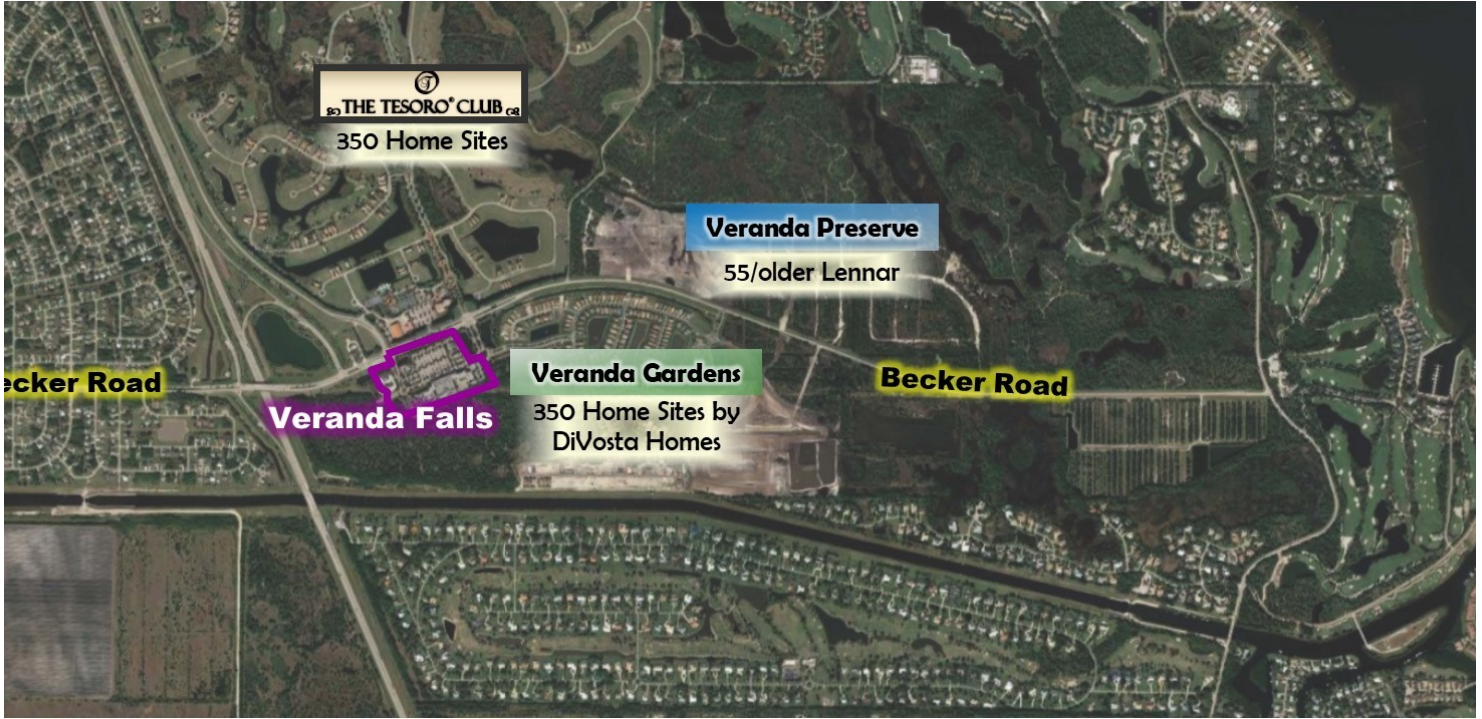
Tyler Raynes
Associate
772.220.4096 x107
tyler@slccommercial.com

Jaime Chamberlin
Associate
772.486.3330
jaime@slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Veranda Falls Freestanding Building



Jeffrey D. Chamberlin
President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

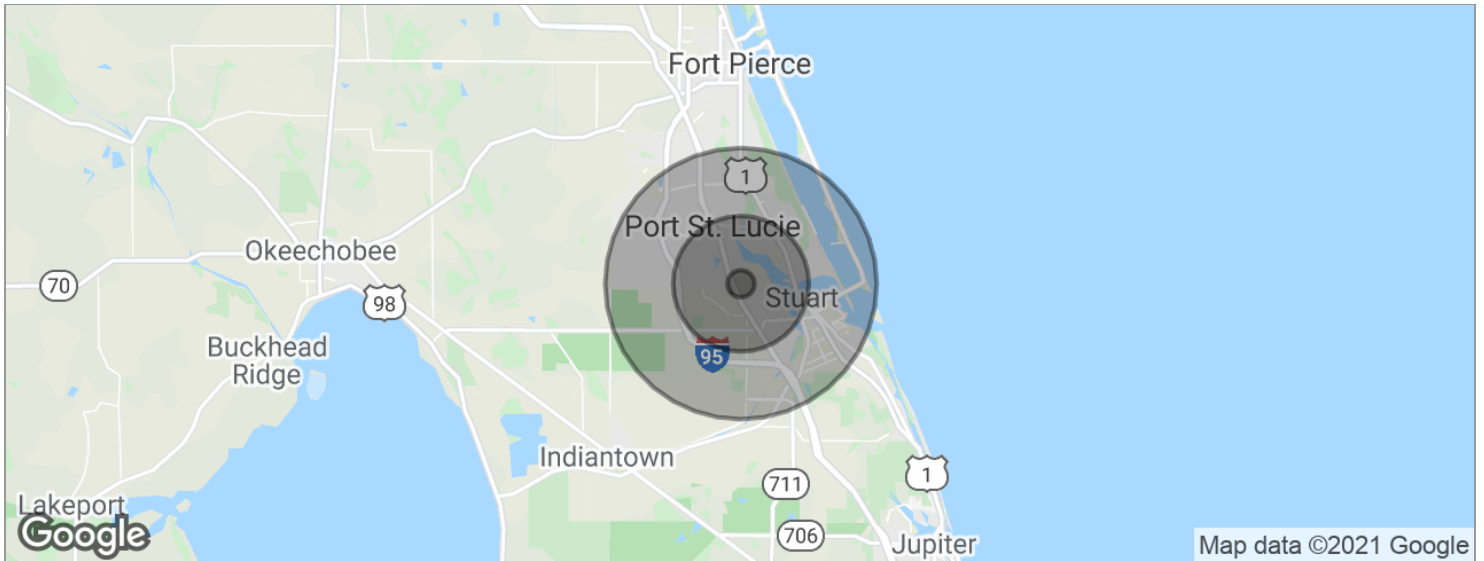
Tyler Raynes
Associate
772.220.4096 x107
tyler@slccommercial.com

Jaime Chamberlin
Associate
772.486.3330
jaime@slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Veranda Falls Freestanding Building



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,589	84,947	280,119
Median age	44.4	43.3	43.9
Median age (male)	44.0	42.3	42.3
Median age (Female)	45.0	44.3	45.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	982	32,621	109,691
# of persons per HH	2.6	2.6	2.6
Average HH income	\$84,767	\$73,135	\$68,580
Average house value	\$210,663	\$270,102	\$245,122

* Demographic data derived from 2010 US Census

Jeffrey D. Chamberlin
 President/Broker, CCIM, SIOR
 772.220.4096 x101
 chamberlin@slccommercial.com

Tyler Raynes
 Associate
 772.220.4096 x107
 tyler@slccommercial.com

Jaime Chamberlin
 Associate
 772.486.3330
 jaime@slccommercial.com



Veranda Falls Freestanding Building

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.

■ Jeffrey D. Chamberlin

President/Broker, CCIM, SIOR
772.220.4096 x101
chamberlin@slccommercial.com

■ Tyler Raynes

Associate
772.220.4096 x107
tyler@slccommercial.com

■ Jaime Chamberlin

Associate
772.486.3330
jaime@slccommercial.com

