

FOR LEASE | GROUND LEASE

±1.74 ACRES (DIVISIBLE) AVAILABLE

1837 Gatlin Boulevard, Port St Lucie, FL 34953

ZONED COMMERCIAL



HARD CORNER OF SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
VICE PRESIDENT
davideggnatz@katzretail.com
(954) 579-2927

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

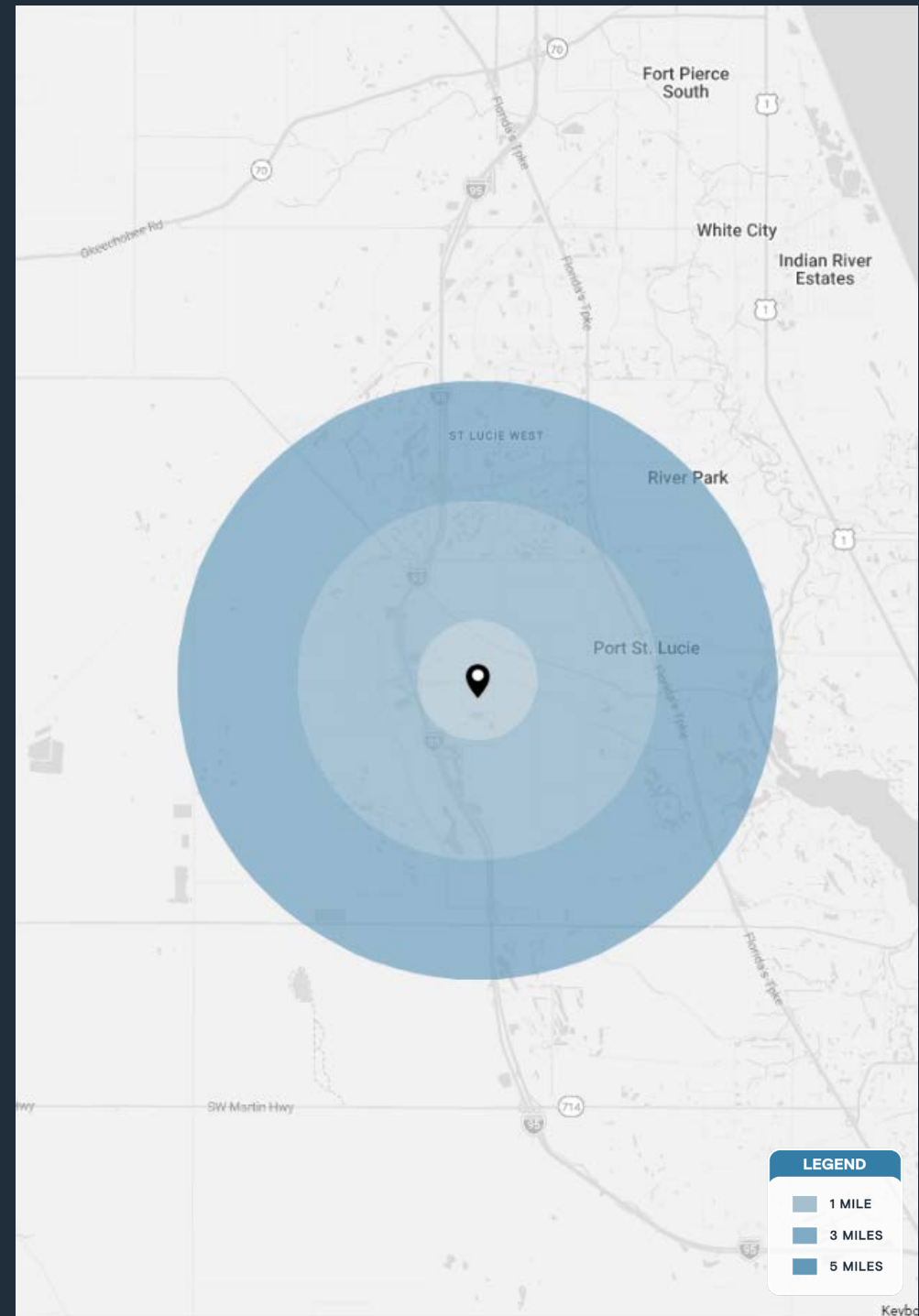
HIGHLIGHTS

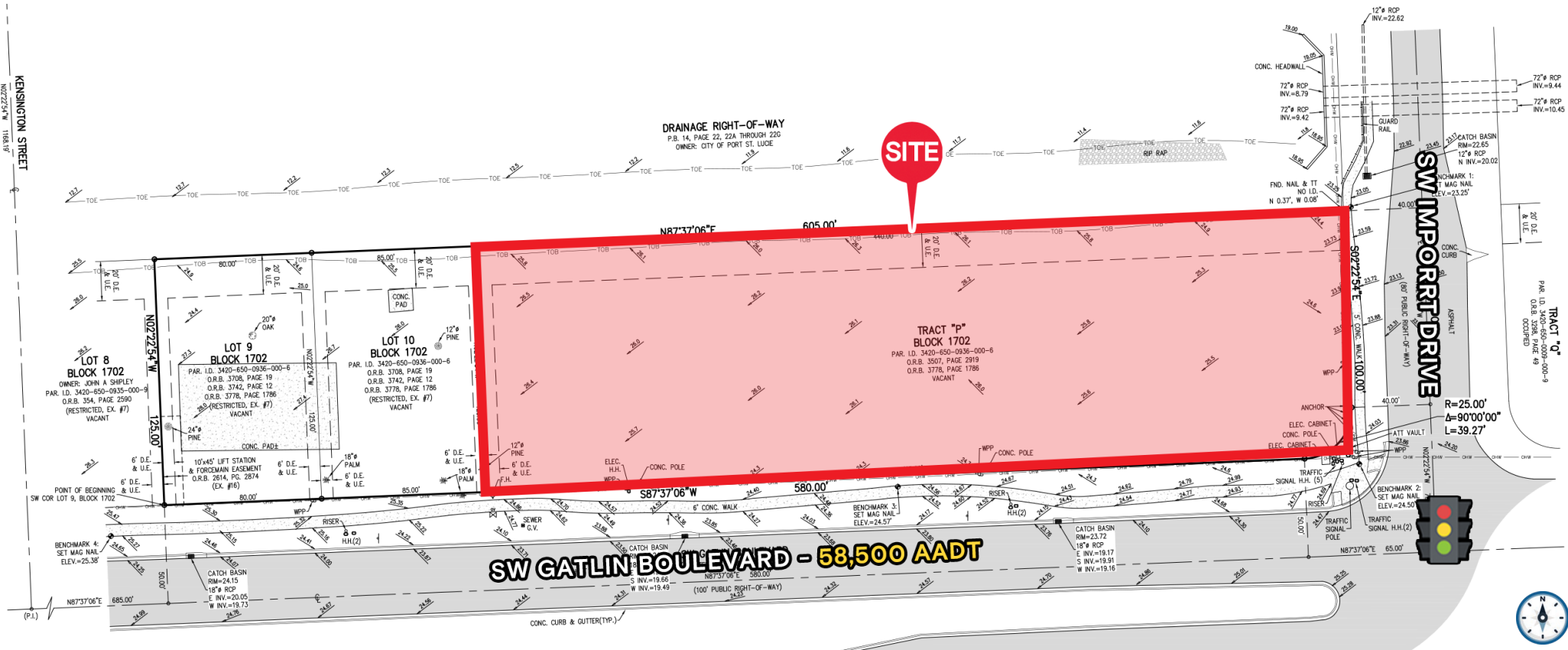
- ±1.74 acres (divisible) available for lease or ground lease
- Can be divided into two pads
- Located across from Walmart and Sam's Club
- 58,500 AADT on Gatlin Boulevard
- Located just east of Interstate 95
- Zoned Commercial
- Hard corner of signalized intersection

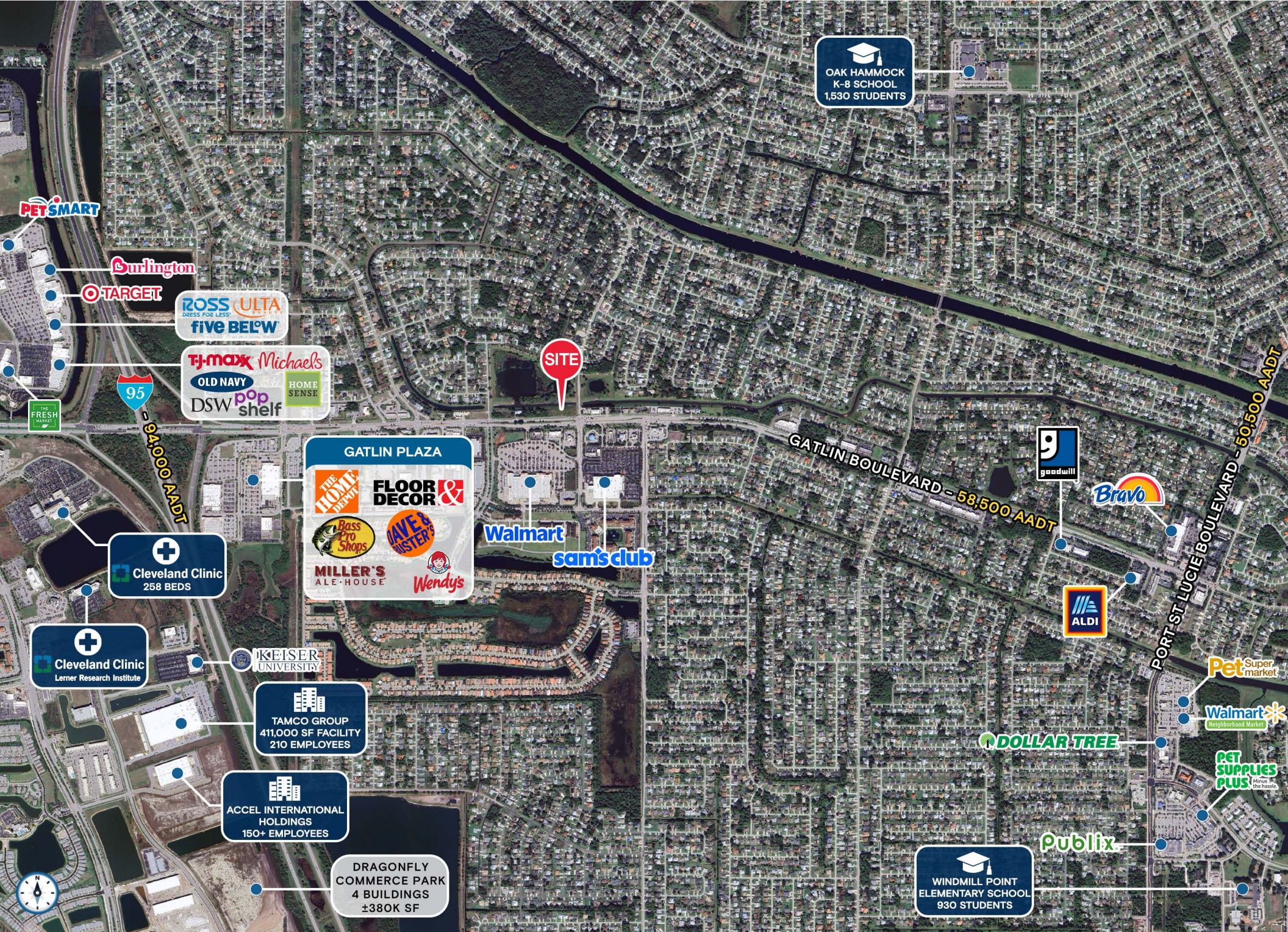
DEMOGRAPHICS

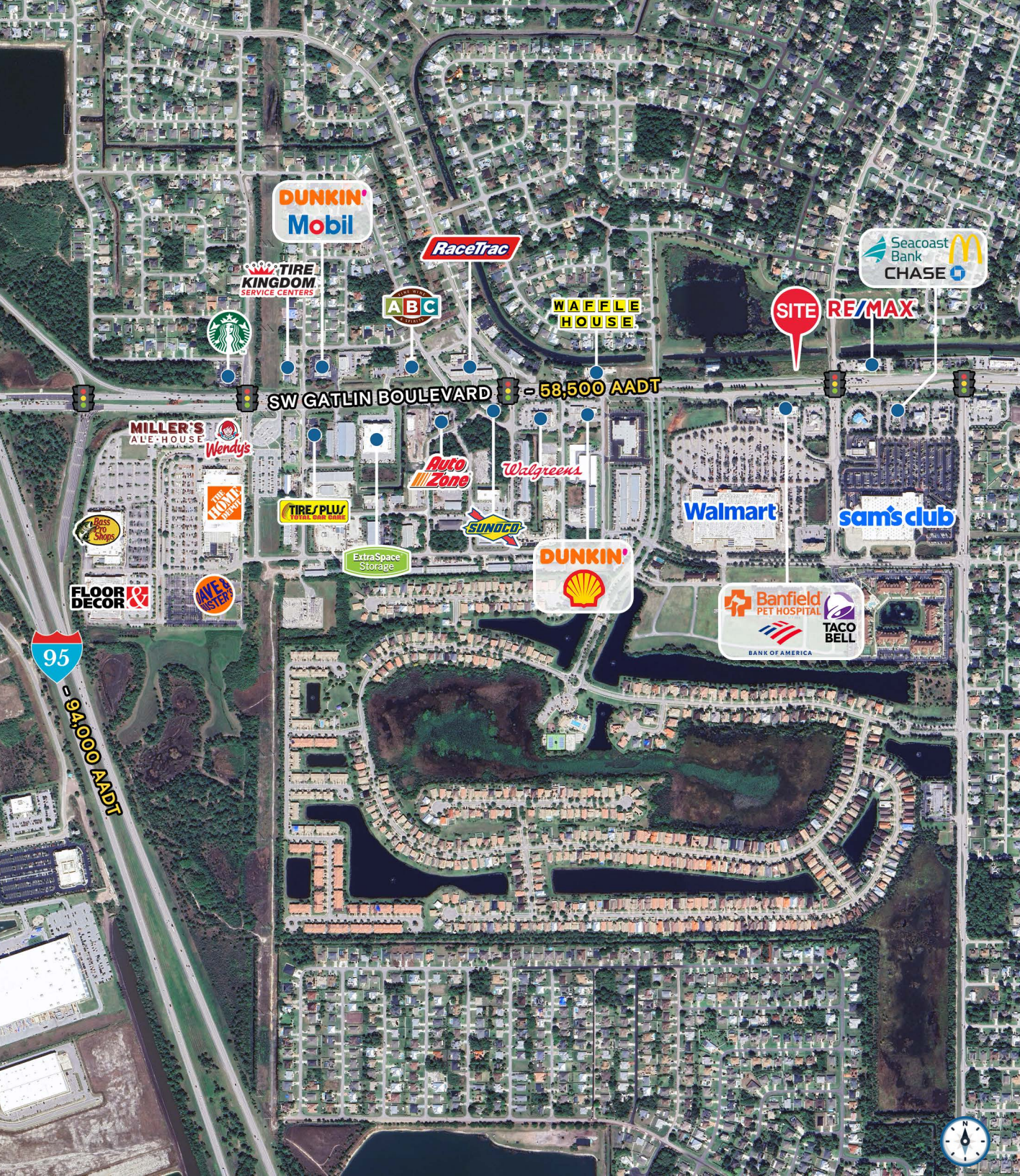
	1 MILE	3 MILES	5 MILES
POPULATION	11,487	99,581	190,156
HOUSEHOLDS	3,799	36,629	71,068
EMPLOYEES	1,217	11,674	28,903
AVERAGE HH INCOME	\$108,026	\$118,760	\$114,161

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	26,947	155,348	235,222
HOUSEHOLDS	9,218	57,134	87,398
EMPLOYEES	3,125	21,835	34,083
AVERAGE HH INCOME	\$114,131	\$115,290	\$114,724









Contact Brokers

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

David Eggnatz
VICE PRESIDENT
daveeggnatz@katzretail.com
(954) 579-2927



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.21.26