

FOR LEASE | FOR SALE

±7,100 SF FREESTANDING BUILDING

230 SW Port St Lucie Boulevard, Port St Lucie, FL 34984



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

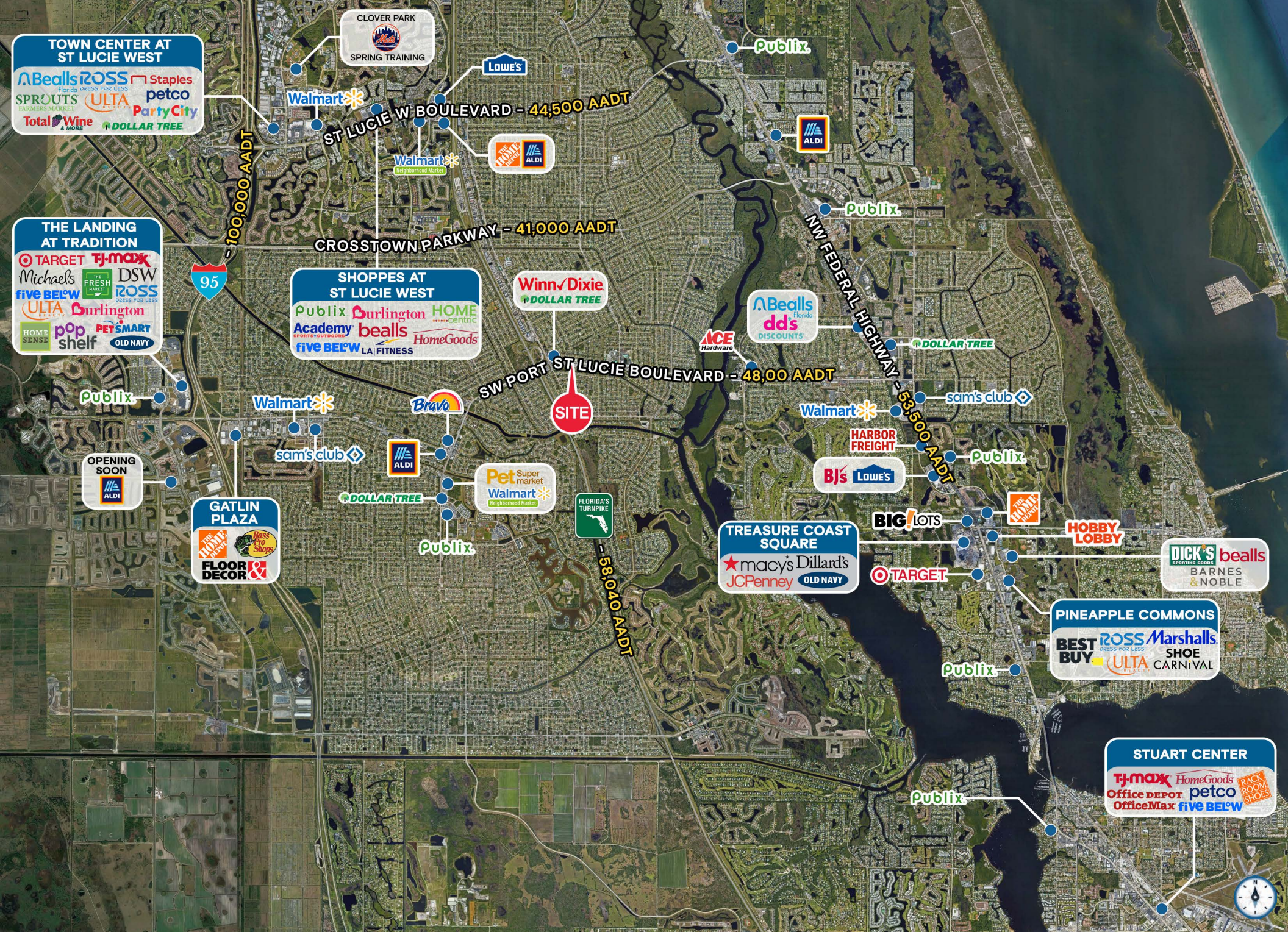
HIGHLIGHTS

- ±7,100 SF freestanding building available
- Sale price of \$2.4 Million
- Located on the South side of Port St Lucie Boulevard and on the East site of Bayshore Boulevard across from the Turnpike
- 51 parking spaces available (1 per 150 SF)
- Lot size: ±0.92 Acres
- Zoning: General Commercial (CG)
- Port St Lucie Boulevard traffic count: 48,000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,273	94,260	213,140
HOUSEHOLDS	4,247	33,456	79,609
EMPLOYEES	10,033	77,803	178,002
AVERAGE HH INCOME	\$83,884	\$95,895	\$96,235

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	42,029	176,641	290,725
HOUSEHOLDS	14,520	63,984	111,688
EMPLOYEES	34,497	146,561	244,385
AVERAGE HH INCOME	\$85,712	\$100,550	\$103,344





TOWN CENTER AT ST LUCIE WEST

Bealls ROSS Staples
SPROUTS FARMERS MARKET ULTA petco
Total Wine & More Party City
DOLLAR TREE

THE LANDING AT TRADITION

TARGET TJ Maxx
Michaels THE FRESH MARKET DSW
five BELOWS ULTA
HOME SENSE pop shelf PETSMART
OLD NAVY

SHOPPES AT ST LUCIE WEST

Publix Burlington HOME
Academy Sports & Outdoors bealls
five BELOWS LA FITNESS HomeGoods

TREASURE COAST SQUARE

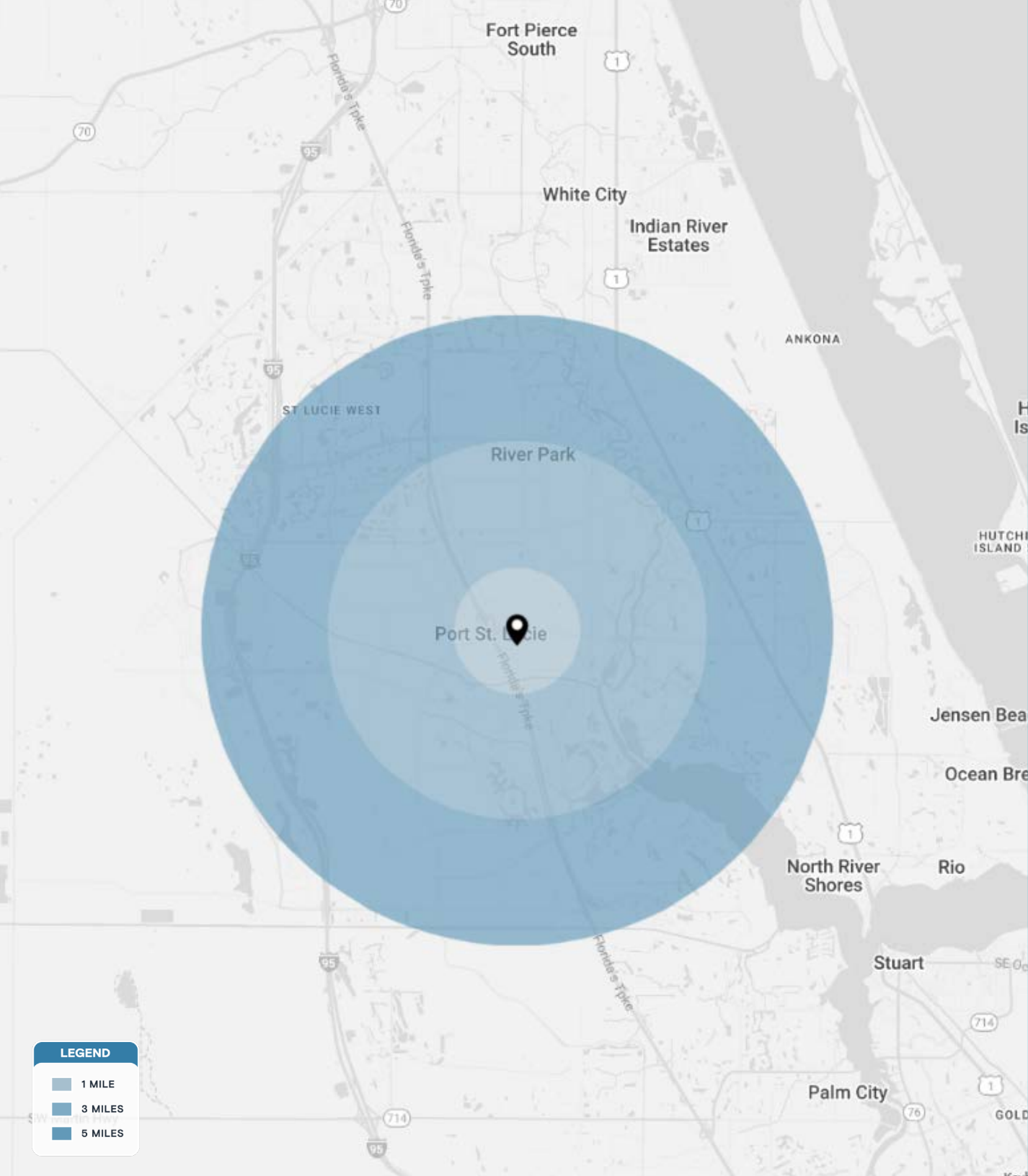
macy's Dillard's
JCPenney OLD NAVY

PINEAPPLE COMMONS

BEST BUY ROSS Marshalls
Office DEPOT ULTA SHOE CARNIVAL

STUART CENTER

TJ Maxx HomeGoods
Office DEPOT petco
OfficeMax five BELOWS



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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