

FOR SALE

# ±7,100 SF FREESTANDING BUILDING

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



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

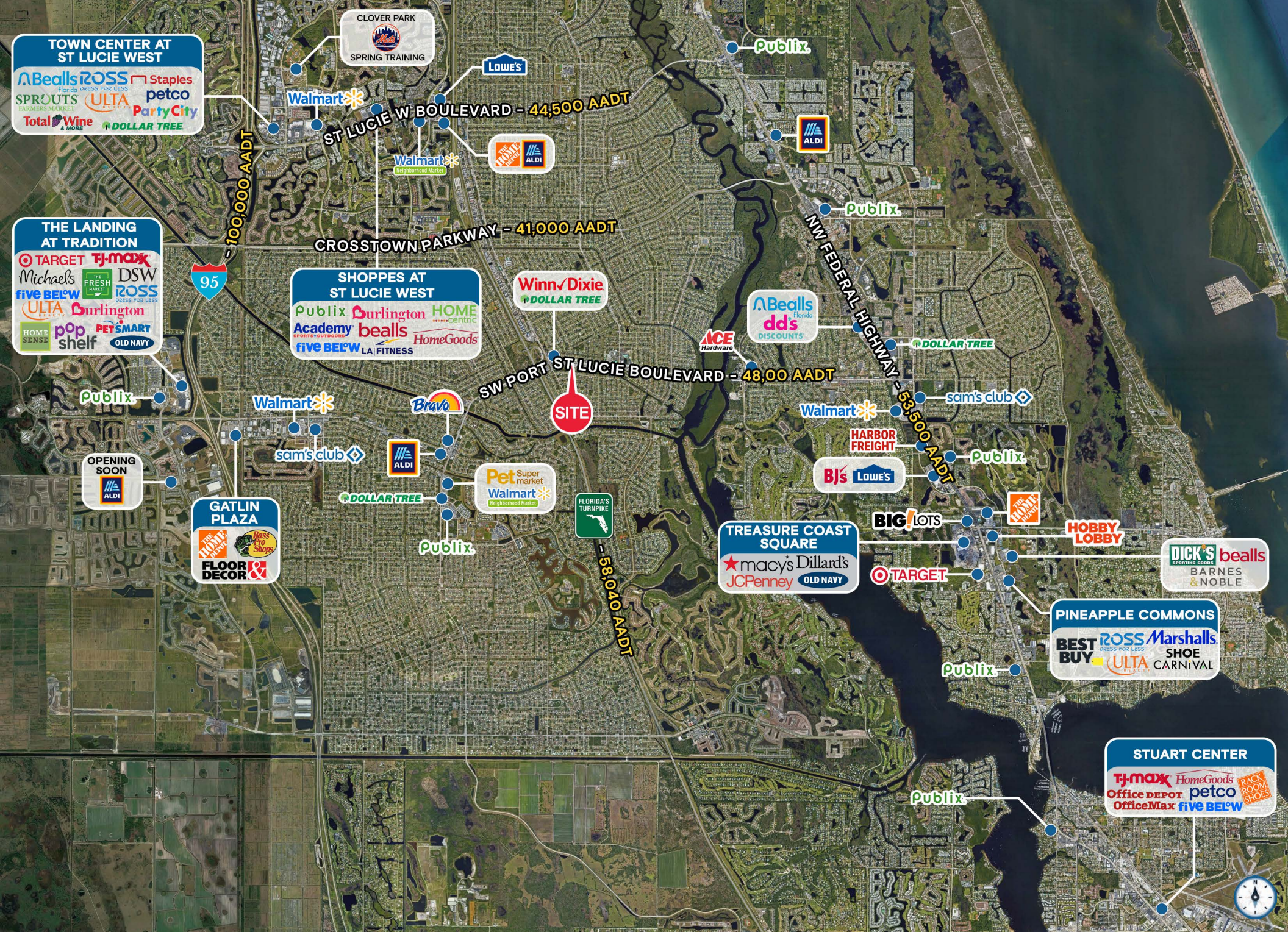
- ±7,100 SF freestanding building available for sale
- Sale price of \$2.4 Million
- Located on the South side of Port St Lucie Boulevard and on the East site of Bayshore Boulevard across from the Turnpike
- 51 parking spaces available (1 per 150 SF)
- Lot size: ±0.92 Acres
- Zoning: General Commercial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

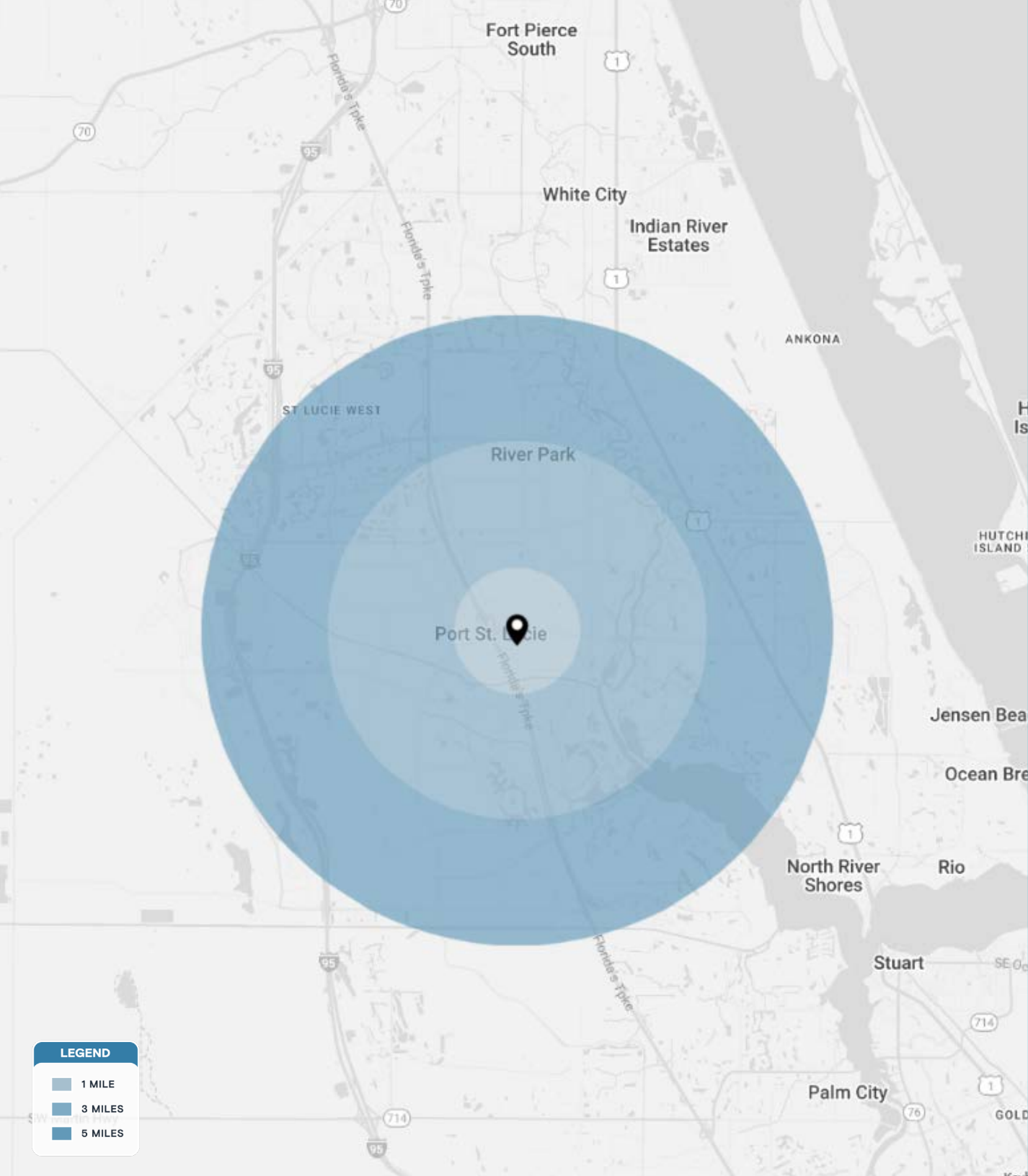
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	42,029	176,641	290,725
HOUSEHOLDS	14,520	63,984	111,688
EMPLOYEES	34,497	146,561	244,385
AVERAGE HH INCOME	\$85,712	\$100,550	\$103,344











## Contact Brokers

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