

FOR LEASE

±2,176 SF FREESTANDING BUILDING ON ±0.69 ACRES

3201 SW Port St Lucie Boulevard, Port St Lucie, FL 34953



FORMER BANK WITH 4 DRIVE-THRU LANES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle
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Property Overview

HIGHLIGHTS

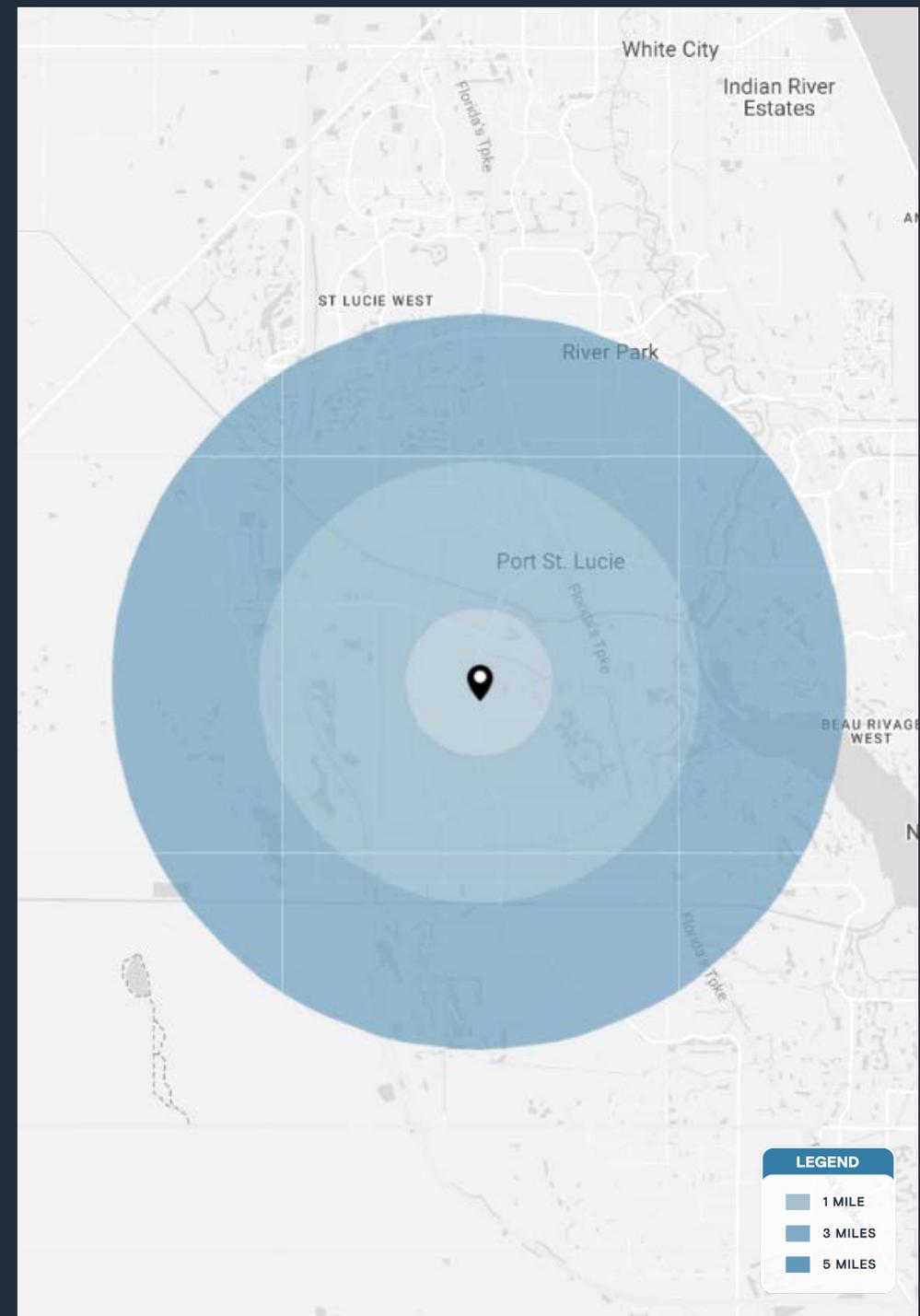
- High visibility freestanding building
- ±2,176 SF former bank with 4 drive-thru lanes
- Outparcel to strong performing **Publix**
- Traffic counts of 17,700 AADT on SW Port St Lucie Boulevard
- Surrounded by high income residential neighborhoods
- Join area retailers:

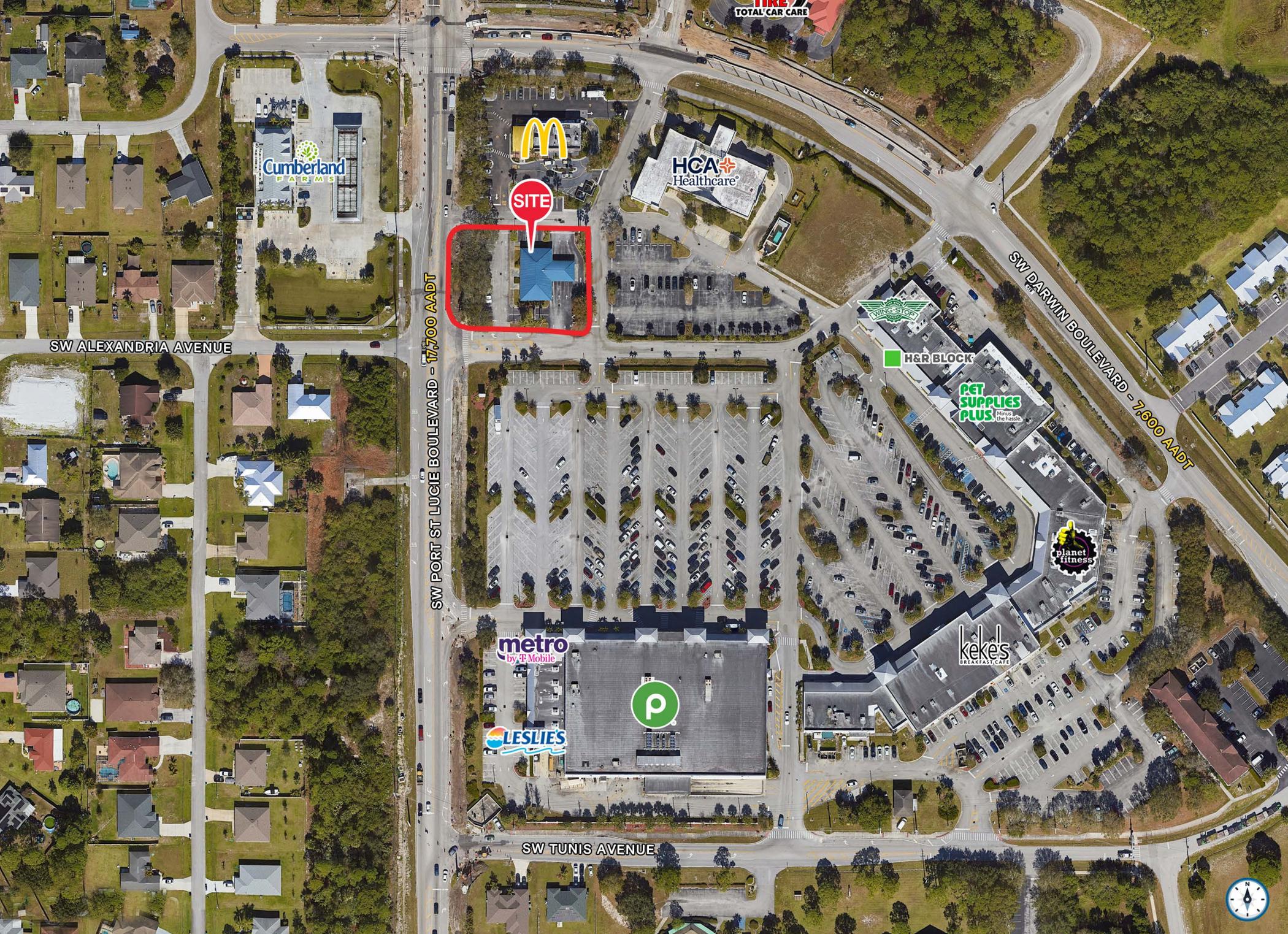


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,427	98,717	188,265
HOUSEHOLDS	4,457	33,145	69,343
DAYTIME EMPLOYEES	1,307	8,867	24,846
AVERAGE HH INCOME	\$117,542	\$103,253	\$105,233

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	39,015	137,006	233,239
HOUSEHOLDS	12,888	47,212	86,953
DAYTIME EMPLOYEES	3,104	13,459	34,862
AVERAGE HH INCOME	\$108,282	\$101,153	\$104,415









Contact Broker

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