

FOR SALE | GROUND LEASE | BUILD TO SUIT

GATLIN PLAZA

2250 SW GATLIN BOULEVARD, PORT ST LUCIE, FL



±25K SF ANCHOR AND 38 ACRES RETAIL/MEDICAL/ENTERTAINMENT

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

ALLAN CARLISLE
DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

JON CASHION
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

PROPERTY OVERVIEW

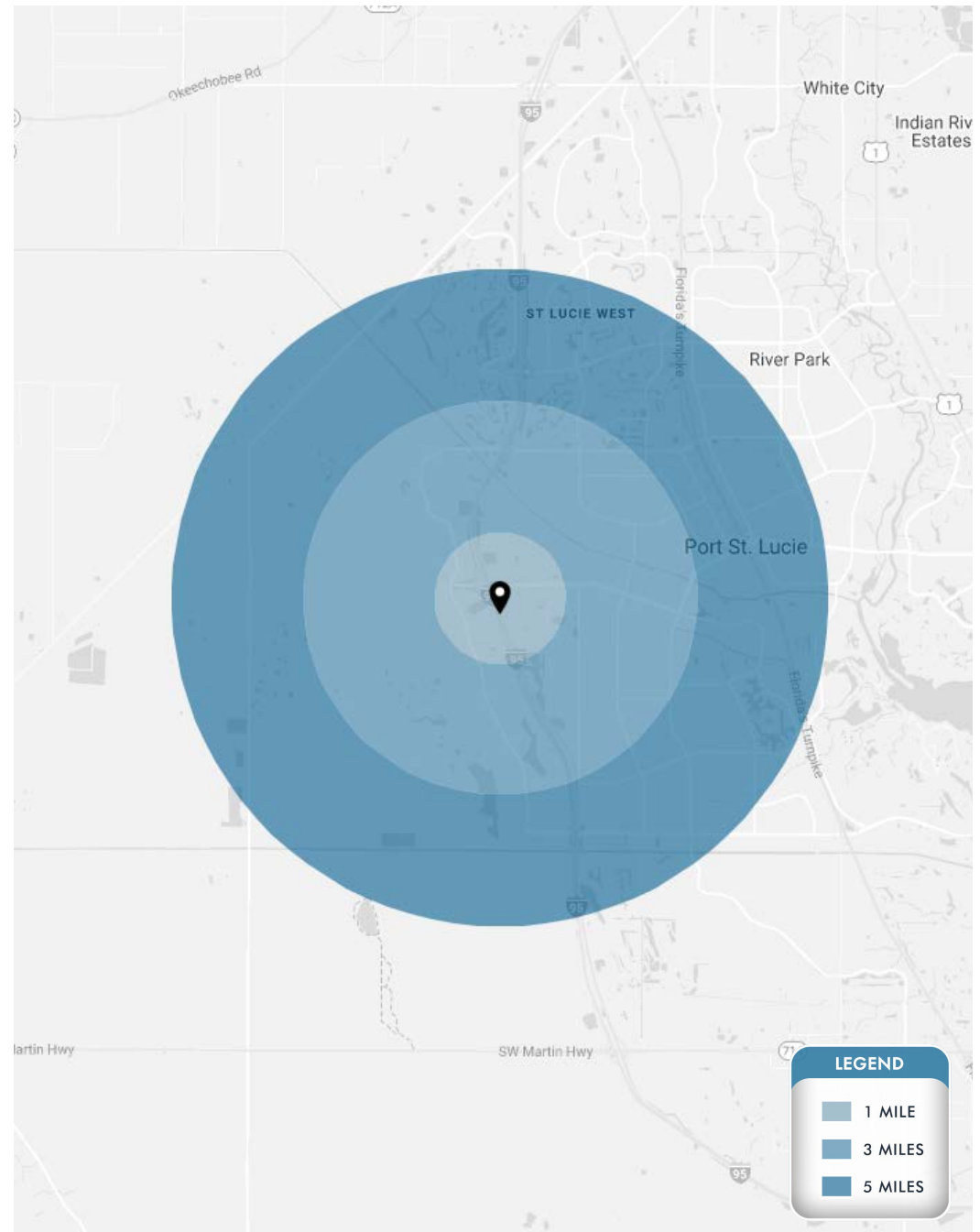
HIGHLIGHTS

- Sale, ground lease or build to suit
- Up to $\pm 25,000$ SF anchor or restaurant pad available
- 38 acres proposed future development; $\pm 300,000$ SF of retail, medical and entertainment available
- Port St. Lucie is one of the fastest growing cities in the state of Florida with no signs of stopping
- I-95 frontage available to more than 88,000 VPD

Join: **FLOOR & DECOR**   **MILLER'S ALE HOUSE** 

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	6,622	65,364	133,260
HOUSEHOLDS	2,365	23,239	48,123
DAYTIME EMPLOYEES	2,977	30,629	63,707
AVERAGE HH INCOME	\$84,418	\$97,269	\$92,809
	5 Minutes	10 Minutes	15 Minutes
POPULATION	33,200	110,670	183,102
HOUSEHOLDS	12,085	39,604	66,676
DAYTIME EMPLOYEES	14,475	52,666	85,344
AVERAGE HH INCOME	\$88,609	\$93,762	\$91,156



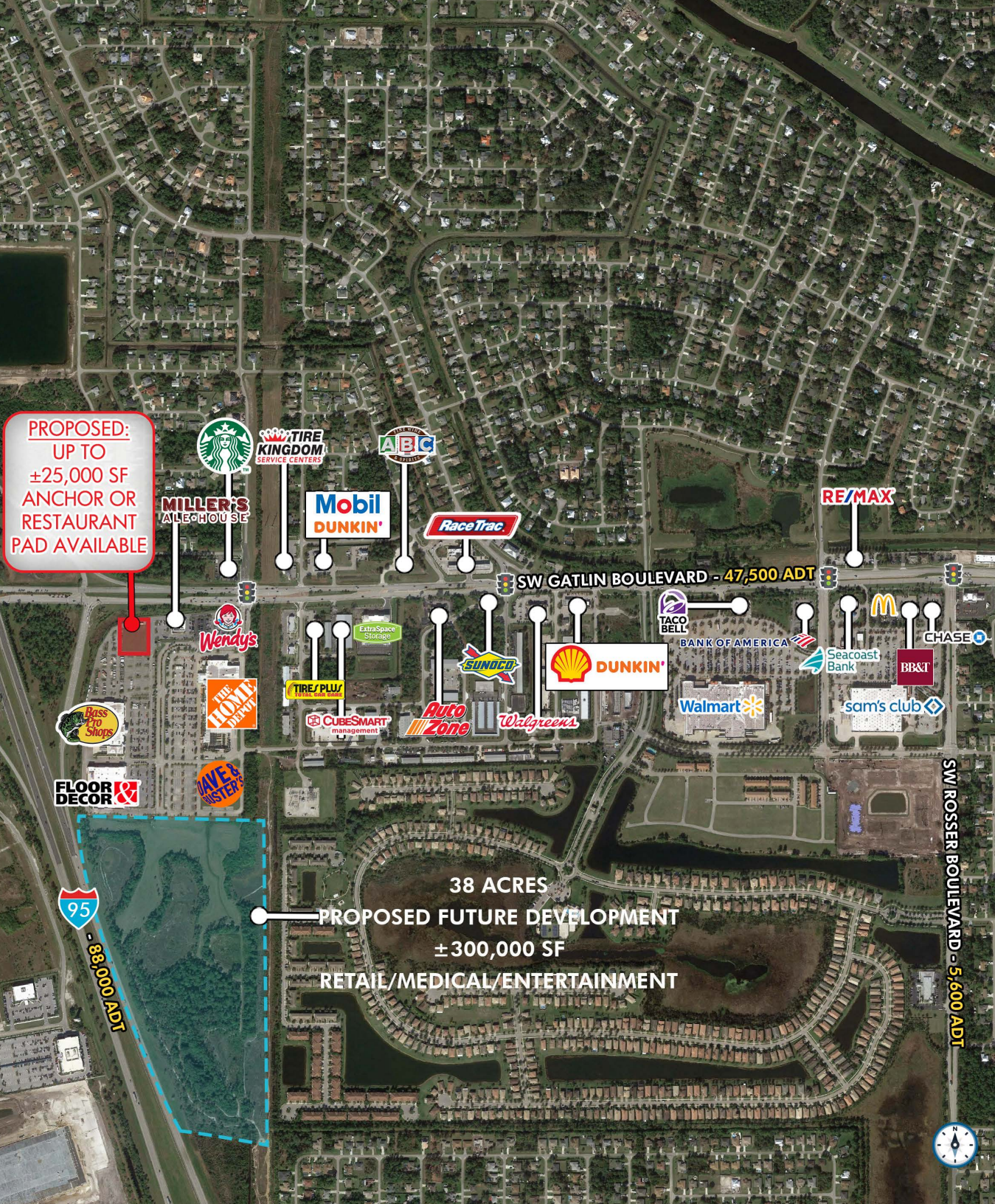
2250 SW GATLIN BOULEVARD | EXECUTIVE SUMMARY



2250 SW GATLIN BOULEVARD | SITE PLAN



2250 SW GATLIN BOULEVARD | MARKET AERIAL



CONTACT AGENTS

JON CASHION
PRINCIPAL

joncashion@katzretail.com
(561) 302-7071

ALLAN CARLISLE
DIRECTOR

joncashion@katzretail.com
(561) 385-4791

DANIEL SOLOMON, CCIM
PRINCIPAL

danielsolomon@katzretail.com
(954) 401-2181



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: 06.01.23