PROMENADE AT ST LUCIE WEST

1880 SW Fountainview Boulevard, Port St Lucie, FL 34986



INTERSTATE 95 EXPOSURE AT REGIONAL INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

Allan Carlisle
DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

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

Property Overview

HIGHLIGHTS

- ±1.42 acre outparcel available for lease or sale
- Interstate 95 exposure at regional intersection
- 42,000 cars per day on St Lucie Boulevard and 103,500 cars per day on Interstate 95
- Join several surrounding national tenants including:





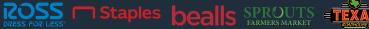










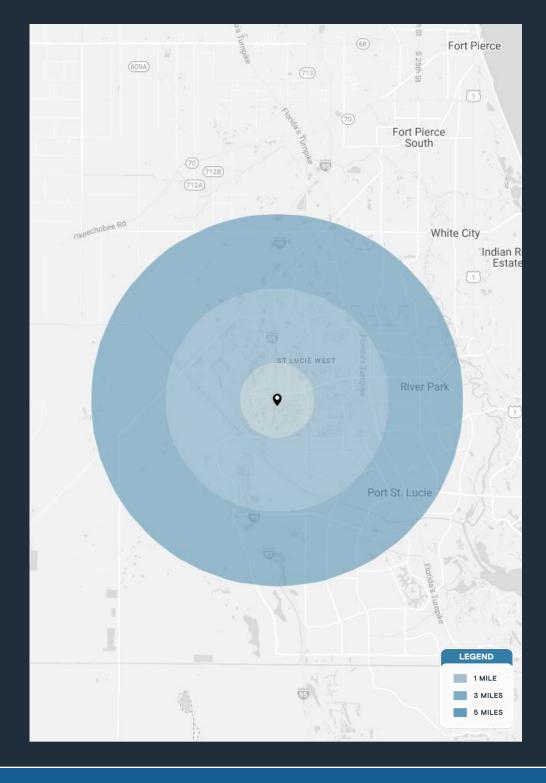








| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-------------------------|---------------------------|---------------------------|
| POPULATION | 3,868 | 67,936 | 168,918 |
| HOUSEHOLDS | 1,937 | 27,062 | 63,584 |
| EMPLOYEES | 3,535 | 58,368 | 141,708 |
| AVERAGE HH INCOME | \$109,011 | \$107,671 | \$102,448 |
| | | | |
| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
| POPULATION | 5 MINUTES 14,166 | 10 MINUTES 125,789 | 15 MINUTES 234,913 |
| POPULATION HOUSEHOLDS | | | |
| | 14,166 | 125,789 | 234,913 |







Contact Brokers

David Eggnatz VICE PRESIDENT

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

Allan Carlisle
DIRECTOR

allancarlisle@katzretail.com (561) 385-4791

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



KATZ & ASSOCIATES

ETAIL 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: 06.30.25