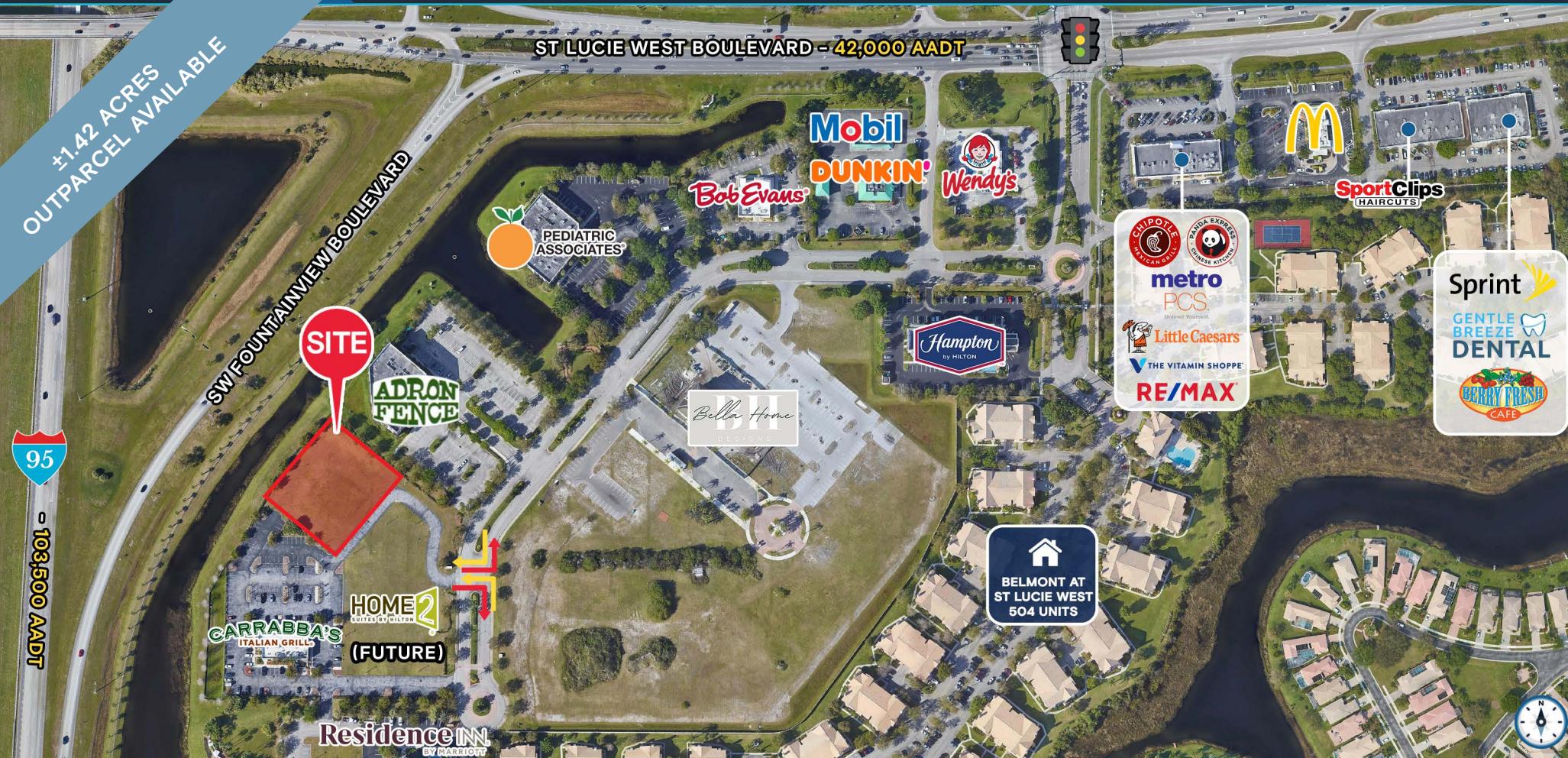


FOR SALE | FOR LEASE

# PROMENADE AT ST LUCIE WEST

1880 SW Fountainview Boulevard, Port St Lucie, FL 34986

±1.42 ACRES  
OUTPARCEL AVAILABLE



INTERSTATE 95 EXPOSURE AT REGIONAL INTERSECTION

EXCLUSIVE RETAIL LEASING

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# 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:



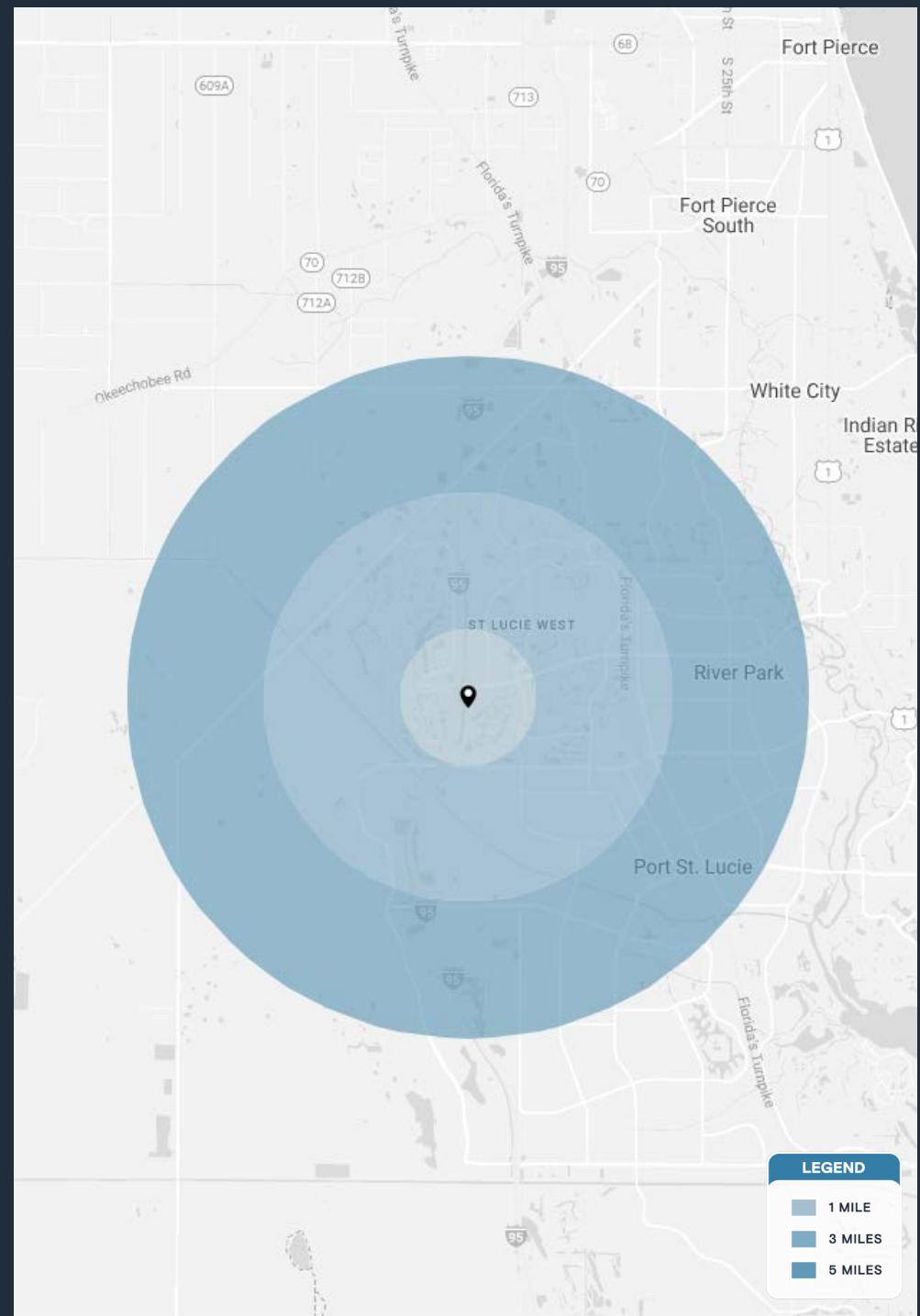
## DEMOGRAPHICS

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	14,166	125,789	234,913
HOUSEHOLDS	5,942	48,202	86,908
EMPLOYEES	12,399	106,131	196,083
AVERAGE HH INCOME	\$110,040	\$104,982	\$102,212





PROMENADE AT ST LUCIE WEST | **MARKET AERIAL**

# KATZ & ASSOCIATES



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