FOR SALE | GROUND LEASE | BUILD TO SUIT

# **±2.38 ACRES AVAILABLE**

SW Corner of US-1 & Saeger Avenue, Port St Lucie, FL



# PRIME COMMERCIAL OUTPARCELS FRONTING US-1

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

KATZ & ASSOCIATES

Eric Spritz VICE PRESIDENT ericspritz@katzretail.com (954) 296-5861 Jon Cashion PRINCIPAL joncashion@katzretail.com (561) 302-7071

# **Property Overview**

#### HIGHLIGHTS

- ±2.38 Acres out-parcels on US Highway 1 in Port St Lucie for sale, ground lease, or build to suit
- Great frontage on US Highway 1/Federal Highway
- Growing area with multiple planned residential communities
- Seeking QSR, fast-food, and traditional out-parcel users
- Growing area with strong traffic counts

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,298	44,847	118,586
HOUSEHOLDS	2,007	18,726	48,096
EMPLOYEES	3,647	37,428	97,733
AVERAGE HH INCOME	\$57,867	\$62,762	\$65,496

#### **TRAFFIC COUNTS**

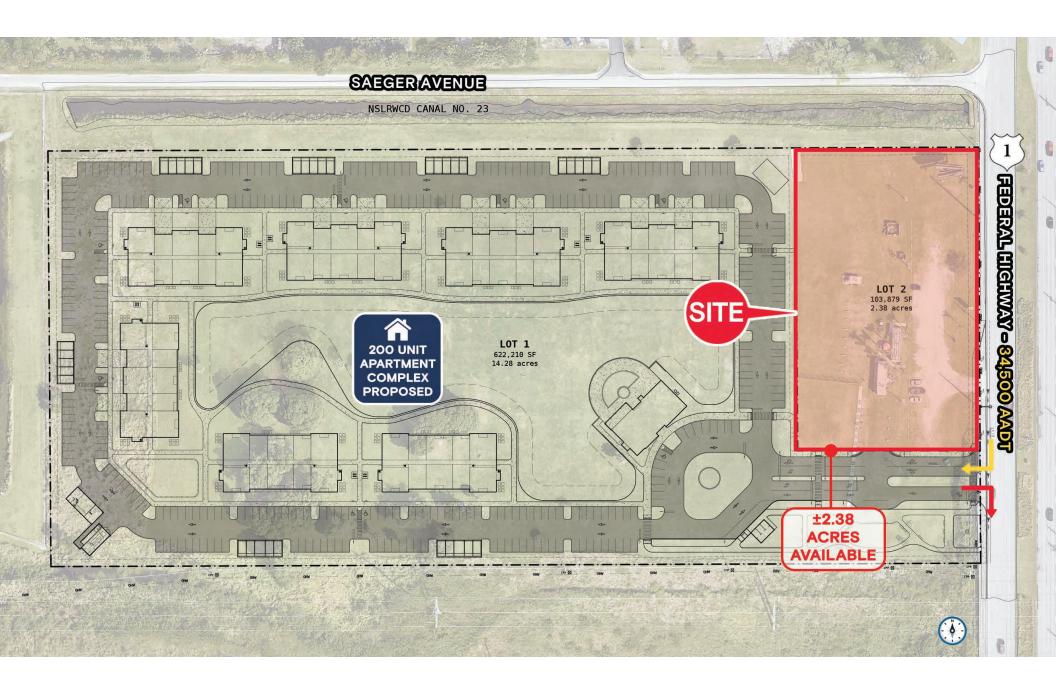
**US HIGHWAY 1/ FEDERAL HIGHWAY** 

34,500 AADT



### US 1 & SAEGER AVENUE | **EXECUTIVE SUMMARY**

## KATZ & ASSOCIATES



## US 1 & SAEGER AVENUE | SITE PLAN

KATZ & ASSOCIATES



# **Contact Brokers**

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