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

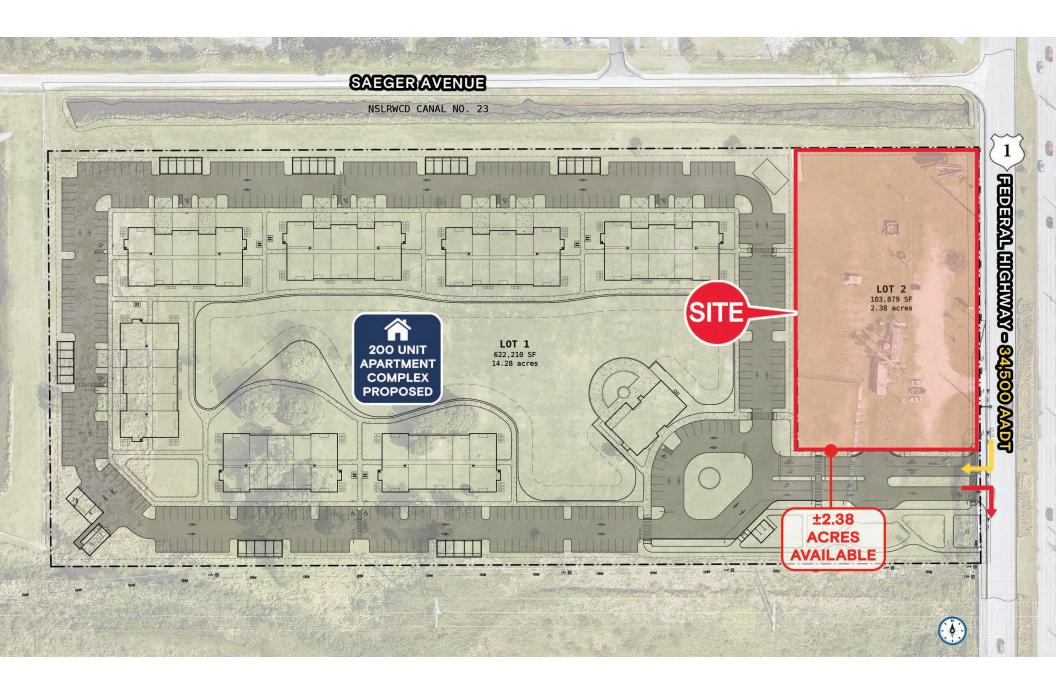
US HIGHWAY 1/ FEDERAL HIGHWAY

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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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 warrantie or guarantees as to the information given to any prospective buyer or tenant. REV: 02.24.25