

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

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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

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	3,048	45,252	125,589
HOUSEHOLDS	1,373	18,823	50,333
EMPLOYEES	890	7,925	27,131
AVERAGE HH INCOME	\$88,013	\$85,834	\$84,771

TRAFFIC COUNTS

US HIGHWAY 1/ FEDERAL HIGHWAY	35,500 AADT
-------------------------------	-------------



SAEGER AVENUE

NSLRWCD CANAL NO. 23



FEDERAL HIGHWAY - 35,500 AADT

SITE


**200 UNIT
APARTMENT
COMPLEX
PROPOSED**

LOT 1
622,210 SF
14.28 acres

LOT 2
103,879 SF
2.38 acres

**±2.38
ACRES
AVAILABLE**





Contact Brokers

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

Eric Spritz
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071



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: 01.09.26