

FOR LEASE

CASHMERE CORNERS

870 ST. LUCIE W. BOULEVARD, PORT ST. LUCIE, FL 34986



PROPERTY DESCRIPTION

Cashmere Corners is an 85,708 SF neighborhood shopping center in the heart of Port St. Lucie. Featuring a strong tenant mix and high daily traffic, it serves a growing community. Its prime location along St. Lucie W. Boulevard offers exceptional visibility and accessibility.

PROPERTY HIGHLIGHTS

- Walmart Neighborhood center with more than 55,000 vehicles passing the site daily
- 2nd generation dentist space coming available
- Prime visibility along St. Lucie West Boulevard

OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Available SF:	3,437 SF
Building Size:	85,708 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,128	64,643	84,329
Avg HH Income	\$82,097	\$64,361	\$88,335
Median Age	61.3	41.0	43.5

BRYAN COHEN

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LEGEND

Available
Available Soon
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,437 SF	Lease Rate:	\$45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Unit 3	Available Soon	3,437 SF	NNN	\$45.00 SF/yr

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LOCATION OVERVIEW

Located on the SW corner of Saint Lucie West Boulevard and Cashmere Boulevard

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Humana	01-A	12,042
Walmart Neighborhood Market	01	45,880
Coming Available	03	3,437
LSO Jewelry	05	1,053
St. Lucie Cleaners	06	1,052
Nail Salon	07	1,050
China Kitchen	08	1,400
Sweet Tea Treasures	09-10	3,100
Orange Theory	11-12	2,873
La Paisita Bakery	14	1,800
Big Apple Pizza	16	1,456
Blow Dry Bar	15	1,965
Amtrust Bank	17	2,100
Red Krab Restaurant	18	6,500
Starbucks	Outparcel	-

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
TOTALS/AVERAGES		85,708

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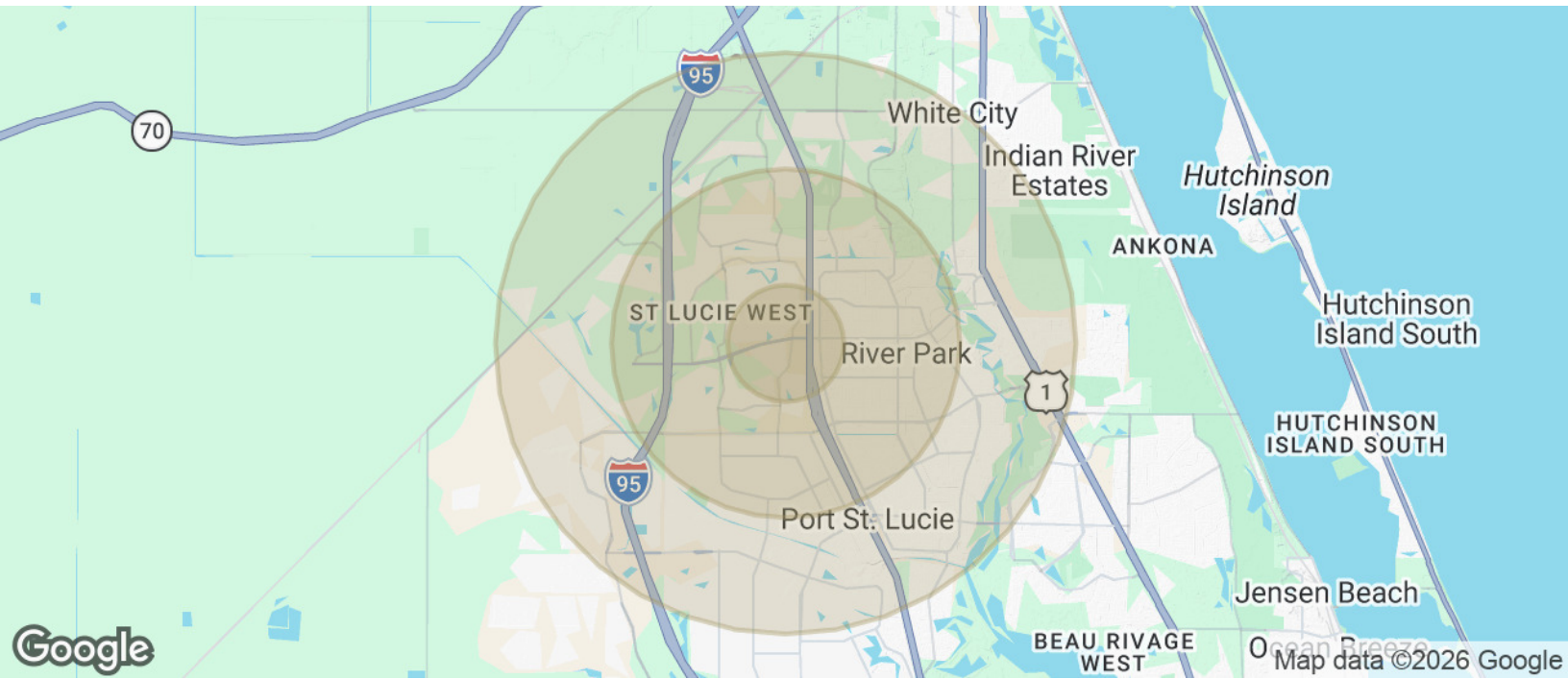
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,629	75,344	157,522
Average Age	50.3	43.8	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,341	27,346	58,128
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$94,374	\$96,180	\$94,474
Average House Value	\$333,689	\$327,974	\$322,750

2023 American Community Survey (ACS)

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