

FOR LEASE

PLAZA AT ST. LUCIE WEST

870-910 SW ST. LUCIE BLVD., PSL, FL 34986



PROPERTY DESCRIPTION

This strip center anchored by Pet Supermarket and IHOP offers prime retail space in one of Port St. Lucie's most active commercial corridors. The center features excellent visibility, easy access, ample parking, and strong surrounding residential and daytime population. Ideal for retail, service, medical, or office users seeking high exposure in a growing market.

PROPERTY HIGHLIGHTS

- Rarely available endcap space fronting St. Lucie West Blvd.
- Excellent visibility and signage opportunities
- More than 55,000 vehicles pass by the site daily
- Strong daytime population and residential density
- Ample on-site parking
- Close proximity to I-95, Tradition, and major employers

OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Available SF:	2,496 SF
Building Size:	27,363 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,123	66,099	137,608
Median Age	63.3	43.4	43.4
Average HH Income	\$91,097	\$87,725	\$85,829

BRYAN COHEN

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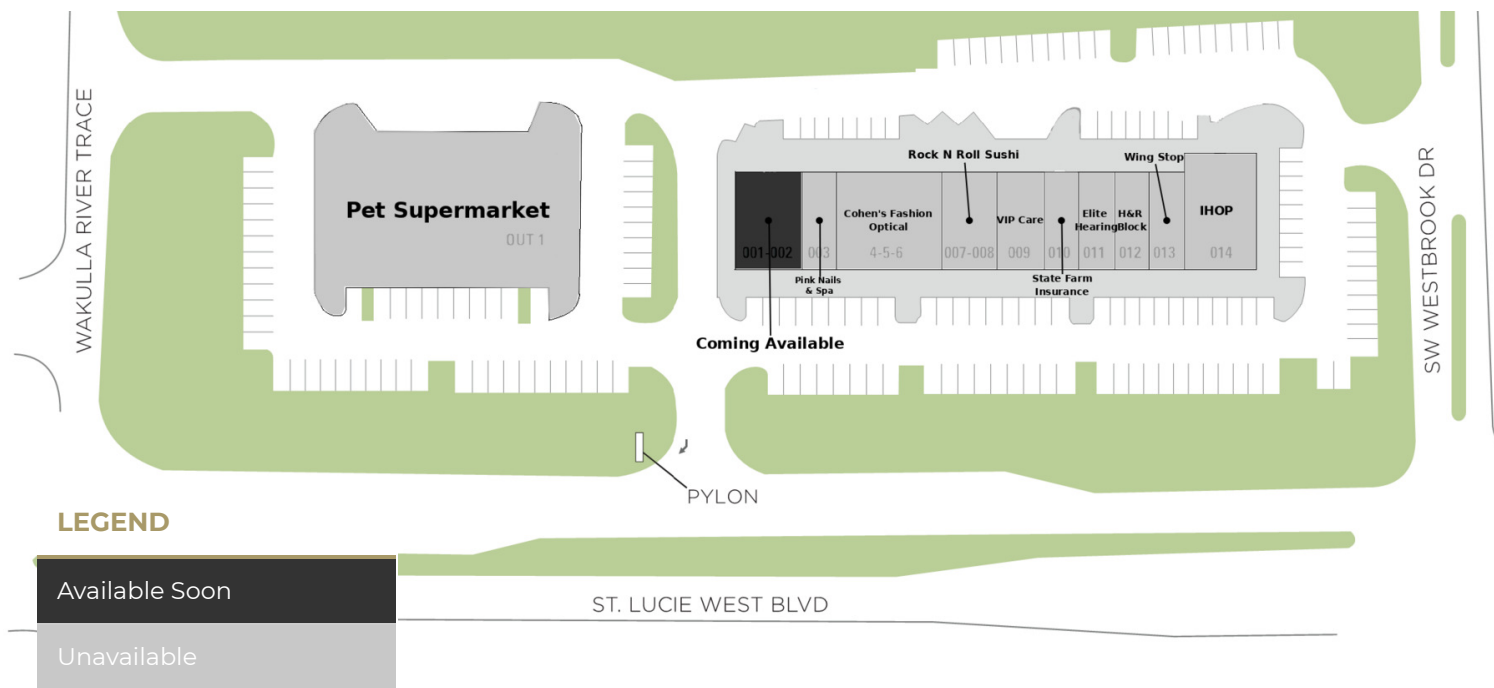
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,496 SF	Lease Rate:	\$45.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Coming Available 001-002	Available Soon	2,496 SF	NNN	\$45.00 SF/yr	-

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Pet Supermarket	OUT1	8,000
Coming Available	001-002	2,496
Pink Nails & Spa	003	1,247
Cohen's Fashion Optical	4-5-6	3,741
Rock N Roll Sushi	007-008	2,000
VIP Care	009	1,741
State Farm Insurance	010	1,247
Elite Hearing	011	1,247
H&R Block	012	1,247
Wingstop	013	1,267
IHOP	014	3,130
TOTALS/AVERAGES		27,363

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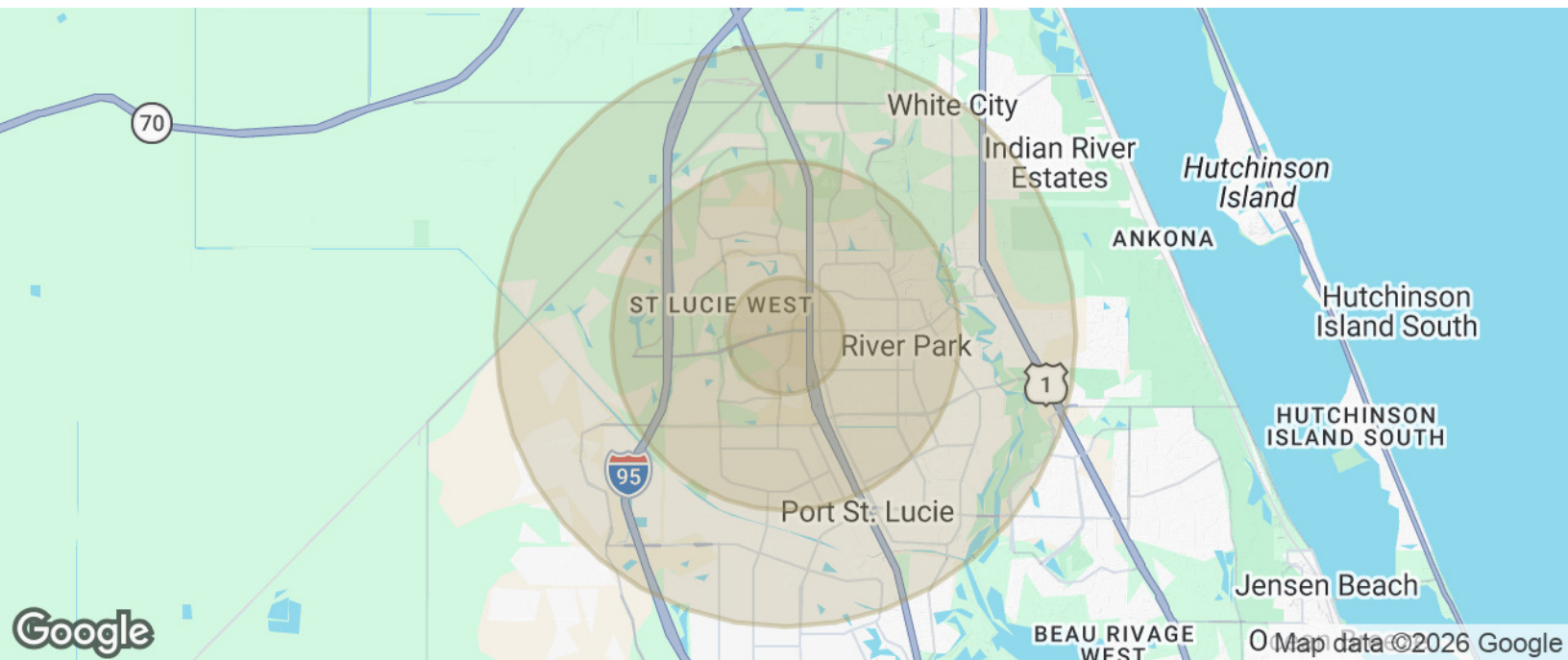
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,994	81,659	172,975
Average Age	54	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,112	31,090	66,062
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$91,452	\$92,197	\$91,934
Average House Value	\$339,639	\$343,987	\$346,460

Demographics data derived from AlphaMap

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