

FOR SALE

130 Southeast Entrada Avenue

130 Southeast Entrada Avenue, Port St. Lucie, FL 34952

OFFERING SUMMARY

Building Size:	3,044 SF
Real Estate Taxes:	\$17,203.81
Built:	1980
Traffic Count:	39,500 AADT
Parcel ID:	34-19-525-0001-200-6
Unit Size:	3,044SF
Land Size:	0.82 Acres
Land Use:	1100 - Freestanding Store
Zoning:	CO - Commercial Office
Utilities:	Sewer & Water - St. Lucie County / Electric - FPL
Available SF:	3,044SF

SALE PRICE

\$1,300,000

[Click For Permitted Uses](#)



SLC Commercial
Realty & Development

slccommercial.com
772.220.4096



KATIE PARADA
ASSOCIATE
Mobile 772.577.8970
katie@slccommercial.com

Property Description

130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

FOR SALE



PROPERTY DESCRIPTION

3,044sf former retail bank built in 1980 converted to retail printing business in 2020 situated on .82 acres. Prominent pylon signage with great property visibility from busy US Hwy 1 having a traffic count of 39,500 VPD.

Current building has an additional 929sf of covered drive thru lanes with the main building floorplan featuring a flexible open design. Commercial Office (CO) zoning permits a variety of uses including Medical/Professional Office, Retail, Health Services, Restaurants, Business Services and Child Care (Conditional Use).

LOCATION DESCRIPTION

Located just South of Prima Vista Blvd along the west side of busy US Hwy 1 in the unincorporated area of Port St Lucie, FL. Surrounded by residential areas and within an active business corridor of US Hwy 1 that includes a Publix anchored shopping center just north of the property. Very convenient to most of Port St Lucie via US Hwy 1, Prima Vista Blvd and Crosstown Parkway.

PARKING DESCRIPTION

Paved Surface Parking (24 Marked Spaces)

UTILITIES DESCRIPTION

Water Sewer (St. Lucie County) Electric (FPL)

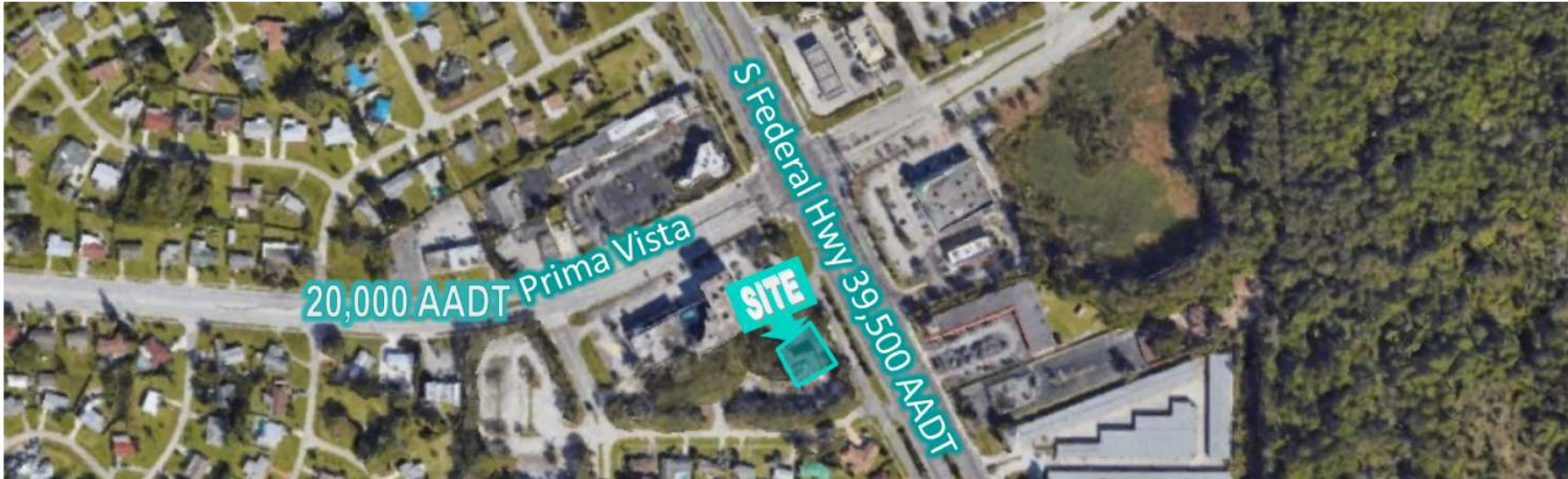
CONSTRUCTUION DESCRIPTION

CBS

Executive Summary

130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	3,044 SF + (929sf Drive Thru's)
Parking:	24 Marked Spaces
Lot Size:	0.82 Acres
Traffic Count:	39,500 - (US-1)
Year Built:	1980
Zoning:	CO - Commercial Office

PROPERTY HIGHLIGHTS

- - Prominent US Hwy 1 location
- - Flexible CO Zoning (St Lucie County)
- - Pylon Signage
- - 39,500 VPD Traffic Count (US 1)
- - Favorable parking
- - Accessible to areas of Port St Lucie, St Lucie County and Martin County
- Proximity for PSL Civic Center & HCA Florida St. Lucie Hospital
- Surrounded by residential neighborhoods

Additional Photos

130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

FOR SALE



130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

[illegible]

772.220.4096
slccommercial.com

KATIE PARADA
ASSOCIATE
Mobile 772.577.8970
katie@slcccommercial.com

130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952



SLC Commercial
Realty & Development

KATIE PARADA
ASSOCIATE
Mobile 772.577.8970
katie@slcccommercial.com

Aerial

130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

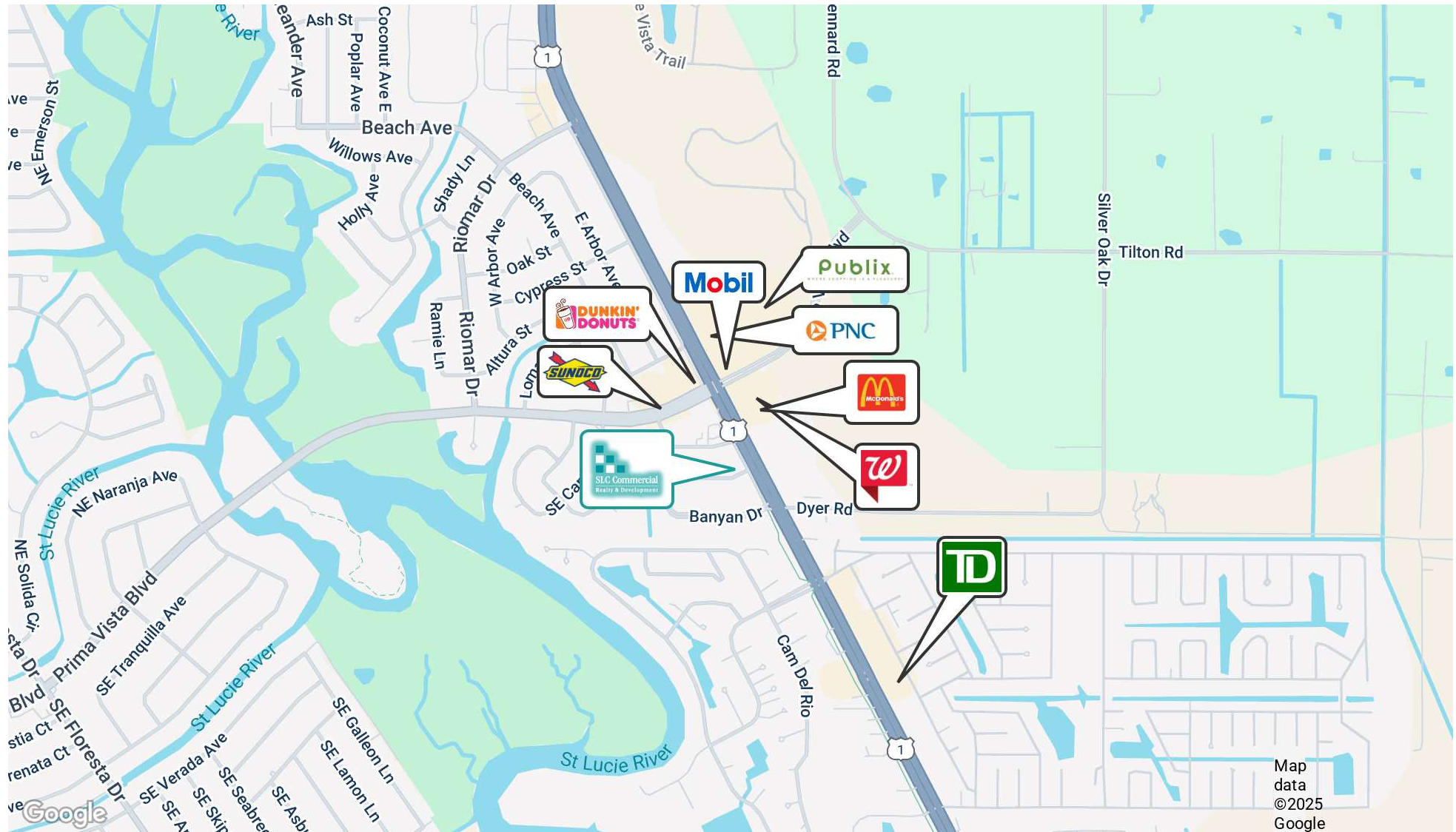
FOR SALE



Aerial Map

130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

FOR SALE



Area Analytics

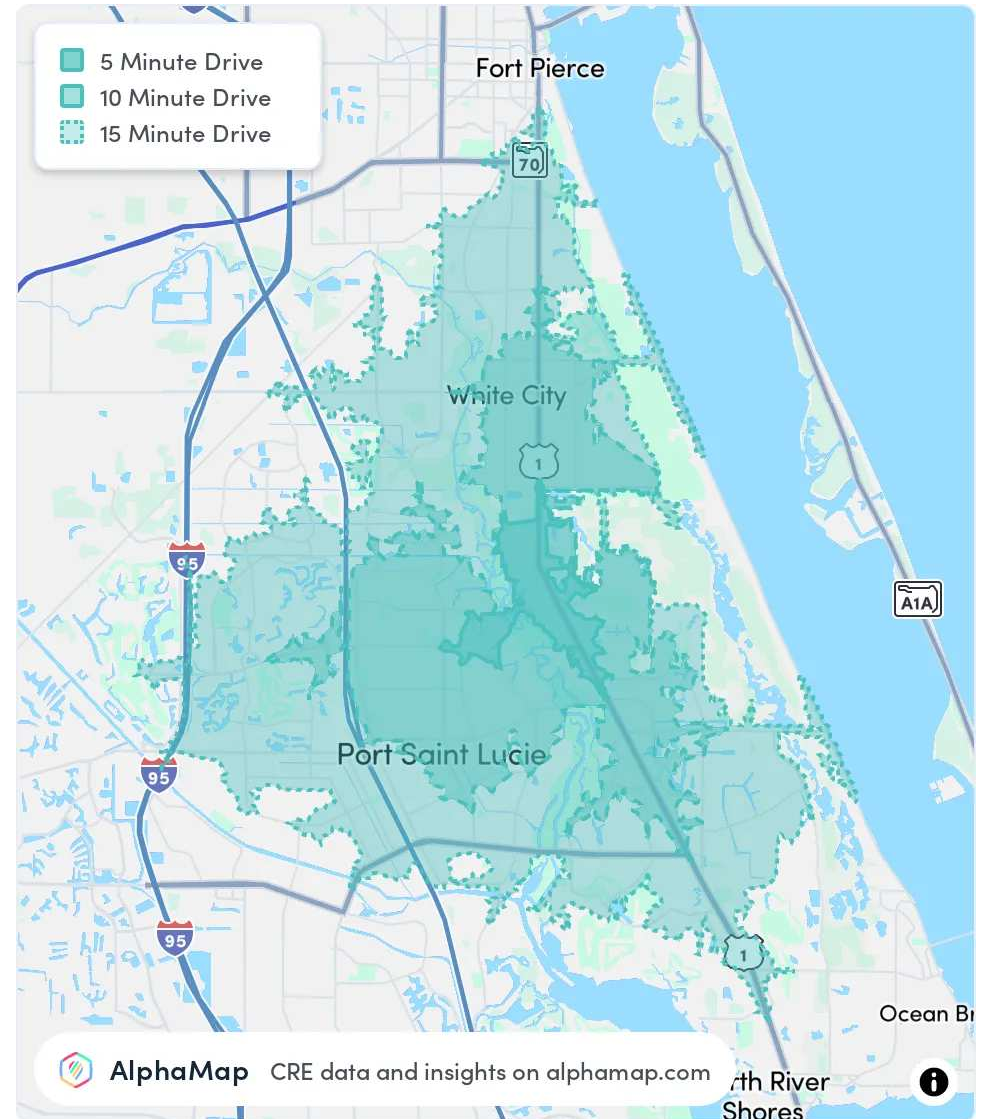
130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

FOR SALE

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,575	59,855	145,276
Average Age	51	45	46
Average Age (Male)	49	44	45
Average Age (Female)	52	46	47

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,028	24,182	58,452
Persons per HH	2.2	2.5	2.5
Average HH Income	\$81,616	\$79,474	\$82,148
Average House Value	\$263,965	\$291,773	\$315,395
Per Capita Income	\$37,098	\$31,789	\$32,859

Map and demographics data derived from AlphaMap



Disclaimer

130 SE ENTRADA AVENUE, PORT ST. LUCIE FL, 34952

FOR SALE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.



772.220.4096
slccommercial.com

KATIE PARADA
ASSOCIATE
Mobile 772.577.8970
katie@slccommercial.com