

FOR LEASE

±8,000 SF SECOND GENERATION RESTAURANT

1375 St Lucie West Boulevard, Port St Lucie, FL



OUTPARCEL OF SHOPPES OF ST LUCIE WEST SHOPPING CENTER

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

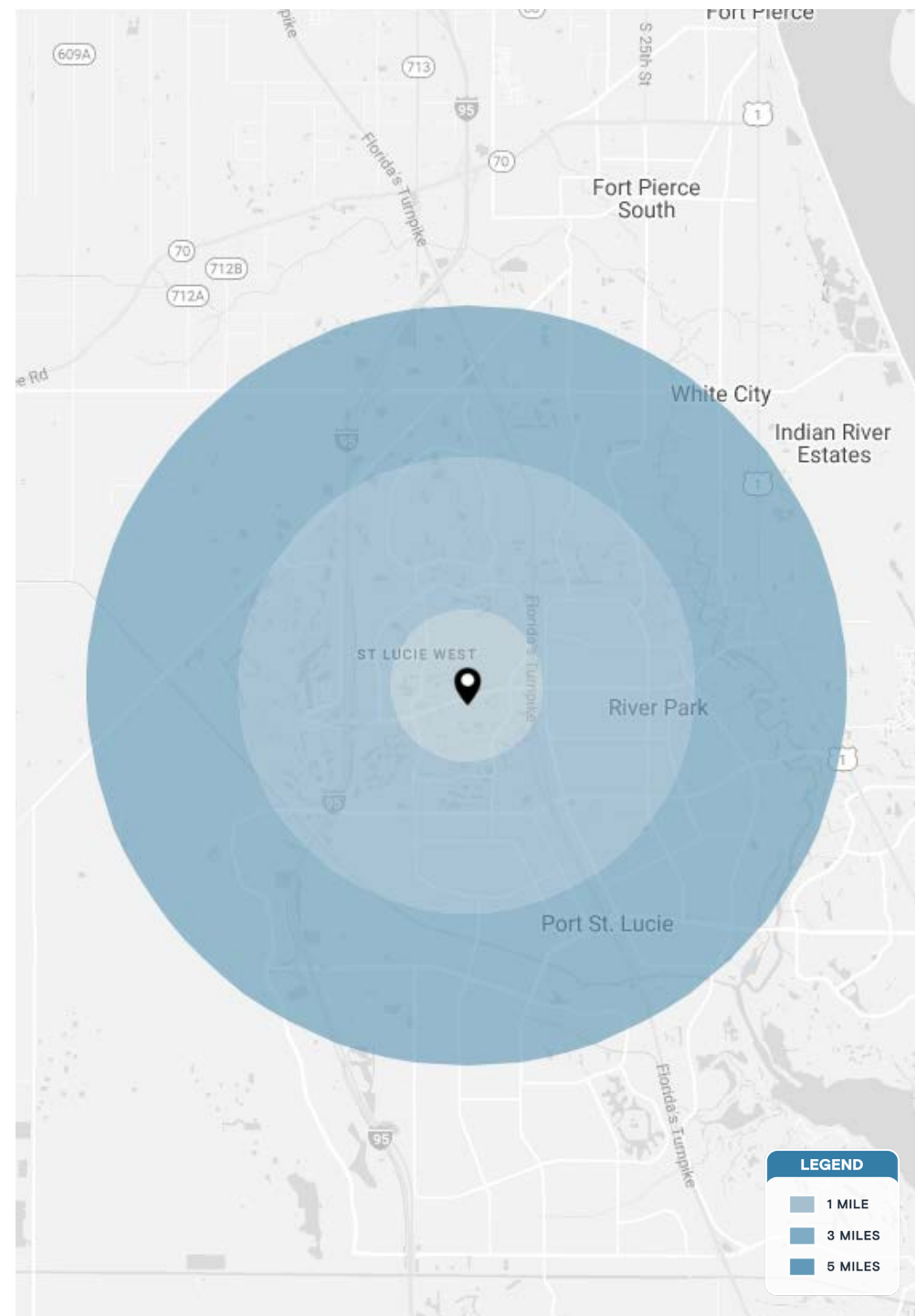
HIGHLIGHTS

- ±8,000 second generation restaurant space available
- Over 42,000 AADT on St Lucie West Boulevard
- Strong average household incomes of over \$109,000 within a 3 mile radius

Join: **Publix**, **HomeGoods**, **Burlington**, **Academy**
LA|FITNESS, **bealls**, **HOME**, **five**
centric, **BELW**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,375	77,699	188,523
HOUSEHOLDS	2,693	29,821	71,567
EMPLOYEES	4,775	15,917	31,733
AVERAGE HH INCOME	\$109,888	\$109,725	\$109,381
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	21,238	152,259	247,571
HOUSEHOLDS	9,460	57,730	93,910
EMPLOYEES	10,931	25,896	41,637
AVERAGE HH INCOME	\$106,955	\$109,353	\$110,816







±8,000 SF
SECOND GEN
RESTAURANT

ST LUCIE WEST BOULEVARD - 42,000 AADT

NIM BETHANY DRIVE



NY METS TRAINING FACILITY
7,000 SEAT STADIUM

INDIAN RIVER STATE COLLEGE
18,204 STUDENTS

TOWN CENTER AT ST LUCIE WEST

Bealls Florida, Staples, ROSS DRESS FOR LESS, SPROUTS FARMERS MARKET, ULTA, petco, DOLLAR TREE, Total Wine & MORE, AC MOORE, Panera BREAD, FIVE GUYS BURGERS and FRIES, ME, CAFO, Guitar Center, GNC LIVE WELL, KAY JEWELERS, MOE'S COOKIES, tropical CAFE

SHOPPES AT ST LUCIE WEST

Burlington, HomeGoods, Publix, Academy SPORTS-OUTDOORS, bealls, HOME centric, LA FITNESS, five BELOW, TILGUNA FLATS TEX-MEX, MISSION BBQ, chico's, CAVA, FIRST WATCH, Pollo Tropical CITRUS MARINATED CHICKEN

±8,000 SF SECOND GEN RESTAURANT

ST LUCIE WEST BOULEVARD - 42,000 AADT

SW CASHMERE BOULEVARD - 13,200 AADT

75,888 AADT



50,100 AADT



Contact Brokers

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