

10200 S U.S. Hwy 1, Port St. Lucie, FL 34952

FORMER BANK  
BUILDING - US 1  
LIGHTED CORNER



309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • [florida-commercial.net](http://florida-commercial.net)



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3,856 SF

Port St. Lucie, FL

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# EXECUTIVE SUMMARY

10200 S U.S. Hwy 1, Port St. Lucie, FL 34952 | FORMER BANK BUILDING – US 1 LIGHTED CORNER

## SPECS

**Building Size:** 3,856 SF  
**Price:** \$2,195,000  
**Land Size:** 1.50 Acres  
**Year Built:** 1998  
**Construction:** Reinforced Concrete  
**Land Use:** CG – City of Port St. Lucie  
**Zoning:** General Commercial – City of Port St. Lucie

## PROPERTY OVERVIEW

Former Bank Building at the Premier Hard Corner of US 1 and Jennings Road in Port St. Lucie, FL, one of the Nation's Fastest Growing Cities! Bank Building features 3,856 SF with dual Drive-Thru Lanes, ideally positioned on an Oversized 1.50 Acre Parcel with a Huge Parking Lot. Parcel sits as an outparcel to a 114,000 SF Retail Center recently redeveloped with a Crunch Fitness and is in close proximity to numerous additional National Retailers and QSR Tenants. Strong AADT Traffic Counts of 43,500 (US 1) and 5,300 (Jennings Road). Priced to sell below Replacement Cost in a market Exploding with Growth!



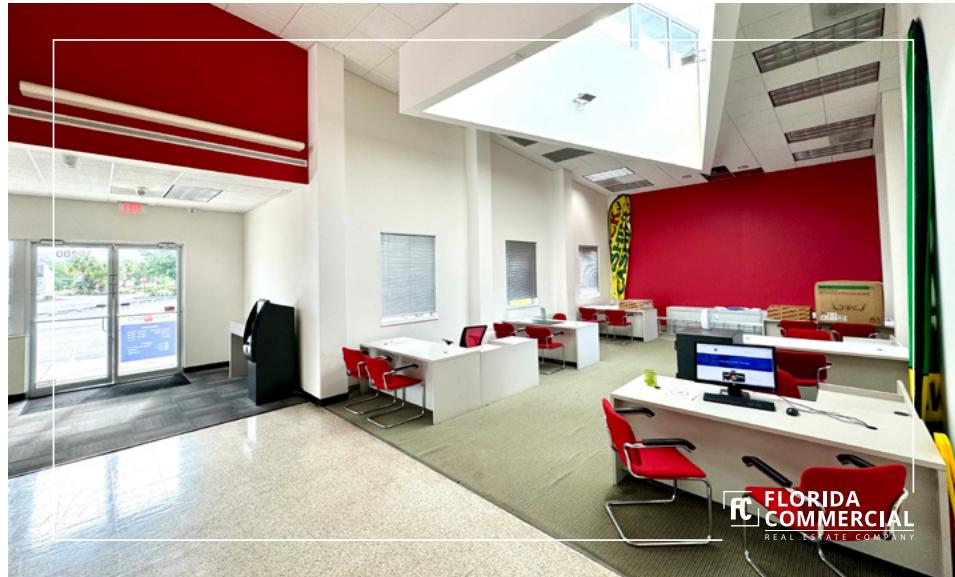
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# MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Population	24.5K	73.6K	175K
Median age	43	48	46



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11,370	29.5K	68.1K
# of Employees	20.4K	61.7K	146K
Average HH income	\$64.3K	\$65K	\$70.2K



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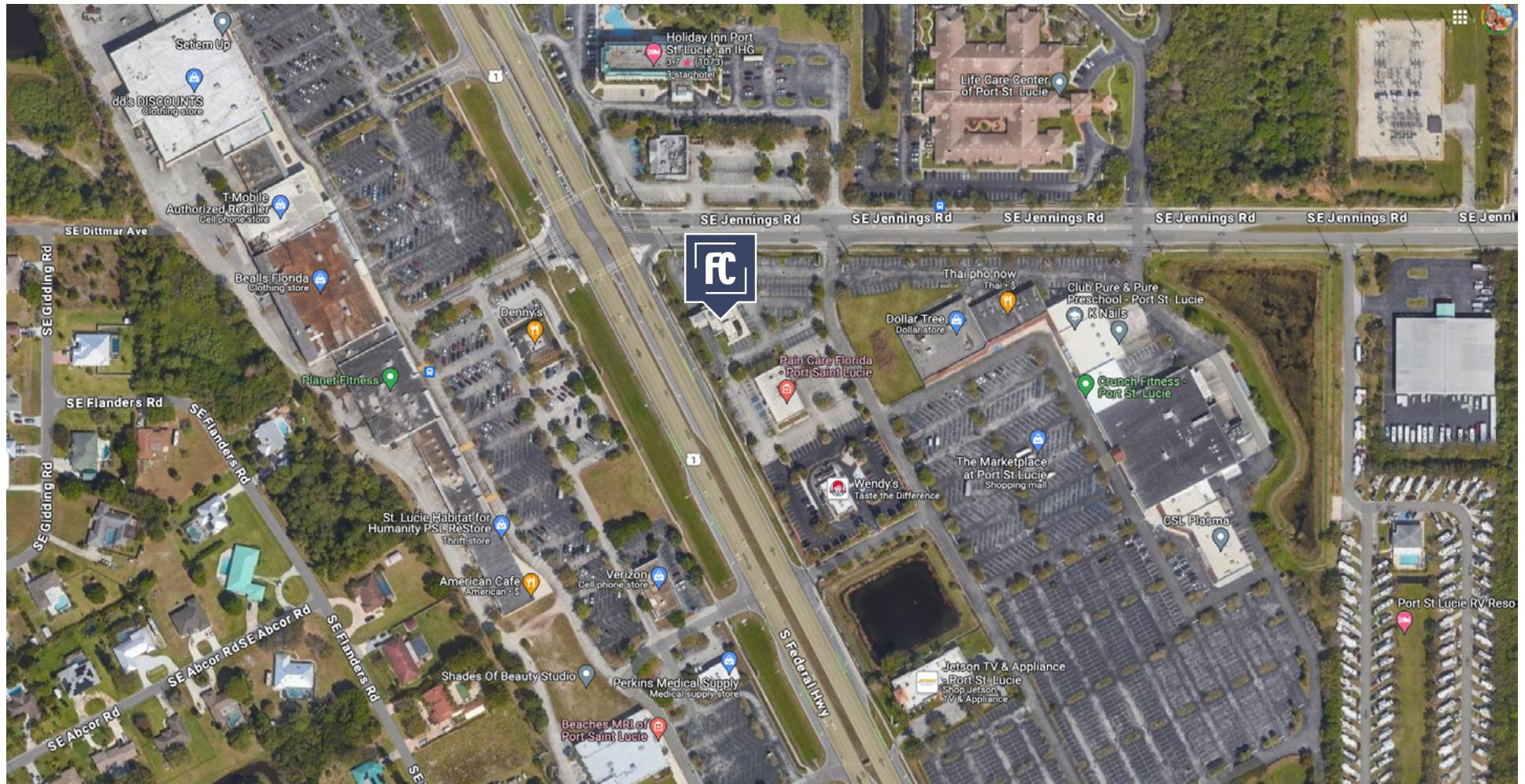
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# LOCATION

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