

FOR
LEASE

COCO VISTA CENTER

FLEX SPACE

WAREHOUSES/RETAIL AVAILABLE

406-466 SW PORT SAINT LUCIE BLVD | PORT SAINT LUCIE, FL 34953



CURRENT CAPITAL
Real Estate Group



EXCELLENT FOR E-COMMERCE, SMALL TRAINING FACILITY, STORAGE, SERVICE BUSINESS, OFFICE, TECH OR RETAIL WITH DISTRIBUTION...

Flexible space to fit your business needs.

PROPERTY HIGHLIGHTS

- CBS Mediterranean style property with Turnpike visibility and access.
- Located on busy Port Saint Lucie Boulevard.
- The daytime traffic count is over 50,000.
- Freestanding building 15,266 SF, may be dividable



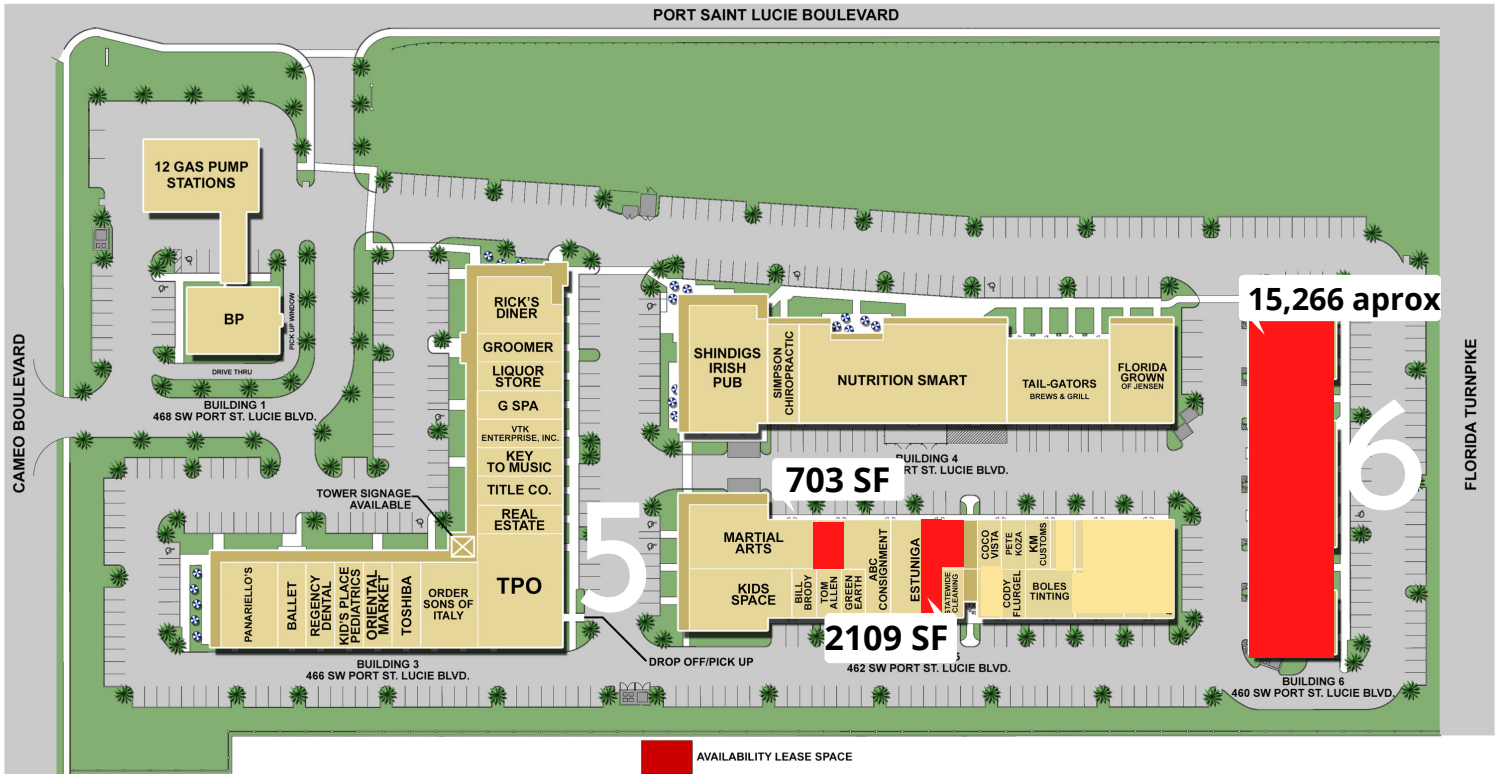
4000 Hollywood Boulevard, 765-S
Hollywood FL 33021
O: 954.966.8181
CURRENTCAPITALGROUP.COM

For Leasing or Sales Information Or An On-Site Tour Please Contact

954.966.8181



cocovista



AVAILABLE SPACE

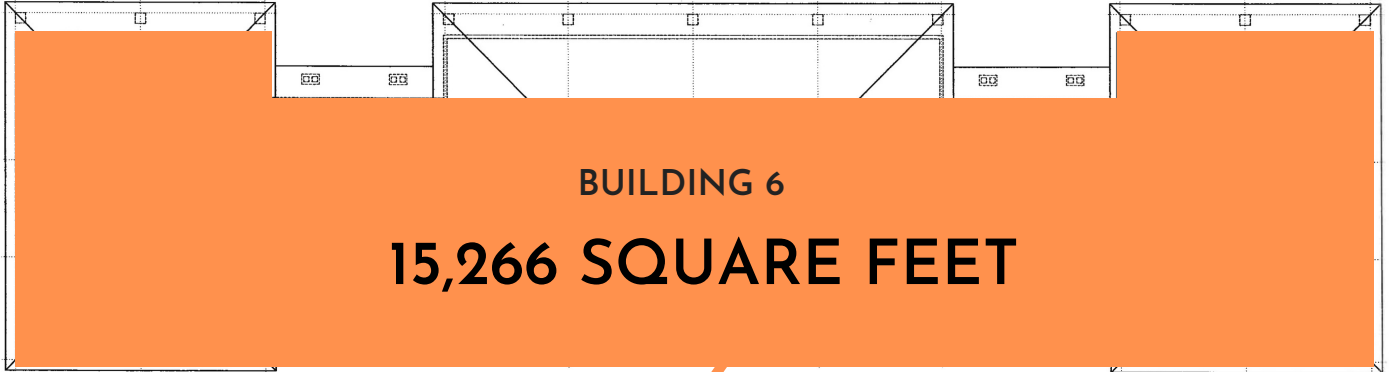
Building 5
 Unit 123.....703 square feet
 Unit 117-19.....2109 square feet

Building.....15,266 square feet
 *May be divisible
 *Storefront with bays
 Excellent *Florida Turnpike Exposure



Building 6

FOR LEASE | 406-466 SW PORT ST. LUCIE BLVD



DEMOGRAPHICS



1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total population	7,078	62,996	146,073
Population American Indian	23	365	624
Population Asian	75	1,037	2,929
Population Black	1,167	9,010	20,056
Population White	5,062	47,618	112,363
Population Hispanic	%16.4	%18.4	%17.8
Persons per Household	3.0	2.9	2.8
Total households	2,373	22,098	52,844
Average HH income	\$59,437	\$60,097	\$60,715
Average Age	37.3	38.8	39.6
Female Average Age	37.2	39.8	40.7
Male Average Age	36.8	37.8	38.5

TOTAL POPULATION
Port Saint Lucie, FL



195,248

TRAFFIC COUNT
Port Saint Lucie Blvd



50,000
AADT



FOR
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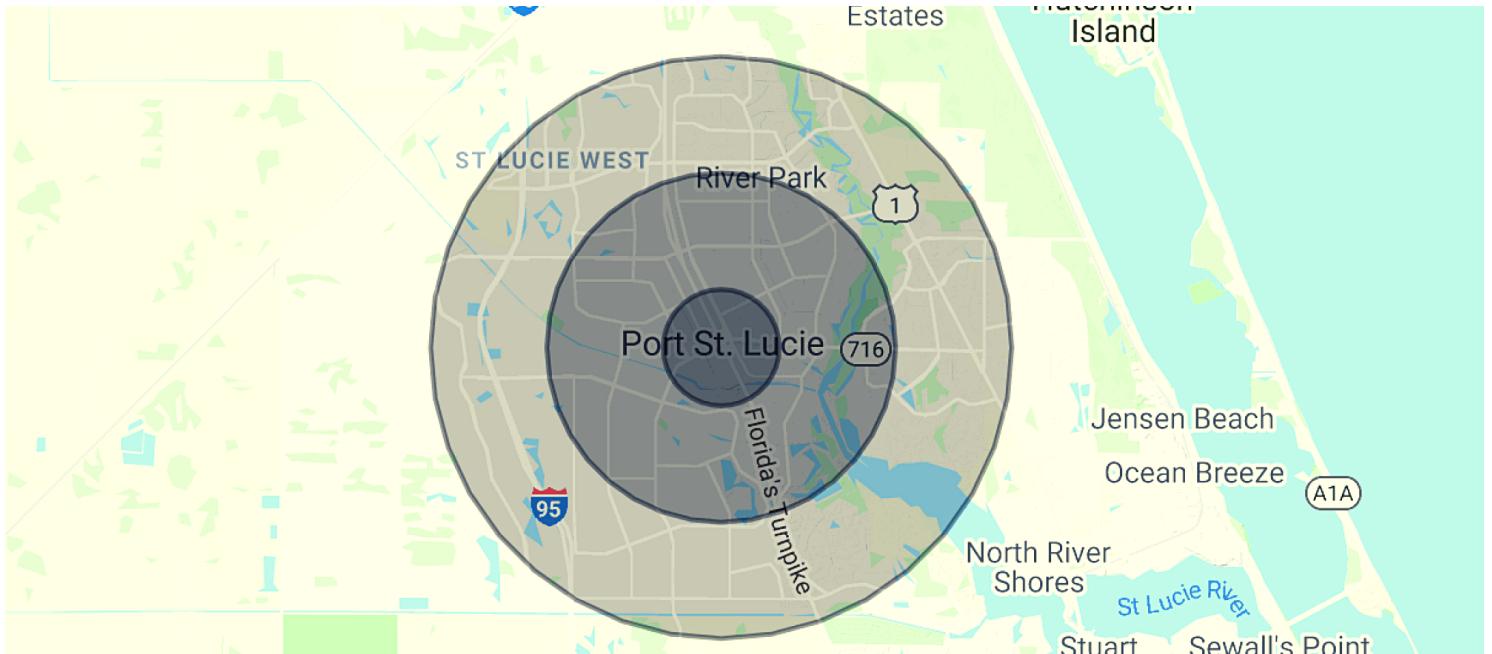
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RETAIL MAP



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