

FOR SALE | FOR LEASE

PROMENADE AT ST LUCIE WEST

1880 SW FOUNTAINVIEW BOULEVARD, PORT ST LUCIE, FL 34986



±1.42 ACRES
OUTPARCEL AVAILABLE

ST LUCIE W BOULEVARD - 43,500 AADT

95

88,000 AADT

SITE

ADRON FENCE

SW FOUNTAINVIEW BOULEVARD

Bella Home

Hampton
by HILTON

BELMONT AT
ST LUCIE WEST
504 UNITS

CARRABBA'S
ITALIAN GRILL

HOME 2
SUITES BY HILTON
(FUTURE)

Residence Inn
BY MARRIOTT

CLIPOTE
METACARD
metro
PCS
Little Caesars
THE VITAMIN SHOPPE
RE/MAX

Sport Clips
HAIRCUTS

Sprint
GENTLE BREEZE
DENTAL
BERRY FRESH
CAFE

INTERSTATE 95 EXPOSURE AT REGIONAL INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

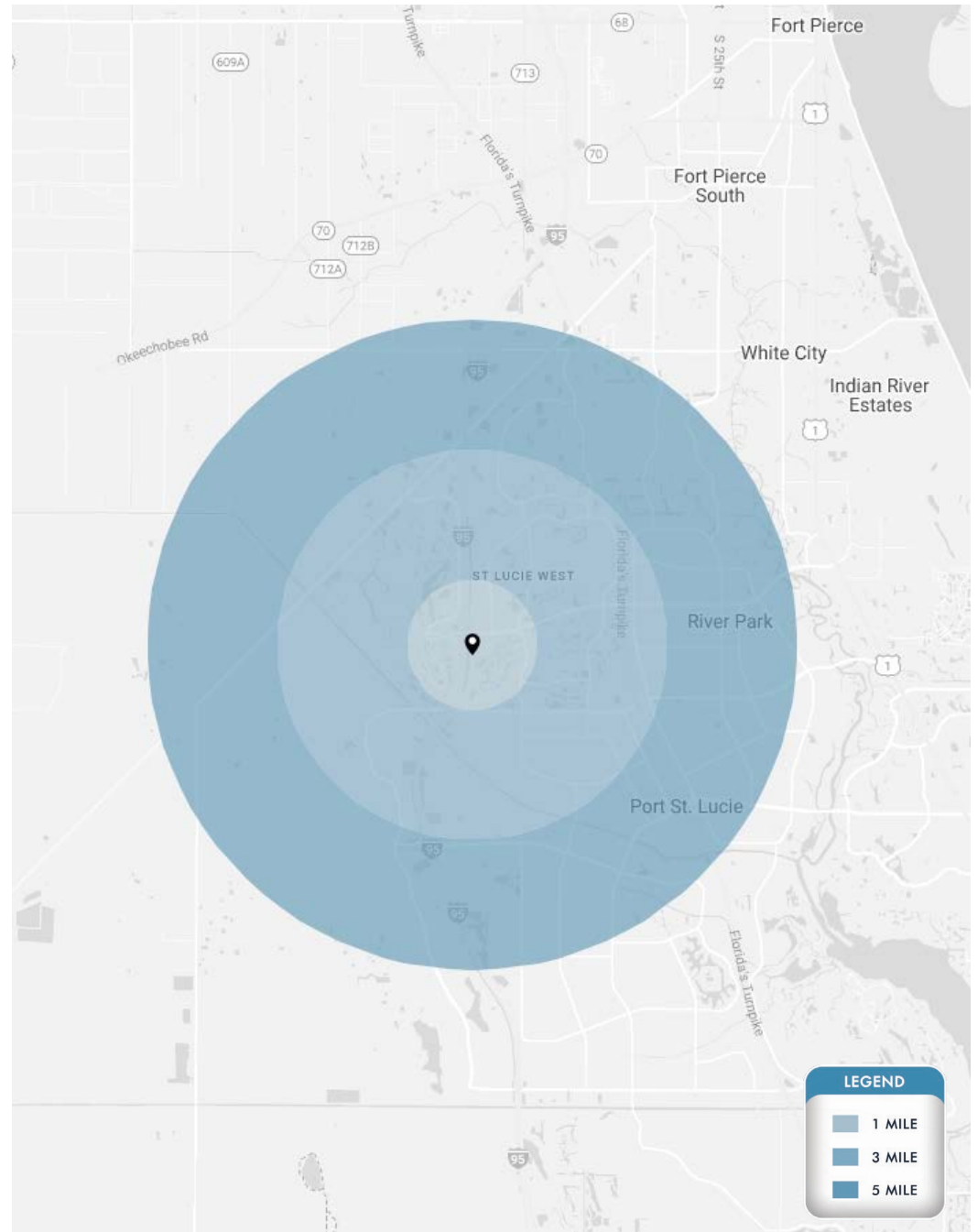
HIGHLIGHTS

- ±1.42 acre outparcel available for lease or sale
- Interstate 95 exposure at regional intersection
- 43,500 cars per day on St Lucie Boulevard and 88,000 cars per day on Interstate 95
- Join several surrounding national tenants including:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	3,789	61,095	155,306
HOUSEHOLDS	1,898	24,528	58,354
DAYTIME EMPLOYEES	3,469	52,203	129,252
AVERAGE HH INCOME	\$81,560	\$86,316	\$82,793
	5 Minutes	10 Minutes	15 Minutes
POPULATION	12,996	113,512	216,505
HOUSEHOLDS	5,500	43,426	79,939
DAYTIME EMPLOYEES	11,318	95,003	179,344
AVERAGE HH INCOME	\$84,317	\$86,379	\$82,887



LEGEND

- 1 MILE
- 3 MILE
- 5 MILE

PROMENADE AT ST LUCIE WEST | EXECUTIVE SUMMARY



PROMENADE AT ST LUCIE WEST | MARKET AERIAL

