



FOR LEASE

1380 Southwest Import Drive

1380 Southwest Import Drive

Port St. Lucie, FL 34953

PROPERTY OVERVIEW

New Construction! The 3-story professional office building located along the northside of Gatlin Boulevard about 1 mile east of I-95 (exit 118) and less than 2 miles west of Port St Lucie Blvd. The building is under construction with delivery in late Spring/early Summer 2024. Great opportunity to design your space.

LOCATION OVERVIEW

Ideal location off I-95 (Exit 118) Close to shops, restaurants and Tradition. Easy access to I-95 and Florida's Turnpike. Located just 40 minutes north of Palm Beach International Airport.

OFFERING SUMMARY

Building Size: 18,382 SF
Available Size: 1,655+/- to 6,765+/- SF
Zoning: PUD

PROPERTY VIDEO

LEASE RATE

\$25.00 SF/yr (NNN) + CAM



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Property Details

1380 SW IMPORT DR

FOR LEASE

LEASE RATE **\$25.00 SF/YR (NNN) + CAM**

Building Information

Building Size	18,382 SF
Tenancy	Multiple
Year Built	2024
Handicap Access	Yes
Number Of Elevators	1
Free Standing	Yes
Building Class	B
Number Of Floors	3
Number Of Buildings	1

Location Information

Street Address	1380 Southwest Import Drive
City, State, Zip	Port St. Lucie, FL 34953
County/Township	Saint Lucie County
Side Of Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I95

Parking & Transportation

Parking Type	Surface
Parking Ratio	4:1

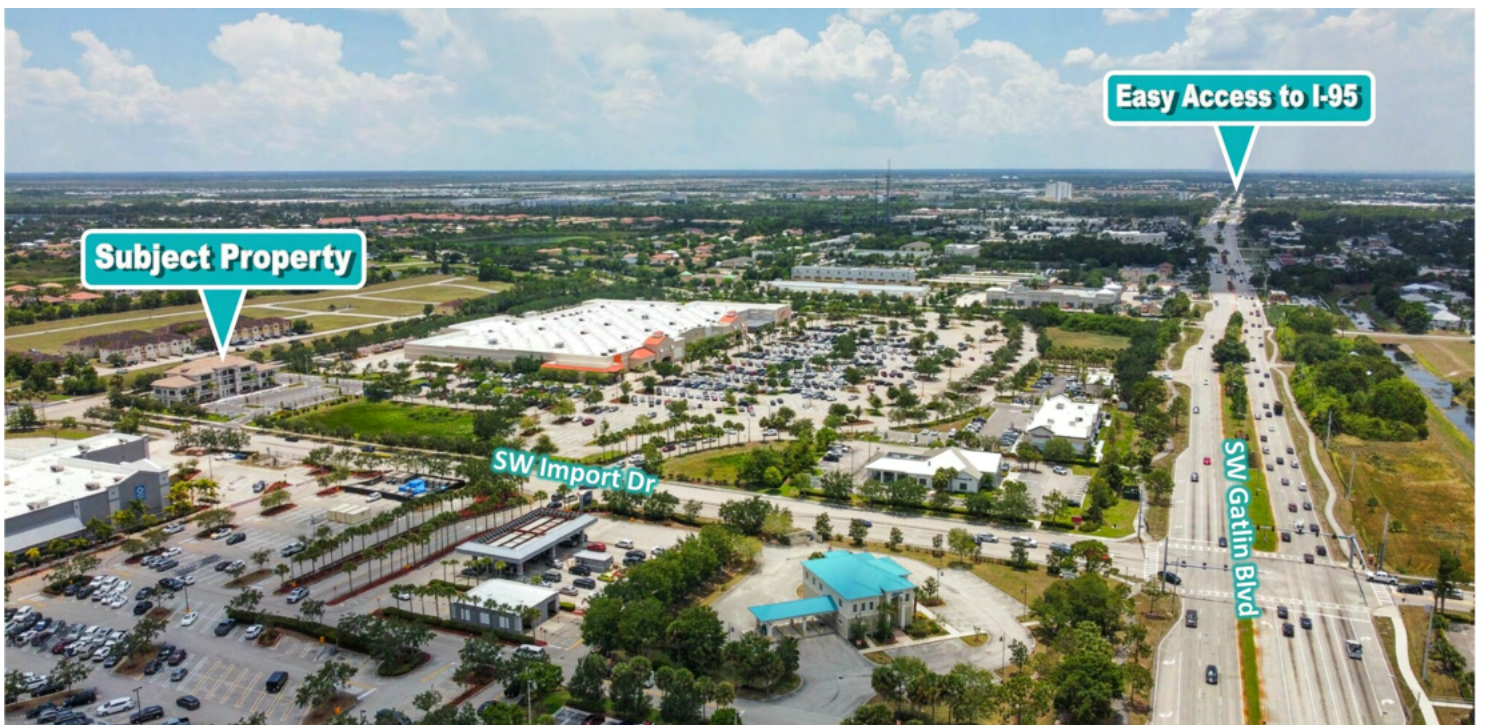
Property Details

Property Type	Office
Lot Size	1.32 Acres
Corner Property	Yes
Traffic Count	47,500 AADT
Traffic Count Street	SW Gatlin Blvd

Additional Photos

1380 SW IMPORT DR

FOR LEASE



Lease Spaces

1380 SW IMPORT DR

FOR LEASE



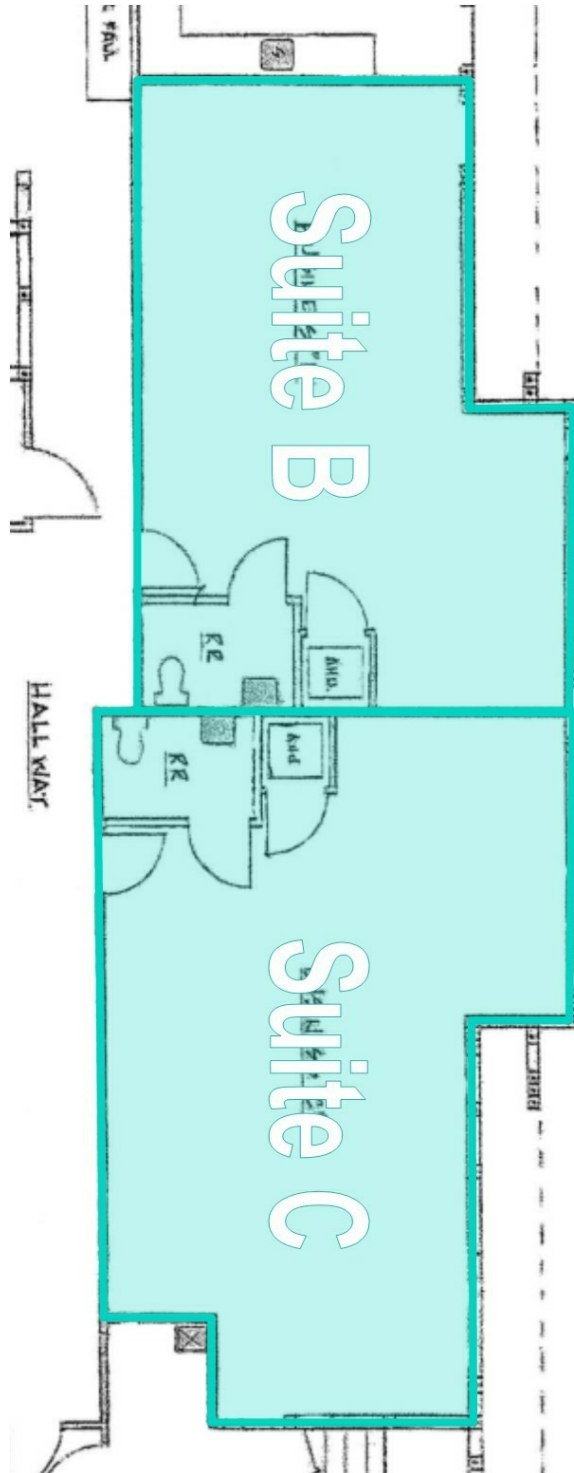
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
1st Floor Units B&C	Available	1,655 SF	NNN
1st Floor Units D&E	Available	1,442 SF	NNN
2nd Floor	Available	6,765 SF	NNN
3rd Floor	Available	1,883 - 4,130 SF	NNN

1st Floor - Suite B&C - 1,655 SF

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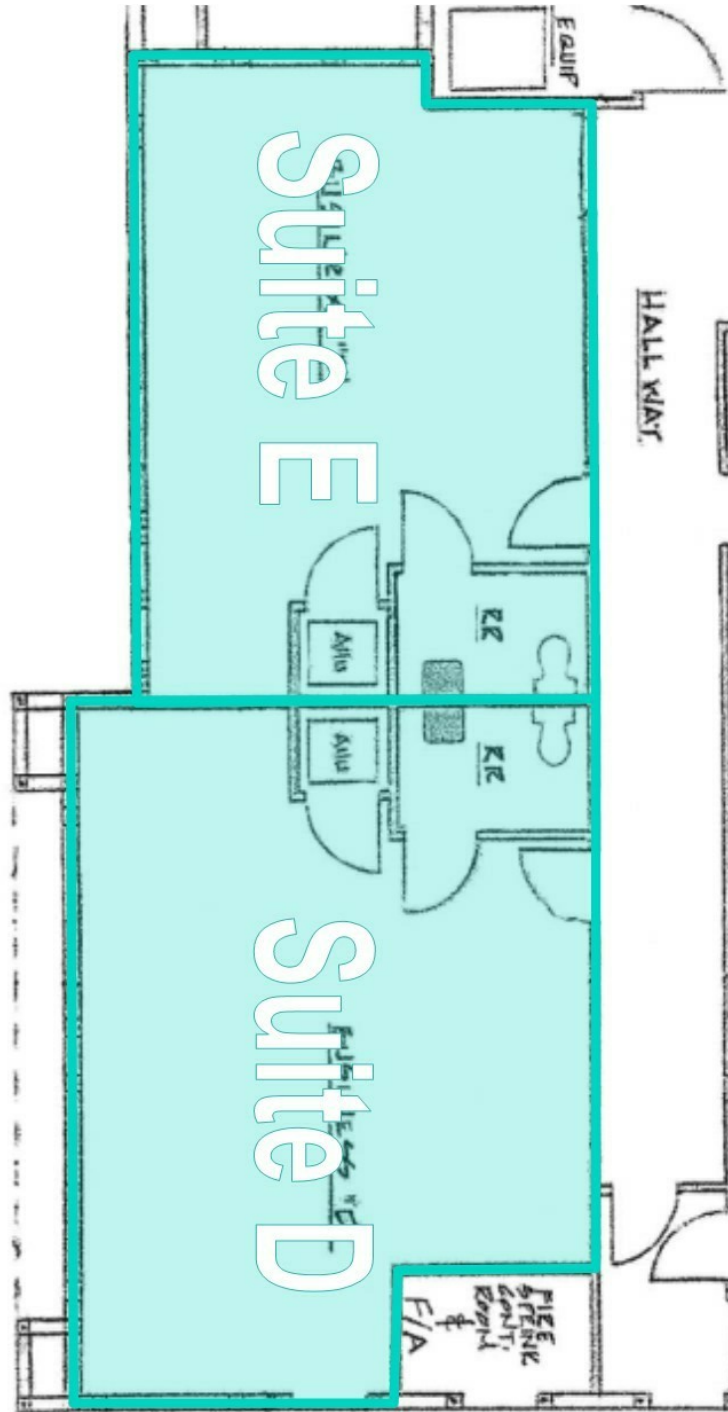
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1st Floor - Suite D&E - 1,442 SF

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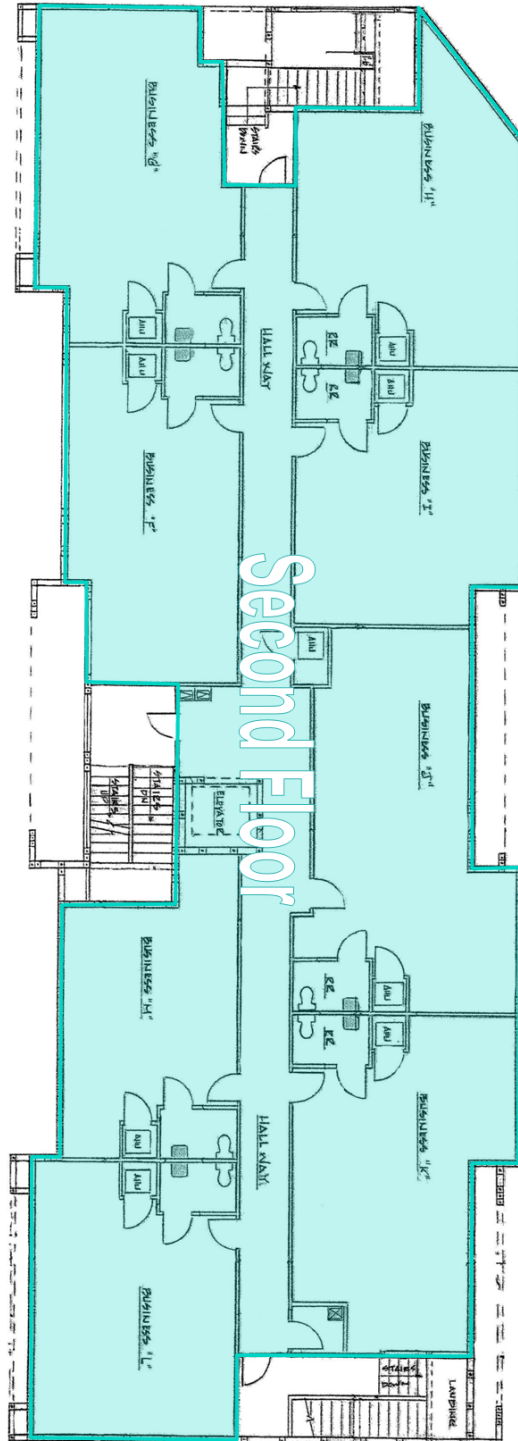
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2nd Floor - 6,765 +/- SF

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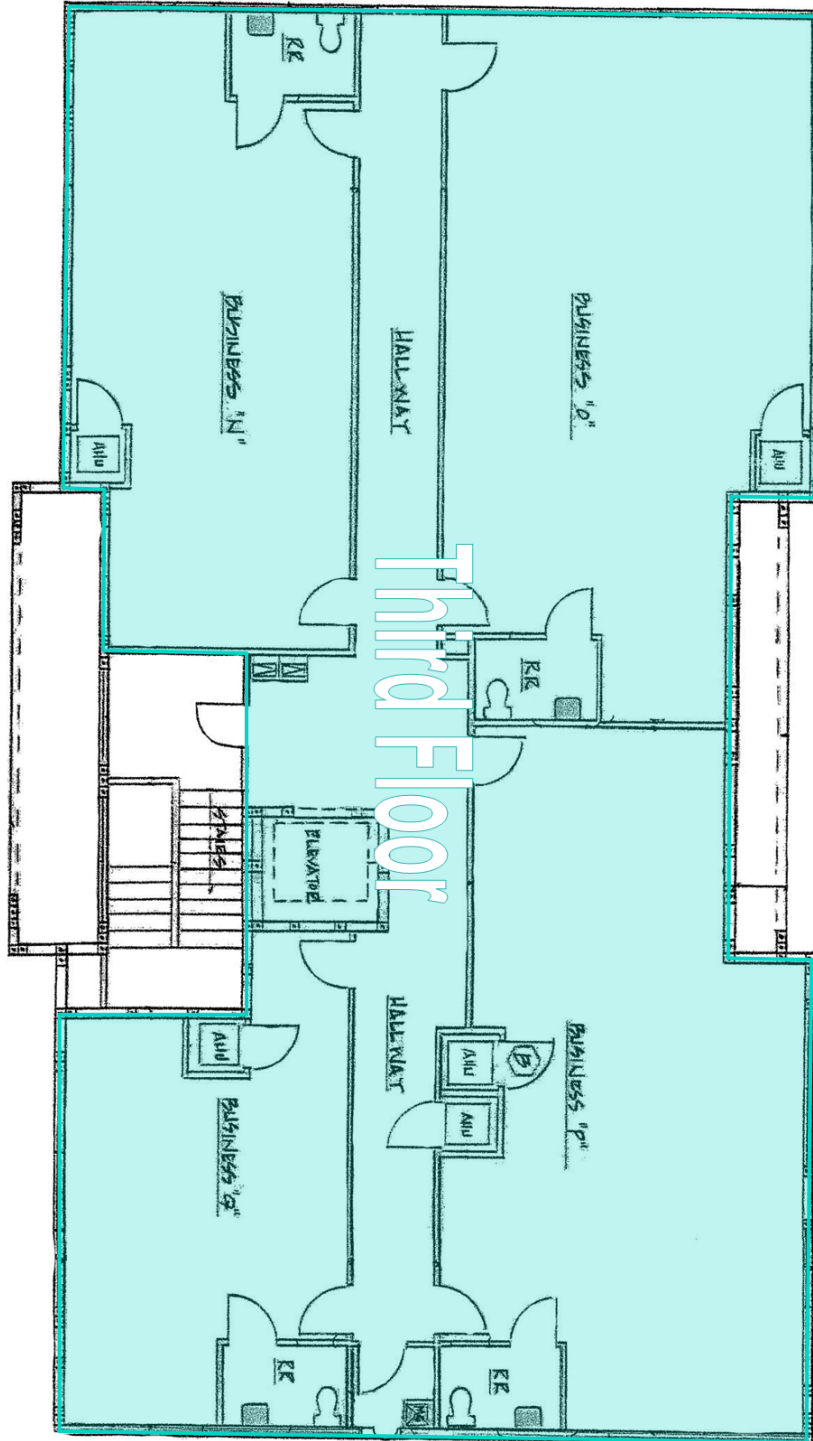
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3rd Floor - 1,883 to 4,130 SF

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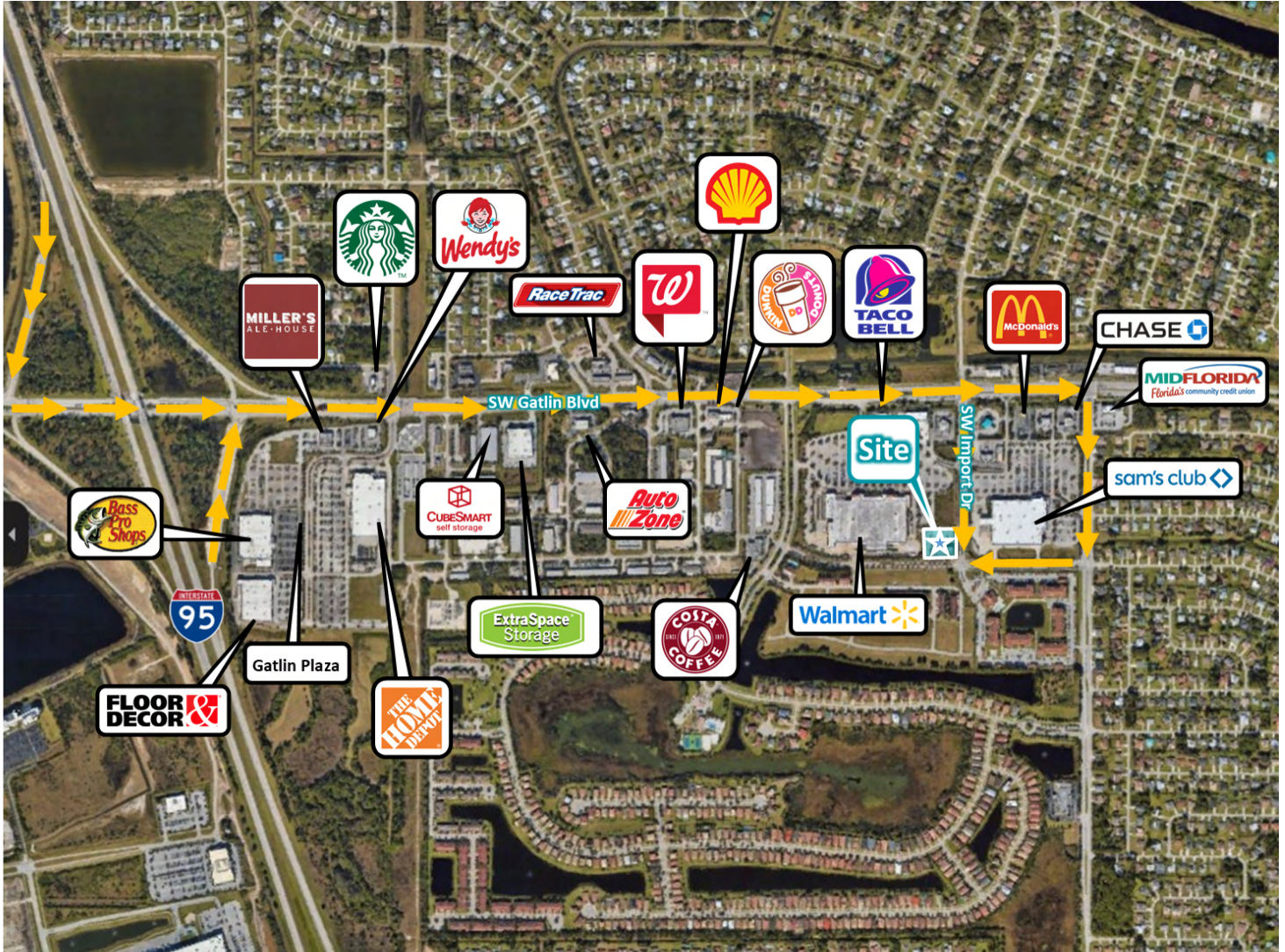
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Retailer Map

1380 SW IMPORT DR

FOR LEASE



Drive Time Demographic

1380 SW IMPORT DR

FOR LEASE

DEMOGRAPHIC PROFILE

SW Import Dr
Drive time of 5 minutes

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EDUCATION

10%	34%	29%	27%
No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree

EMPLOYMENT

White Collar	56.3%	1.9% Unemployment Rate
Blue Collar	17.5%	
Services	26.2%	

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KEY FACTS

9,081	36.1
Population	Median Age
2,988	\$61,521
Households	Median Disposable Income

INCOME

\$78,338	Median Household Income
\$29,222	Per Capita Income
\$192,989	Median Net Worth



DEMOGRAPHIC PROFILE

SW Import Dr
Drive time of 10 minutes

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Realty & Development

EDUCATION

9%	29%	34%	28%
No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree

EMPLOYMENT

White Collar	56.8%	3.9% Unemployment Rate
Blue Collar	21.8%	
Services	21.5%	

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KEY FACTS

74,661	38.2
Population	Median Age
25,403	\$60,600
Households	Median Disposable Income

INCOME

\$75,874	Median Household Income
\$32,491	Per Capita Income
\$212,583	Median Net Worth



Drive Time Demographic

1380 SW IMPORT DR

FOR LEASE

DEMOGRAPHIC PROFILE

SW Import Dr
Drive time of 15 minutes

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EDUCATION

<div style="background-color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">8%</div> <p style="font-size: x-small; margin: 5px 0;">No High School Diploma</p>	<div style="text-align: center; margin: 0 auto;"> <p style="font-weight: bold; margin: 5px 0;">31%</p> <p style="font-size: x-small; margin: 0;">High School Graduate</p> </div>	<div style="text-align: center; margin: 0 auto;"> <p style="font-weight: bold; margin: 5px 0;">32%</p> <p style="font-size: x-small; margin: 0;">Some College</p> </div>	<div style="text-align: center; margin: 0 auto;"> <p style="font-weight: bold; margin: 5px 0;">29%</p> <p style="font-size: x-small; margin: 0;">Bachelor's/Grad /Prof Degree</p> </div>
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EMPLOYMENT

<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="display: flex; gap: 5px;"> </div> <p style="font-weight: bold; margin: 0;">56.8%</p> </div> <p style="font-size: x-small; margin: 0;">White Collar</p>	<p style="font-weight: bold; margin: 0;">4.6%</p> <p style="font-size: x-small; margin: 0;">Unemployment Rate</p>
<div style="display: flex; gap: 5px;"> </div> <p style="font-weight: bold; margin: 0;">22.5%</p>	<p style="font-weight: bold; margin: 0;">20.7%</p>
<div style="display: flex; gap: 5px;"> </div> <p style="font-weight: bold; margin: 0;">20.7%</p>	

Blue Collar

Services

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KEY FACTS

<div style="background-color: white; color: #008080; padding: 10px; border-radius: 5px; display: inline-block;">157,796</div> <p style="font-size: x-small; margin: 0;">Population</p>	<div style="background-color: white; color: #008080; padding: 10px; border-radius: 5px; display: inline-block;">41.3</div> <p style="font-size: x-small; margin: 0;">Median Age</p>
<div style="background-color: white; color: #008080; padding: 10px; border-radius: 5px; display: inline-block;">57,686</div> <p style="font-size: x-small; margin: 0;">Households</p>	<div style="background-color: white; color: #008080; padding: 10px; border-radius: 5px; display: inline-block;">\$59,916</div> <p style="font-size: x-small; margin: 0;">Median Disposable Income</p>

INCOME

\$74,245

Median Household Income

\$34,408

Per Capita Income

\$240,334

Median Net Worth

HOUSEHOLD INCOME (\$)

Income Bracket	Households (Approximate)
20000+	3,000
15000-19999	3,500
10000-14999	11,000
75000-99999	11,500
50000-74999	12,500
35000-49999	6,000
25000-34999	4,000
15000-24999	3,500
0-14999	2,000

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Disclaimer

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