

PRIME US-1 FRONTAGE COMMERCIAL PADS

FOR SALE OR GROUND LEASE

OPTION 1 - 9851 S US HWY 1 PORT ST. LUCIE, FL 34952
\$999,000.00 OR \$45 PER SQ FT

OPTION 2 - 9871 S US HWY 1 PORT ST. LUCIE, FL 34952
\$1,999,000.00 OR \$45 PER SQ FT





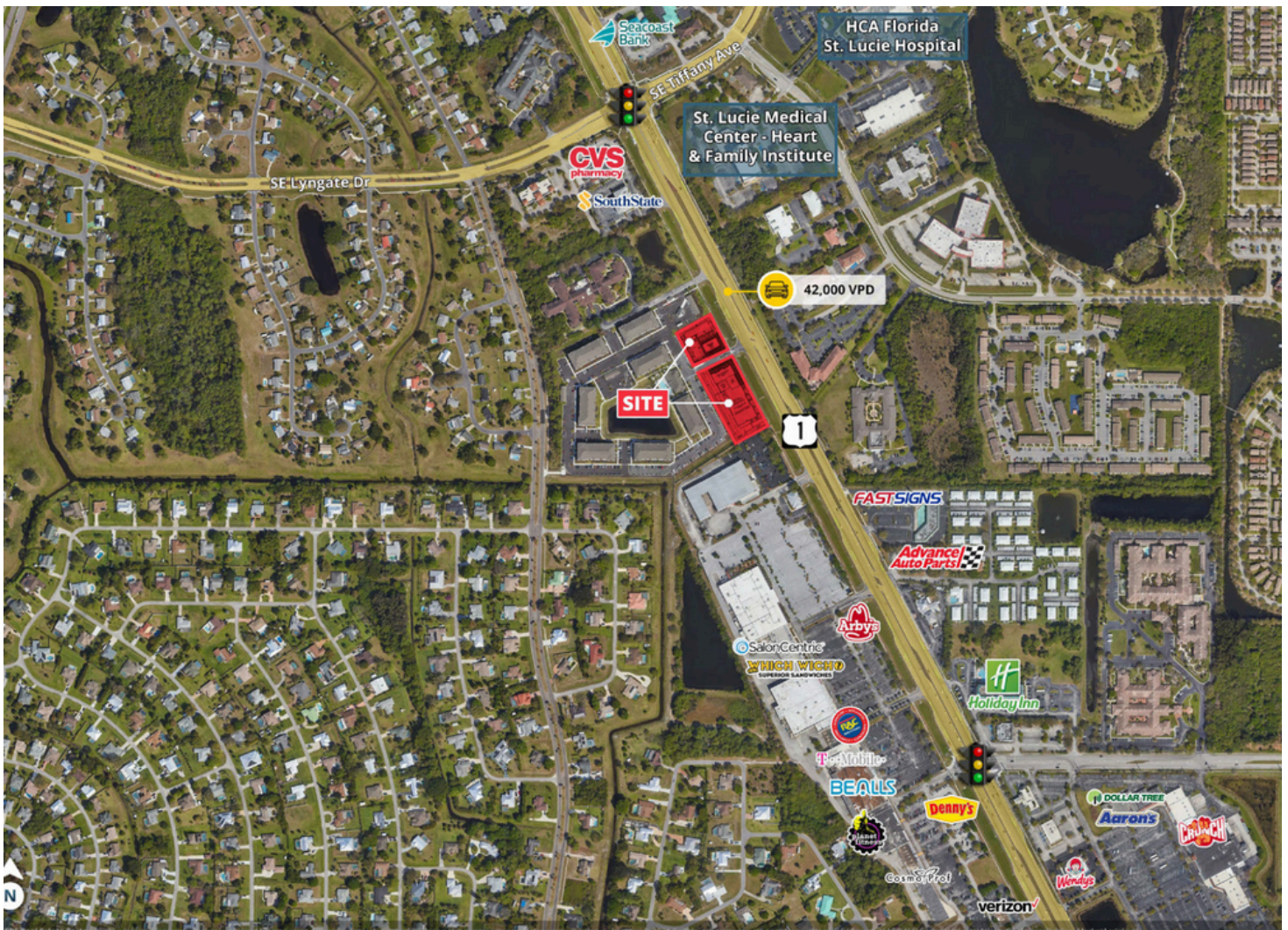
PROPERTY HIGHLIGHTS

- Two commercial outparcels with **exceptional visibility on US-1**
- Over **42K cars per day**
- Directly in front of a **252-unit apartment community** (instant customer base)
- Zoning: Commercial General (CG) — **wide range of retail uses allowed**
- Parcel 1: 0.77 AC ($\pm 183'$ US-1 frontage)
- Parcel 2: 1.55AC ($\pm 358'$ US-1 frontage)
- **Ground lease and build-to-suit** options available
- Infill trade area surrounded by **residential and established commercial corridors**
- Close to **major retailers** like Walmart, CVS, Sam's Club and other Nationals.



LOCATION ADVANTAGES

- Positioned on US-1, one of the *most traveled retail corridors* on the Treasure Coast
- **Over 42k in traffic counts** per day
- Quick access to *I-95 and Crosstown Parkway*
- Strong retail *co-tenancy* — national operators nearby (pull exact tenants & logos)
- Multiple golf clubs, schools, and neighborhoods *drive daily traffic*

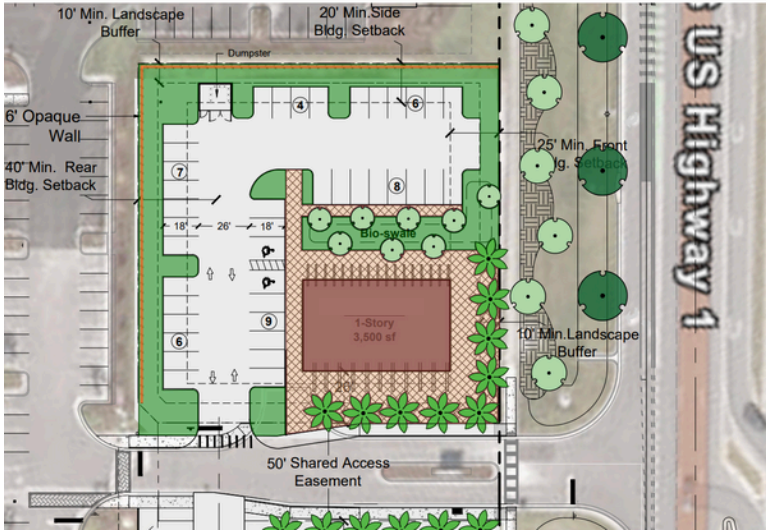


verizon^v



... AND MORE

CONCEPTUAL SITE PLAN



Site Data

Bldg. Setback / Separation Requirements		Perimeter Landscape Buffer / Strip Requirements	
Hwy U.S.1 East Front :	25' Min.	North Property Line adjacent to Multi-family parcel:	10' Min.
Multi-Family West Rear :	25' Min.	North/South Property Line adjacent to 50' Access Easement :	10' Min.
South Side :	40' Min.	South Property Line adjacent to Commercial Property:	10' Min.
North Side :	20' Min.	West Property Line adjacent to Multi-family parcel:	10' Min.
Access Drive Side :	20' Min.	East Property Line adjacent to U.S. Highway 1:	10' Min.
Separation Between Buildings:	20' Min.		

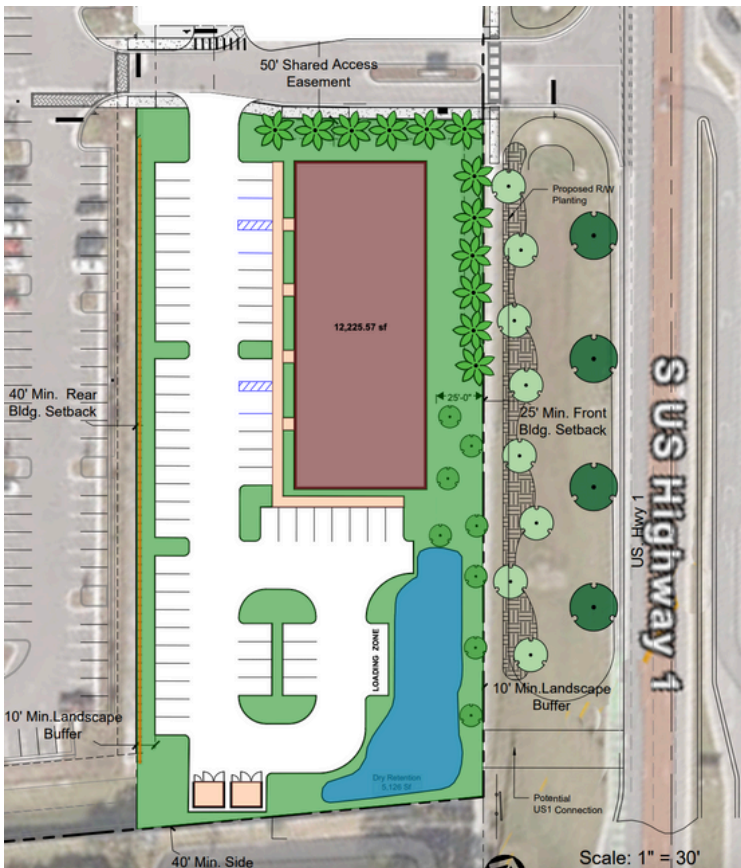
Commercial - Outparcel (North):

Site Area		Perimeter Landscape Buffer / Strip Requirements	
Site Area	0.76 Ac.	Maximum Impervious Area: (80%)	0.61 Ac. / 80%
		Minimum Pervious Area: (20%)	0.15 Ac. / 20%
		Maximum Building Coverage: (40%)	0.30 Ac. / 40%

Parking Data		Required	Provided
(1 space per 75 SF)	(3,500 SF / 75 sf)	47 Spaces	52 Spaces (40 Spaces + 12 Spaces from Outparcel 2)

Toscana at Port St. Lucie PUD

City of Port Saint Lucie Florida
Commercial Out Parcel (North)



Site Data

Bldg. Setback / Separation Requirements		Perimeter Landscape Buffer / Strip Requirements	
Hwy U.S.1 East Front :	25' Min.	North Property Line adjacent to Multi-family parcel:	10' Min.
Multi-Family West Rear :	25' Min.	North/South Property Line adjacent to 50' Access Easement :	10' Min.
South Side :	40' Min.	South Property Line adjacent to Commercial Property:	10' Min.
North Side :	20' Min.	West Property Line adjacent to Multi-family parcel:	10' Min.
Access Drive Side :	20' Min.	East Property Line adjacent to U.S. Highway 1:	10' Min.
Separation Between Buildings:	20' Min.		

Commercial - Outparcel 2:

Site Area		Perimeter Landscape Buffer / Strip Requirements	
Site Area	1.54 Ac.	Maximum Impervious Area: (80%)	1.23 Ac. / 80%
		Minimum Pervious Area: (20%)	0.31 Ac. / 20%
		Maximum Building Coverage: (40%)	0.62 Ac. / 40%
Maximum Building Height:			50' Ht.

Parking Data		Required	Provided
Retail : (1 space per 200 SF)	(12,230 SF / 200 sf)	61 Spaces	61 Spaces

Toscana at Port St. Lucie PUD

City of Port Saint Lucie Florida
Commercial Out Parcel (South)

Disclaimer: This Conceptual Site Plan is for illustrative and planning purposes only. It is not a final or approved plan and is subject to change without notice. All elements shown—including layout, design, access, and dimensions—are conceptual in nature and may be revised during further design development, permitting, and approval processes.

MARKET + DEMOGRAPHICS

Port St. Lucie is one of the *fastest growing cities in Florida, ranking among the top five nationwide* for population growth between July 2022 and July 2023 according to WPBF. This growth is paired with a strong daytime population that supports steady weekday retail demand, with roughly 27700 residents working in the retail trade sector according to DataUSA.

1 MILE

9,713

Total
Population

11,233

Total Daytime
Population

\$71,859

Average Household
Income

3,836

Total
Households

3 MILES

58,050

Total
Population

53,004

Total Daytime
Population

\$77,905

Average Household
Income

24,528

Total
Households

5 MILES

128,198

Total
Population

110,536

Total Daytime
Population

\$87,864

Average Household
Income

51,188

Total
Households

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