

FOR
LEASE

COCO VISTA CENTER RETAIL SPACE

RETAIL / WAREHOUSE AVAILABLE

460-466 SW PORT SAINT LUCIE BLVD | PORT SAINT LUCIE, FL 34953



CURRENT CAPITAL
Real Estate Group



EXCELLENT FOR RETAIL SPACE, MEDICAL AND OFFICE.

SMALL BAY WAREHOUSE SPACES AVAILABLE PERFECT FOR E-COMMERCE, SMALL TRAINING FACILITY, STORAGE, SERVICE BUSINESS, OFFICE, TECH OR RETAIL WITH DISTRIBUTION...

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.
- Long term tenants.
- Join many local restaurants, retail, medical, service and office tenants



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
STEVEN RAFAILOVITC | P 561.316.8444 | STEVEN@CC-REG.COM

FOR
LEASE

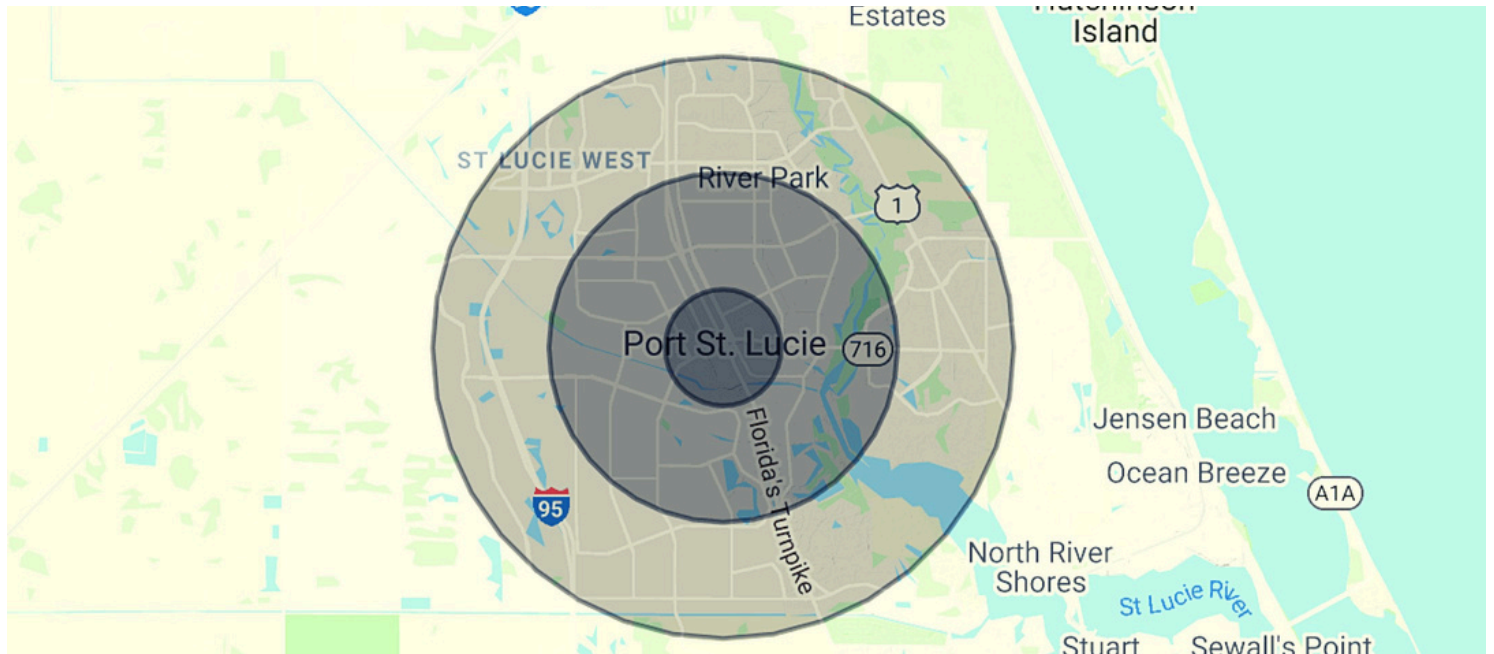
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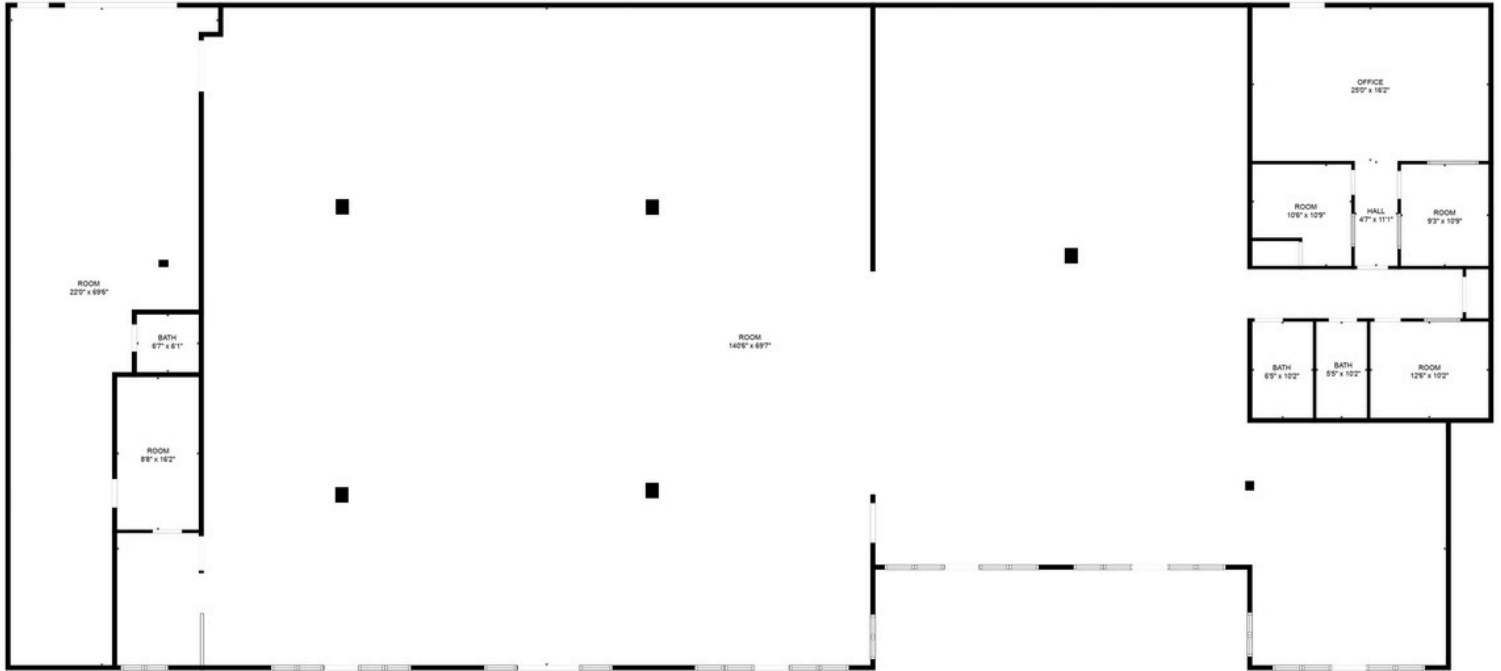
RETAIL MAP



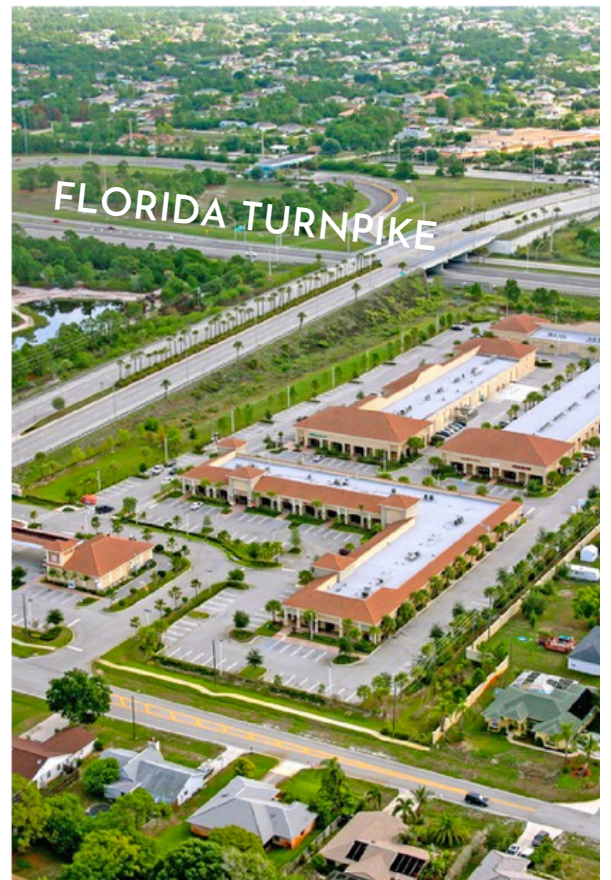
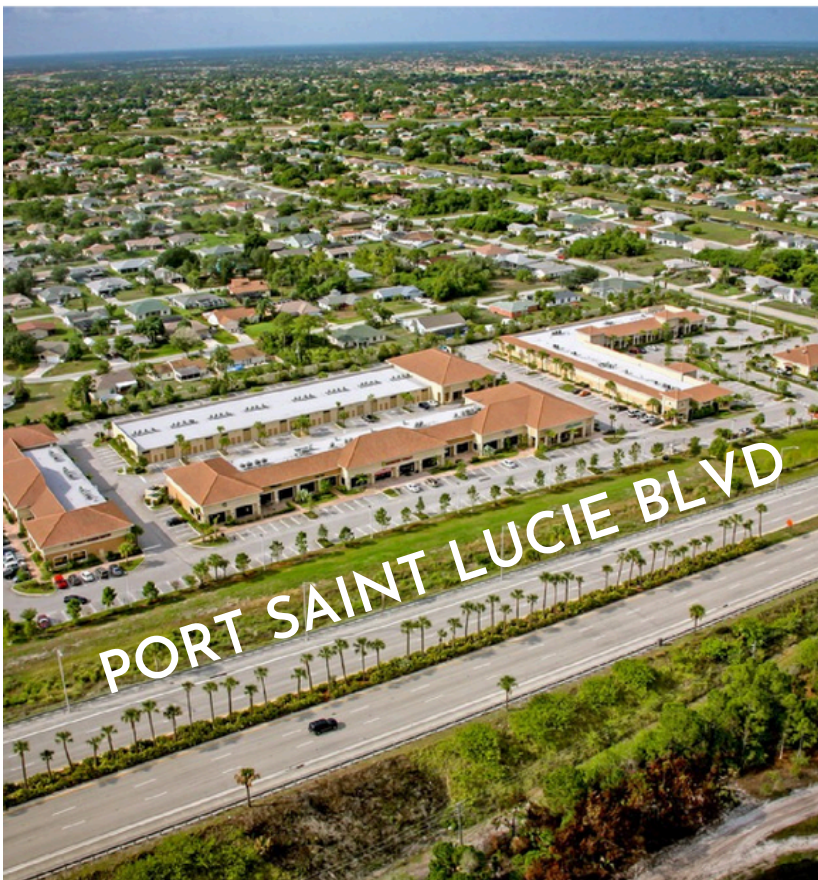
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FOR LEASE | 460-466 SW PORT ST. LUCIE BLVD



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cocovista



AVAILABLE SPACE

Building 5
 2 Units.....703 square feet each
 Unit 109-110.....1406 square feet Unit

Building 4
 Unit 101.....11,655 square feet



FOR LEASE | 460-466 SW PORT ST. LUCIE BLVD



Approx. 11,655 SQUARE FEET



DEMOGRAPHICS



1 Mile 3 Miles 5 Miles

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



195,248

TRAFFIC COUNT
Port Saint Lucie Blvd



50,000
AADT

