

10200 S U.S. Hwy 1, Port St. Lucie, FL 34952

FORMER BANK  
BUILDING - US 1  
LIGHTED CORNER



FOR **LEASE**



**ALEX AYDELLOTTE**  
Broker | Principal  
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**3,856 SF**

**Port St. Lucie, FL**

# EXECUTIVE SUMMARY

10200 S U.S. Hwy 1, Port St. Lucie, FL 34952 | FORMER BANK BUILDING – US 1 LIGHTED CORNER

## SPECS

<b>Building Size:</b>	3,856 SF
<b>Price:</b>	\$35 Per SF / NNN
<b>Land Size:</b>	1.50 Acres
<b>Year Built:</b>	1998
<b>Construction:</b>	Reinforced Concrete
<b>Land Use:</b>	CG – City of Port St. Lucie
<b>Zoning:</b>	General Commercial – City of Port St. Lucie

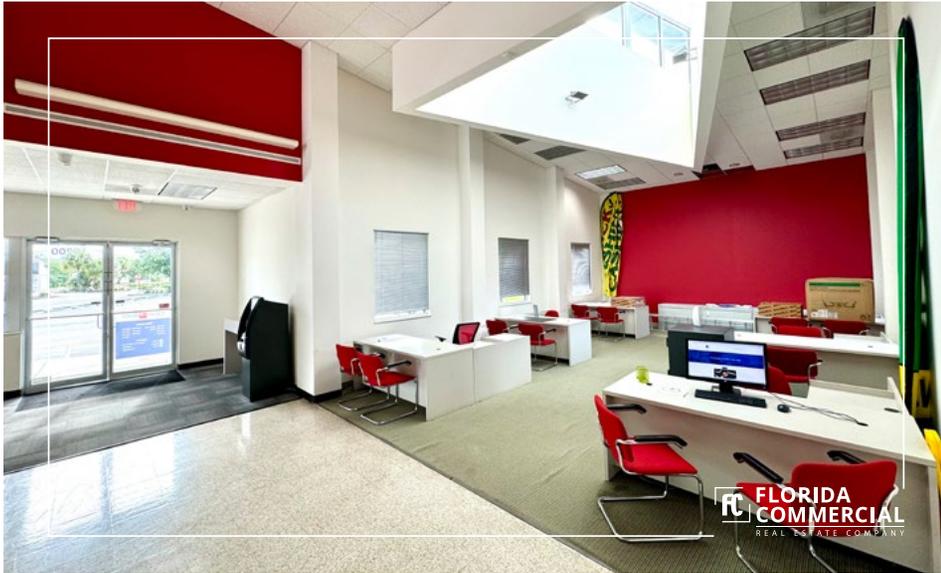
## PROPERTY OVERVIEW

Former Bank Building at the Premier Hard Corner of US 1 and Jennings Road in Port St. Lucie, FL, one of the Nation's Fastest Growing Cities! This 3,856 SF Bank Building features dual Drive-Thru Lanes and sits on an Oversized 1.50 Acre Parcel with a Huge Parking Field, positioned as an outparcel to a 114,000 SF Retail Center anchored by Crunch Fitness and surrounded by established Retail, Hotel, and QSR destinations including Holiday Inn and major Fast Food operators. Strategically Located just 1.7 Miles from the transformative Walton & One Development - planned to include a United Soccer League Stadium along with Residential, Retail, Office, Hotel, and Entertainment Spaces - this Property offers exceptional visibility with Strong AADT Traffic Counts of 43,500 (US 1) and 5,300 (Jennings Road). Priced to sell below Replacement Cost in a Market Exploding with Growth!



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**FC** FLORIDA  
COMMERCIAL  
REAL ESTATE COMPANY



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**3,856 SF** | **Port St. Lucie, FL**

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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# MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Population	24.5K	73.6K	175K
Median age	43	48	46



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11,370	29.5K	68.1K
# of Employees	20.4K	61.7K	146K
Average HH income	\$64.3K	\$65K	\$70.2K



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# LOCATION

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