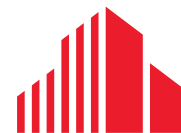




FOR SALE | CALL FOR PRICING

±53,894 SF BUILDING ON ±13.73 ACRES

**1900 NW COURTYARD CIRCLE
PORT SAINT LUCIE, FL 34986**



**CUSHMAN &
WAKEFIELD**

±53,894 SF BUILDING ON ±13.73 ACRES

1900 NW COURTYARD CIRCLE, PORT ST LUCIE, FL 34986

Property Overview

1900 NW Courtyard Circle offers an exceptional investment or redevelopment opportunity in the heart of St. Lucie West—one of the Treasure Coast’s most vibrant commercial corridors. The ±53,894 SF existing structure sits on ±13.73 acres just minutes from the I-95 interchange, offering excellent regional connectivity and exposure to strong daily traffic counts.

This versatile property is well-positioned for a wide range of uses. It can be repurposed to entertainment use, fitness center, athletic club, or other commercial/retail concept.

Surrounded by strong population density and national retailers, this site provides an excellent opportunity to capture local, regional, and destination traffic. With multiple redevelopment paths—including adaptive reuse, partial re-tenanting, or full repositioning—1900 NW Courtyard Circle presents a rare chance to secure a high-profile site in a rapidly growing market.

Property Features

Address:	1900 NW Courtyard Circle Port Saint Lucie, FL 34986
Zoning:	CG - General Commercial
Future Land Use:	Commercial Highway / Commercial General
Municipality:	St Lucie County
Building Size:	±53,894 SF
Land Size:	±13.73 Acres
Daily Traffic:	42,000 AADT on SW St Lucie West Blvd 15,600 AADT on NW Peacock Blvd
Parcel ID:	3323-932-0002-000-7





About AMC Theatres

AMC Theatres is a nationally recognized entertainment anchor and the largest movie exhibitor in the U.S. and worldwide, drawing consistent traffic that supports surrounding retail and dining. New blockbusters and major releases make AMC a proven traffic generator for shopping centers and mixed-use destinations. With ongoing investments in premium formats, upgraded seating, and expanded food and beverage options, AMC continues to enhance customer appeal and spending. Recent financial improvements have further strengthened its stability, making this location's remaining lease term a reliable source of income and a strong investment opportunity.

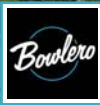
LOOKING SOUTH



SW ST LUCIE WEST BLVD

42,000 AADT

NW PEACOCK BLVD



103,500 AADT



LOOKING SOUTHEAST



NW PEACOCK BLVD

15,600 AADT

NW COURTYARD CIR

SW ST LUCIE WEST BLVD

42,000 AADT



NW COMMERCE PARK DR



±53,894 SF BUILDING ON ±13.73 ACRES

1900 NW COURTYARD CIRCLE, PORT ST LUCIE, FL 34986

SITE PLAN



Multi-Family Development Path Through SB102

The Live Local Act Senate Bill 102:

Under the act, a municipality must authorize a multifamily or mixed-use project in an area that's already zoned for commercial, industrial, or mixed-use if the developer agrees to make at least 40% of the residential units affordable housing or workforce housing for 30 years. That means the rentals would be for people earning up to 120% of the area median income. This project would be approved by the city administration without a zoning, land use change, special exception or comprehensive plan amendment, so the City Commission wouldn't need to vote. If this is a mixed-use project, at least 65% of the building must be for residential use.

The density allowed at such a project could be equal to the highest density allowed anywhere in the municipality where residential is permitted. As for height, the project could be as tall as any building within a one-mile radius in the same city, or three stories, whichever is taller. The developer could also reduce the number of parking spaces if the site is near a public transit stop.

Additionally, It contains \$771 million in funding for affordable housing programs through the Florida Housing Finance Corp. (FHFC). That breaks down to \$259 million for the SAIL programs with low interest loans for developers; \$252 million for the SHIP program with loans to developers in partnership with local government funding; \$100 million to alleviate inflation-related costs for affordable housing projects.

FUTURE E/W ROW 1

SATELLITE VIEW

FUTURE E/W ROW 2

Oakwood Ranch
9,690 units
3,000 acres

Legacy

Rainbow Groves
245 Acres

Palermo Estates
235 Acres

GT Homes USA

RANGELINE RD

SHIN

MCCART

GLADES CUT-OFF RD

Astor Creek Golf & Country Club

PGA Golf Club at PGA Village

Central Park by Maronda Homes

Ryan Homes at Central Park
435 Units

Central Park by Taylor Morrison
139 Units

Verano

Central Park by DR Horton
263 Units

Havens at Central Park
60 Units

ALTON CENTRAL PARK
318-unit apartments



CROSSTOWN PARKWAY

Heritage Oaks
525 Homes

Vitalia
1,200 Homes

Cadence
439 Units

Esplanade
600 Units

Mattamy
381 Units

Seville Phase 1
520 Homes

Tradition Regional Park

Emery
132 Homes

TRADITION VILLAGE CENTER



TRADITION PARKWAY

SW GATLIN BLVD

CHRIST FELLOWSHIP CHURCH

TOWNEPLACE SUITES BY MARRIOTT

THE LANDING AT TRADITION

ULTA BEAUTY

Michael's

TJ-MAXX

LONGHORN STEAKHOUSE

PETSMART

DSW

TARGET

FIVE BEL'W

Bass Pro Shops

TRAE HOME

SUBJECT



ST LUCIE WEST BLVD

TOWN CENTER AT ST LUCIE WEST

ROSS DRESS FOR LESS

petco

Staples

Walmart

GLADES CUT-OFF ROAD

NISA

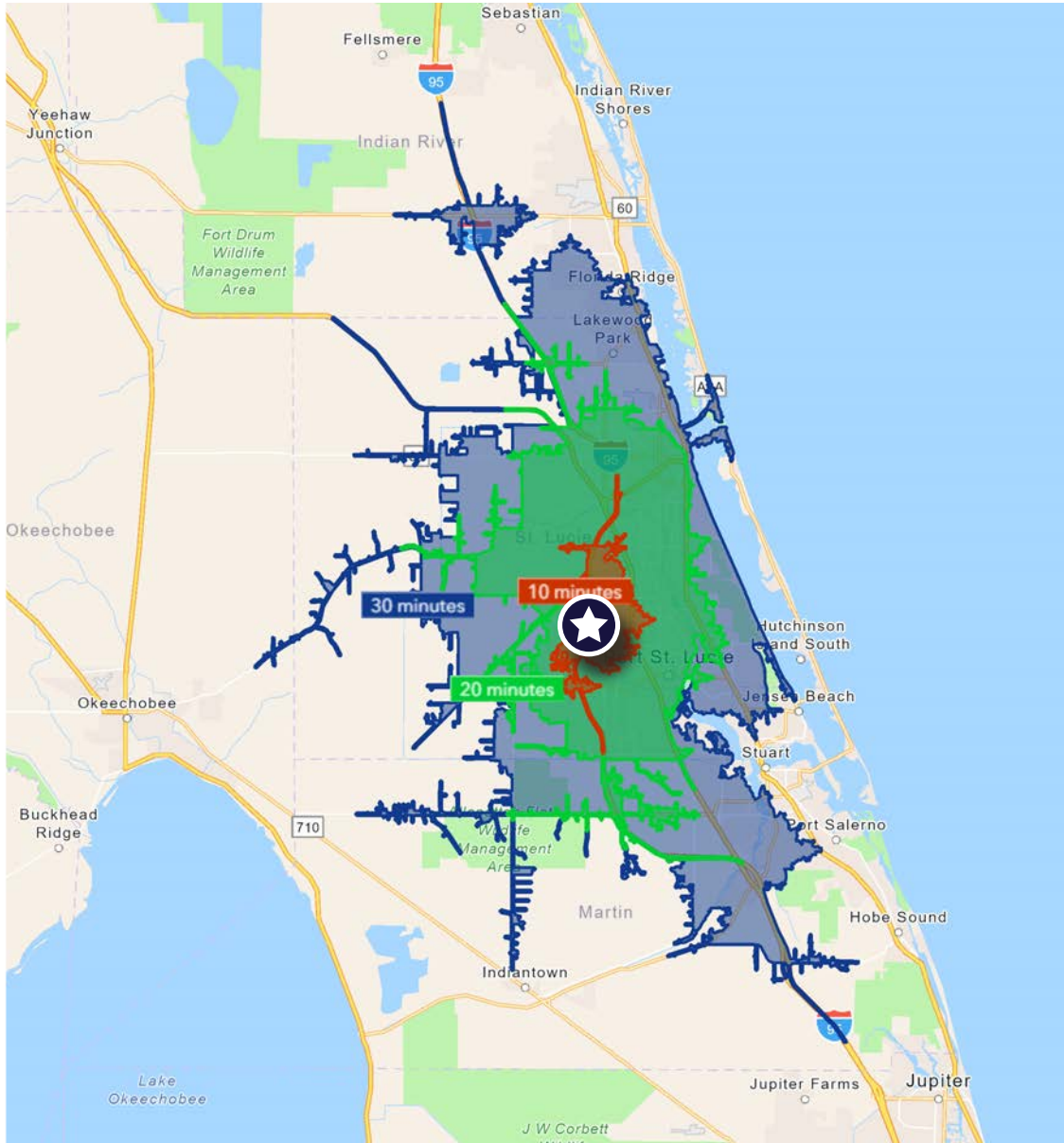
DISCOVERY ROAD

Valencia Grove at Riverland



±53,894 SF BUILDING ON ±13.73 ACRES

1900 NW COURTYARD CIRCLE, PORT ST LUCIE, FL 34986

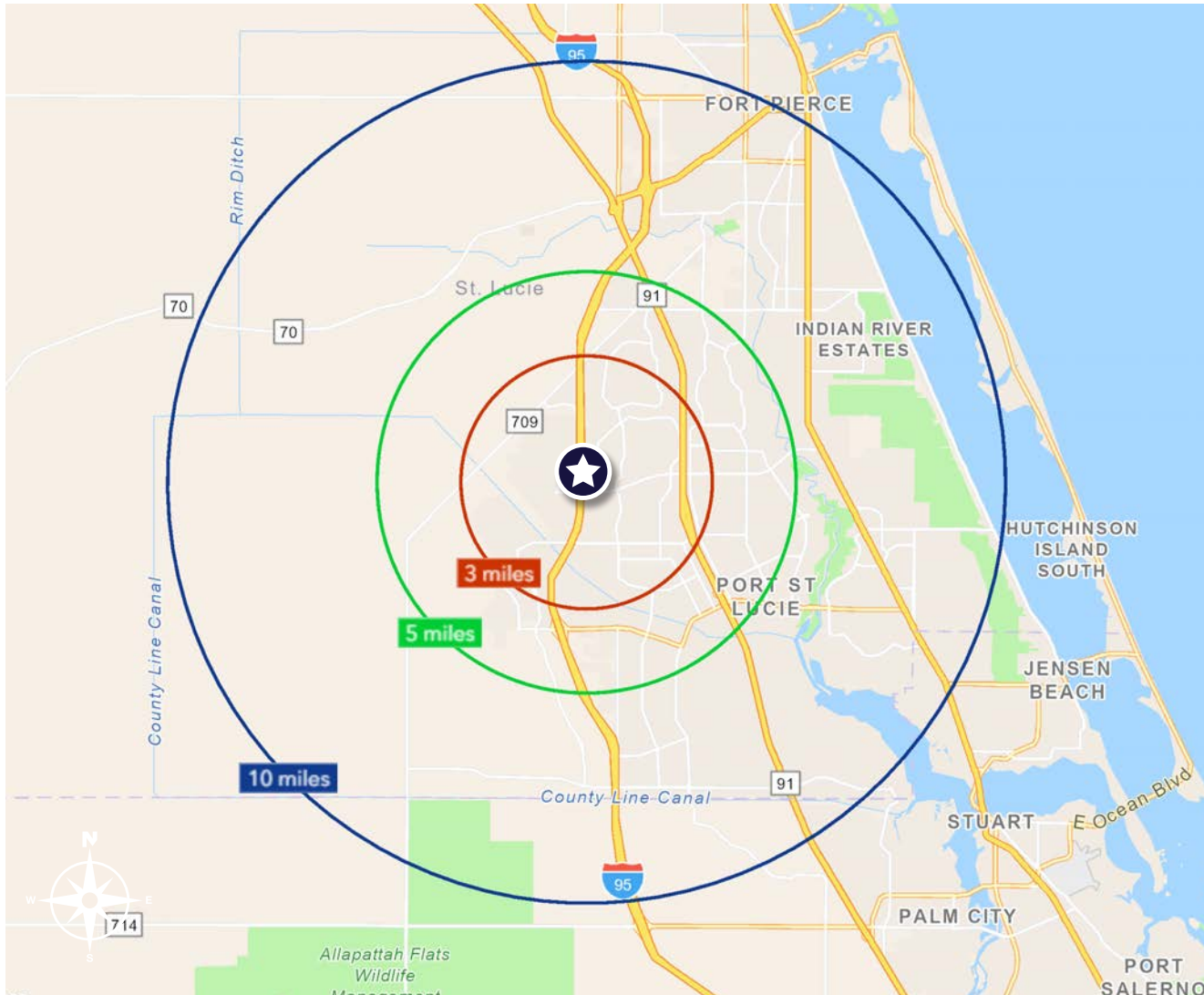


10 Minutes	20 Minutes	30 Minutes
27,561 2010 Population	204,040 2010 Population	343,765 2010 Population
38,786 2025 Population	288,201 2025 Population	456,383 2025 Population
40.73% 2010-2025 Population Growth	41.25% 2010-2025 Population Growth	32.76% 2010-2025 Population Growth
2.31% 2025-2030 (Annual) Est. Population Growth	2.64% 2025-2030 (Annual) Est. Population Growth	2.18% 2025-2030 (Annual) Est. Population Growth
52.1 2025 Median Age	44.0 2025 Median Age	46.9 2025 Median Age
\$107,270 Average Household Income	\$92,337 Average Household Income	\$95,680 Average Household Income
44.5% Percentage with Associates Degree or Better	39.6% Percentage with Associates Degree or Better	41.6% Percentage with Associates Degree or Better
64.9% Percentage in White Collar Profession	56.6% Percentage in White Collar Profession	58.5% Percentage in White Collar Profession

±53,894 SF BUILDING ON ±13.73 ACRES

1900 NW COURTYARD CIRCLE, PORT ST LUCIE, FL 34986

2025 DEMOGRAPHICS



Population

3 Miles:	48,732
5 Miles:	125,280
10 Miles:	338,050

Average Household Income

3 Miles:	\$110,345
5 Miles:	\$102,642
10 Miles:	\$96,408

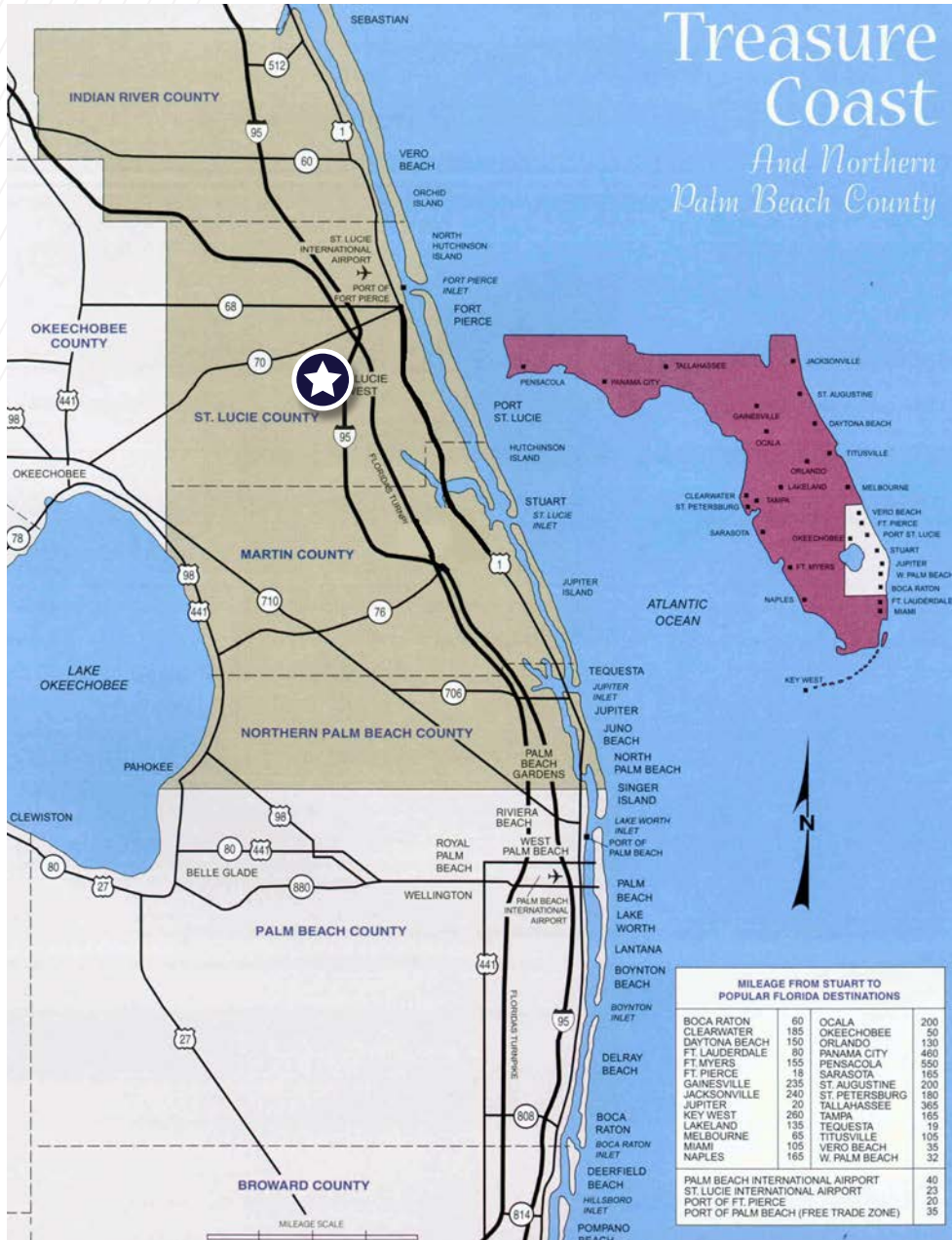
Median Age

3 Miles:	51.7
5 Miles:	46.3
10 Miles:	45.1

±53,894 SF BUILDING ON ±13.73 ACRES

1900 NW COURTYARD CIRCLE, PORT ST LUCIE, FL 34986

AREA MAPS



CITY OVERVIEW

City of Port Saint Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



ST. LUCIE COUNTY, FLORIDA

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port - all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.

REGIONAL OVERVIEW





FOR MORE INFORMATION, CONTACT:



DOUGLAS LEGLER
Senior Director
M: +1 772 405 7778
O: +1 772 678 7606
doug.legler@cushwake.com



CASEY COMBS
Director
M: +1 772 285 8769
O: +1 772 678 7611
casey.combs@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

