



FOR LEASE

1380 Southwest Import Drive

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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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SLC Commercial
Realty & Development



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

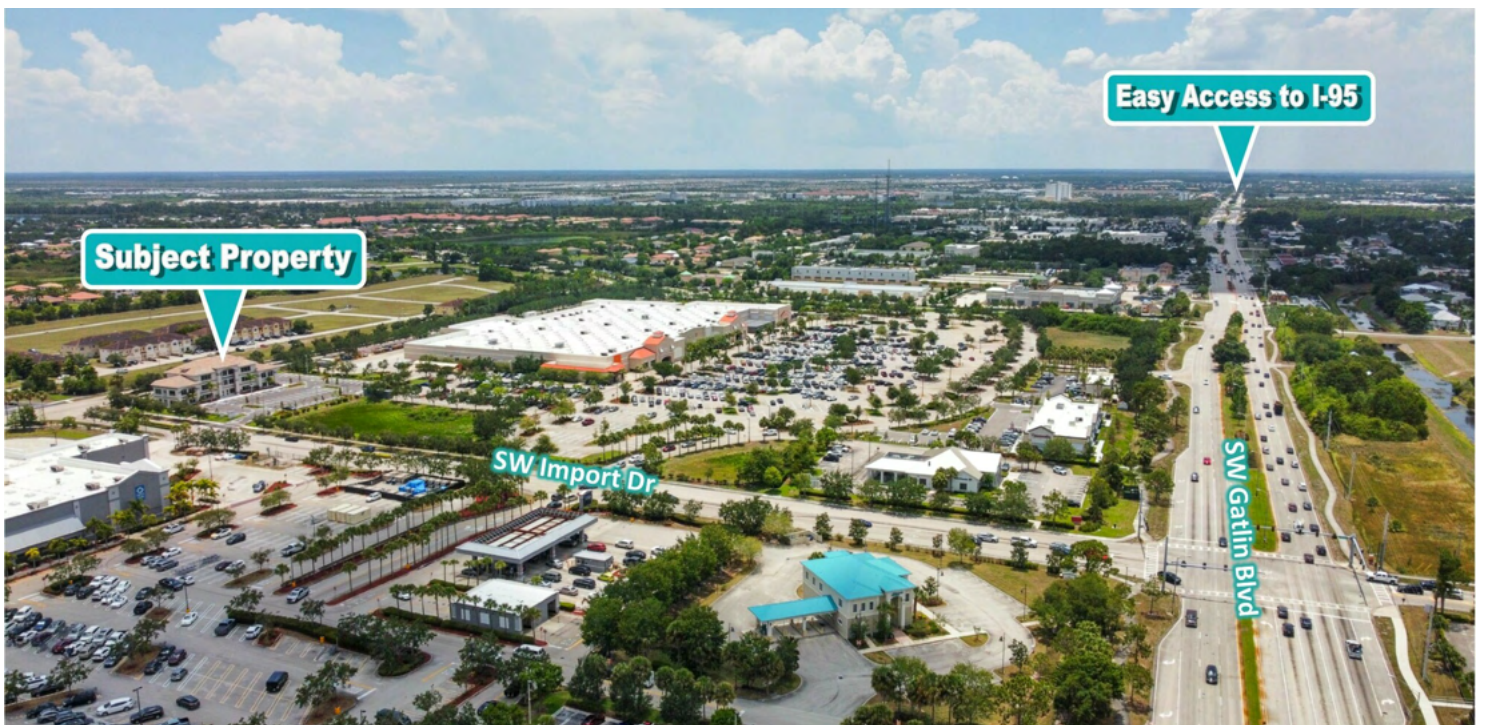
Property Details

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



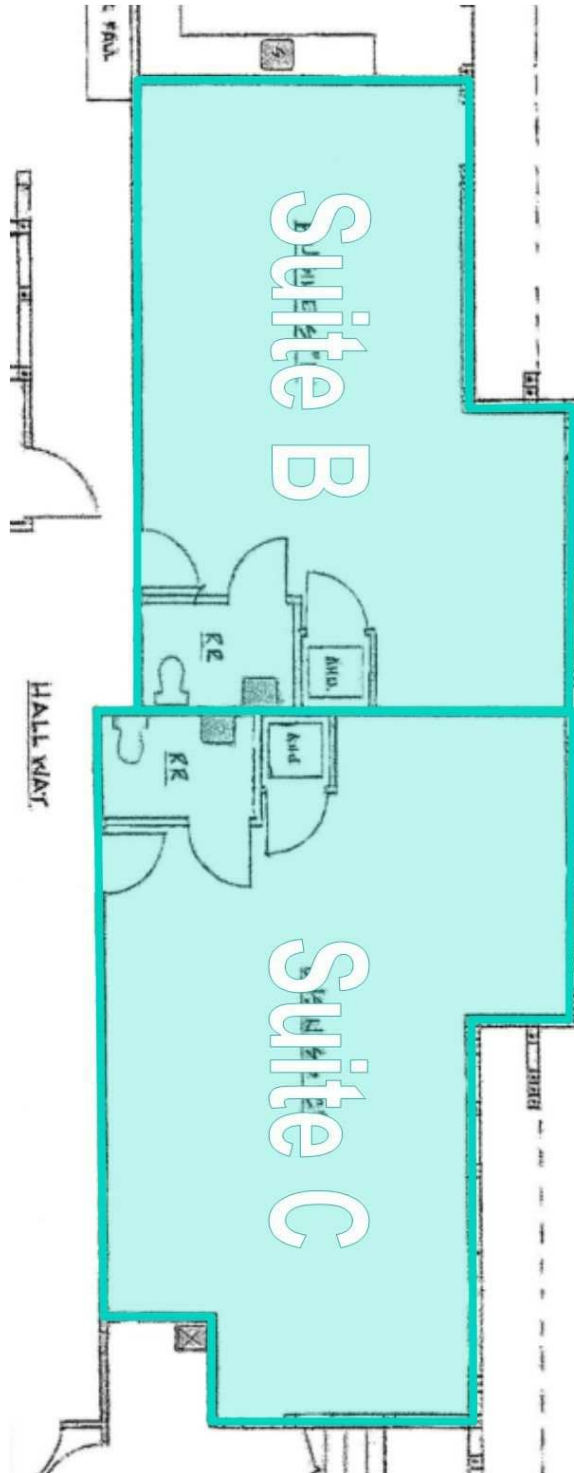
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
1st Floor Units B&C	Available	1,655 SF	NNN
1st Floor Units D&E	-	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

1380 SW IMPORT DR

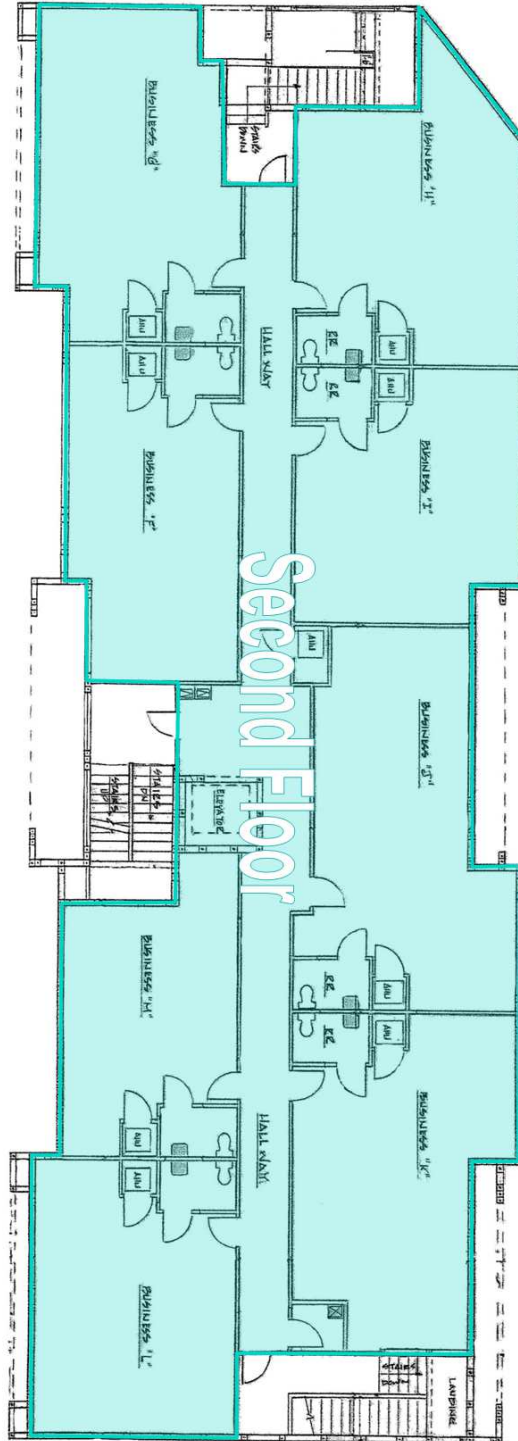
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2nd Floor - 6,765 +/- SF

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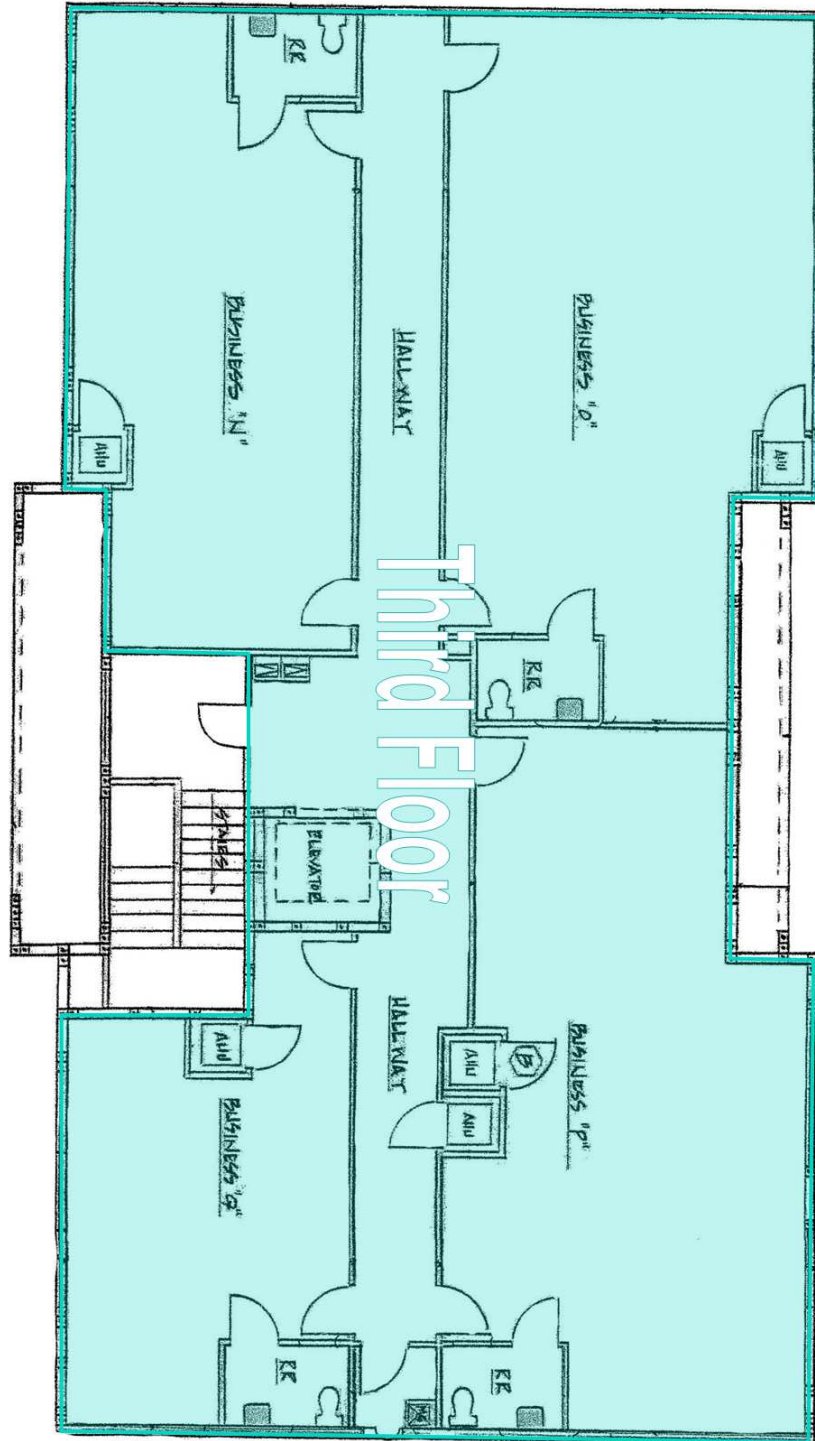
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3rd Floor - 1,883 to 4,130 SF

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Retailer Map

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

EMPLOYMENT

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

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30th ANNIVERSARY

KEY FACTS

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

SLC Commercial
Realty & Development

EDUCATION

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

EMPLOYMENT

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

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30th ANNIVERSARY

KEY FACTS

- 74,661 Population
- 38.2 Median Age
- 25,403 Households
- \$60,600 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;">No High School Diploma</p>	<div style="text-align: center; margin: 0 auto;"> <p>31% High School Graduate</p> </div>	<div style="text-align: center; margin: 0 auto;"> <p>32% Some College</p> </div>	<div style="text-align: center; margin: 0 auto;"> <p>29% Bachelor's/Grad /Prof Degree</p> </div>
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EMPLOYMENT

<div style="display: flex; align-items: center; justify-content: center;"> </div> <p style="font-size: x-small;">White Collar</p>	56.8%	
<div style="display: flex; align-items: center; justify-content: center;"> </div> <p style="font-size: x-small;">Blue Collar</p>	22.5%	4.6% <small>Unemployment Rate</small>
<div style="display: flex; align-items: center; justify-content: center;"> </div> <p style="font-size: x-small;">Services</p>	20.7%	

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KEY FACTS

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

INCOME

	<p style="font-size: large; font-weight: bold;">\$74,245</p> <p style="font-size: x-small;">Median Household Income</p>
	<p style="font-size: large; font-weight: bold;">\$34,408</p> <p style="font-size: x-small;">Per Capita Income</p>
	<p style="font-size: large; font-weight: bold;">\$240,334</p> <p style="font-size: x-small;">Median Net Worth</p>

HOUSEHOLD INCOME (\$)

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Disclaimer

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