



Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

w w w . R T - C R E . c o m

Property Details

- Exceptional 13,300 sf warehouse in one of Port St. Lucie's industrial sector.
- Site features metal wall construction, 1,200 sf office with A/C, 2 restrooms, (3) loading docks; (2) are dock high and (1) is grade level, single phase power, 400 amps, 120-240v, and 25 ft. ceilings.
- Easily accessible from US Highway 1

- Excellent access to the newly opened Crosstown Parkway Bridge & Village Green beautification project

- Excellent access to the Crosstown Parkway Bridge
- 25' ceiling height
- Exceptional space for manufacturing, storing, sales, repair and maintenance of vehicles and equipment, etc.

Property Type: Industrial

Zoning: Warehouse

Building Size: 13,300 SF

Year Built: 1999

Service Type: Double Net

Office Size: 1,200 SF

Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

w w w . R T - C R E . c o m

Property Photos



Front Side View



Front Forward View

Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

w w w . R T - C R E . c o m



Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

www.RT-CRE.com

COMING SOON



Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

www.RT-CRE.com

Port St. Lucie , FL

Market Demographics



220,453
Total Population

\$78,137
Median HH Income

79,185
of Households

83.2 %
Homeownership Rate

184,813
Employed Population

16.8 %
% Bachelor's Degree

43.7
Median Age

\$327,700
Median Property Value

Local Market Overview

Port St. Lucie enjoys a strategic position on Florida's Treasure Coast, anchored between the Atlantic coastline and the Interstate 95 corridor, facilitating both commuter access and logistical connections to larger metro centers. The city supports a mix of industries including health care, education, and professional services, while tourism components—especially golf, recreation, and nature-based attractions—bring supplemental economic activity. Regional transit and road networks link Port St. Lucie to West Palm Beach and Orlando markets, while local road expansions and infrastructure improvements continue to enhance mobility. In addition, the area is served by multiple educational institutions and health systems that act as community anchors.

The city's growth is reinforced by ongoing residential and mixed-use development in master-planned neighborhoods, attracting both retirees and working families. Amenities such as golf courses, waterfront parks, and nature preserves contribute to livability and retention. As new commercial nodes emerge, Port St. Lucie is increasingly positioning itself not just as a suburban outpost but as a self-sufficient regional hub for services and lifestyle amenities.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,083	115,418	225,094
Current Year Estimate	12,024	96,572	186,889
2020 Census	10,112	79,921	152,503
Growth Current Year-Five-Year	17.12%	19.51%	20.44%
Growth 2020-Current Year	18.91%	20.83%	22.55%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,651	38,314	83,437
Current Year Estimate	4,009	32,440	69,566
2020 Census	3,447	27,079	55,572
Growth Current Year-Five-Year	16.01%	18.11%	19.94%
Growth 2020-Current Year	16.30%	19.80%	25.18%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$125,915	\$114,153	\$113,689

Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

www.RT-CRE.com

Financial Summary.

*National Tenant: The Parts House is currently occupying space.
With 7% Annual Increases, NN Lease in Place*



Gross Income: \$159,805.20

Expenses: \$32,000.00

NOI: \$127,805.20

Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

w w w . R T - C R E . c o m



Subject Property

Alex Rodriguez-Torres

P: (772) 353-0638 | E: RTEincorporated@aol.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

www.RT-CRE.com



PORT ST LUCIE INDUSTRIAL PARK

1649 SE South Niemeyer Cir

Port Saint Lucie, FL

For Sale: \$3.3MM

PRESENTED BY:

Alex Rodriguez-Torres

P: (772) 353-0638

E: RTEincorporated@aol.com

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.



1847 SE Port St. Lucie Blvd

Port Saint Lucie, FL 34952

www.RT-CRE.com