

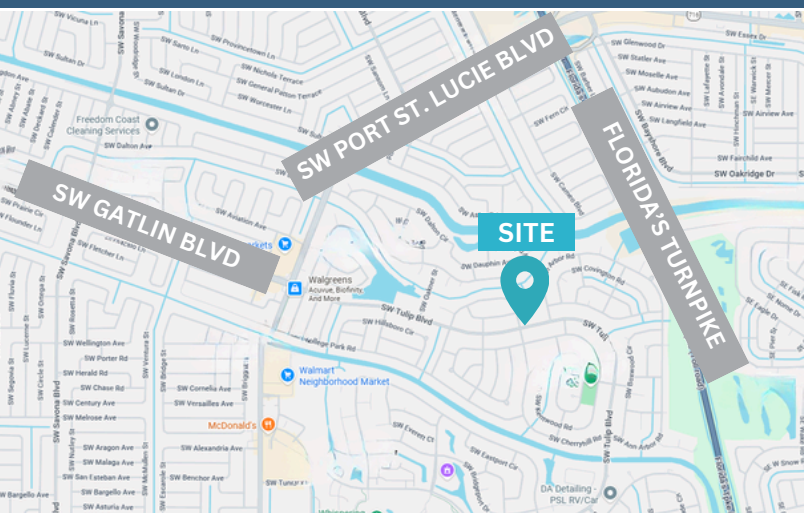
# FOR SALE

# INCOME-PRODUCING INVESTMENT



**302 SW Tulip Blvd.,  
Port Saint Lucie, FL**

**4,840 +/- SQFT building, 2.89 +/- acres**



- Popular plaza on 2.89 acres of land
- Established tenants including a restaurant, convenience store / gas station, and a barbershop
- Gas tanks upgraded in 2009
- Located in highly populated residential area of St. Lucie County
- Real estate: finished (under air) 4,840 +/- SQFT, gross 6,204 +/- SQFT on 2.89 +/- acres of land.
- Net ROI is estimated at 5.5%
- Interested parties must sign a non-disclosure agreement

- Population: 375,000+ with continuing growth expected**
- Blocks from high traffic intersection of SE Port St. Lucie Blvd. and Gatlin Blvd.**
- Busy convenience store with additional lotto income on 2.89 +/- acre parcel**
- Two upgraded gas pumps. No current supply agreement.**

**Terms Negotiable**

**Call 772-359-3242 today!**



**CAROLYN NIEMCZYK, CFM**  
BROKER ASSOCIATE  
PRESIDENT, TREC St. Lucie County  
carolynniemczyk@gmail.com  
**772.359.3242**



**JOE PELAYO, CCIM, SIOR**  
BROKER  
TREC FOUNDER  
trec@joepelayo.com  
**954.224.8773**

*NOTICE: 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/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.*

# TREC Total Real Estate Consultants Inc.



## Total Real Estate Consultants, Inc. (TREC)

is an award-winning, family-owned boutique agency specializing in commercial and industrial real estate services.

With integrity, transparency, and customer-centricity, we go beyond transactions to building lasting relationships.

By leveraging our **expertise, network, and technology**, we deliver tailored solutions to meet each customer's unique needs.

We have successfully managed over \$2 billion dollars in transactions.

**We are a full-service brokerage that specializes in an array of real estate services, including:**

- Tenant Representation
- Landlord Representation
- Seller Representation
- Buyer Representation
- Investment Opportunities
- Property Management



**CODE OF ETHICS**

TREC strictly enforces and follows the REALTOR® Code of Ethics as set forth by the National Association of Realtors (NAR). The Code of Ethics is a symbol of integrity, pride and professionalism in the real estate industry. It ensures that agents collaborate and cooperate with each other in order to further the best interest of the client.



Certified  
Commercial  
Investment  
Member



**POWERBROKER**  
2006 to 2022 Top Firm Award



**COMMERCIAL**  
BROWARD, PALM BEACHES & ST. LUCIE REALTORS®