

AVAILABLE

◆ ACTUAL SITE

774 SE PORT ST LUCIE BOULEVARD

PORT SAINT LUCIE, FL 34985

OFFERING MEMORANDUM

Price Available upon Request

- ◆ Ground Lease / Build to Suit Opportunity (owner will consider a sale)
- ◆ One of the few remaining lots on Port St. Lucie Blvd.
- ◆ Heavy Traffic Counts (61,500+ AADT)
- ◆ One acre (251 Feet of Frontage)
- ◆ Located on Major Traffic Artery in Port Saint Lucie
- ◆ Tremendous development opportunity
- ◆ 169,750 people within 5 miles
- ◆ 11% Estimated Population Growth through 2024
- ◆ All utilities are dedicated to site

EXCLUSIVELY LISTED BY: **ANDERSON & CARR**

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INVESTMENT SUMMARY

ADDRESS 774 SE Port Saint Lucie Boulevard

LEASE TYPE Ground Lease or Build to Suit (owner will also consider a sale)

PRICE Available Upon Request

LOT SIZE 1 acre

RARE OPPORTUNITY TO SOLIDIFY LONG TERM LEASE IN THE HEART OF PORT ST. LUCIE

- ◆ Long term Ground Lease or Build - to - Suit Opportunity (owner will also consider sale)
- ◆ One of the few remaining vacant lots on Port St. Lucie Blvd (251 feet of frontage)
- ◆ 1 acre (251 feet of frontage) taking up entire block providing excellent ingress / egress
- ◆ Zoned “P” (Professional) suited for Professional office or Medical use
- ◆ All utilities are dedicated to site

STRONG GROWTH IN AREA

- ◆ Estimated 11% population growth through 2024 in Port St. Lucie
- ◆ In the last 17 years, the population has more than doubled.
- ◆ The City of Port St. Lucie has the fourth fastest growing real estate market in the United States, according to a report by 24/7 Wall St.
- ◆ Under ten minutes away from Residential Veranda Project which envisions 3,230 residences on 1,122 acres according to city records.

SITE SURROUNDED BY MAJOR TRAFFIC DRIVERS

- ◆ Minutes from St. Lucie Medical Center, a 229 bed facility employing over 850 people and working with 376 physicians
- ◆ Major traffic artery just minutes from City Hall (1,164 employees)
- ◆ Minutes from Teleperformance Call Center employing over 1,600 people
- ◆ Minutes away from Club Med Sandpiper Bay, a 337 room international resort attraction
- ◆ Port St. Lucie is home to the New York Mets spring training facility and minor league baseball team.



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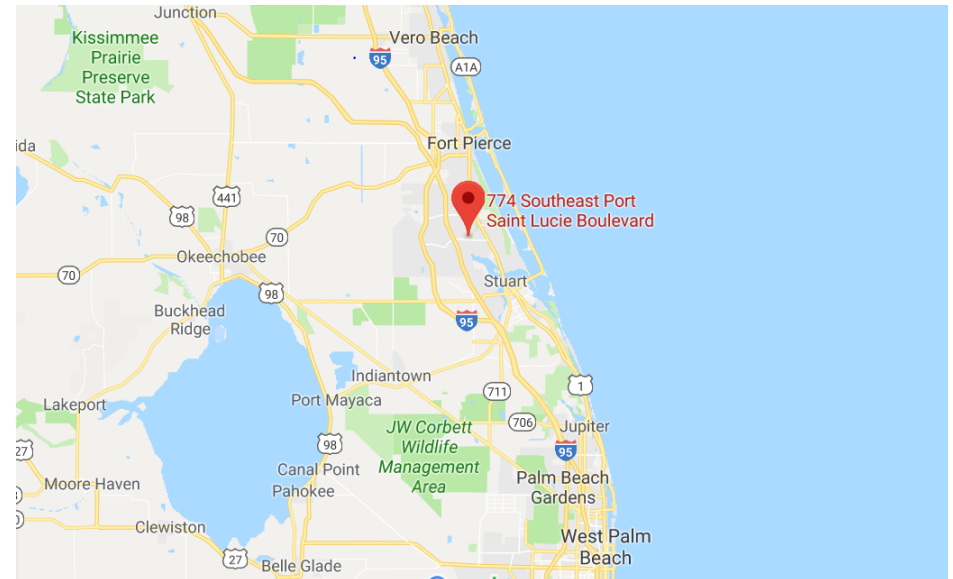
AREA OVERVIEW



Part of the remarkable Treasure Coast, Port St. Lucie is the most populous municipality in St. Lucie County with a total population of 189,344 in 2017. Rapid growth has catapulted Port St. Lucie to the 8th largest city in Florida recently even surpassing the city of Fort Lauderdale. It occupies an area of 120 square miles in St. Lucie County on Florida's east coast and is located 114 miles northwest of Miami, 125 miles southeast of Orlando, and about 50 miles north of West Palm Beach. Some of the many things Port St. Lucie is known for is its 21 miles of pristine beaches where almost half of the entire coastline is public preservation thus making it a desirable tourist destination. Visitors get to enjoy more public beach access points per square mile than any other coastal community in Florida.

Port St. Lucie is also home to First Data Field which is home to the New York Mets during spring training, and is the season long home to their Class A minor league ball team, The St. Lucie Mets. Other tourist destinations include the Port St. Lucie Civic Center Gallery, Savannah Preserve State Park, Veteran's Park at Rivergate, Port St. Lucie Botanical Gardens, Oak Hammock Park, River Park Marina, Paleo Hammock Preserve, Port St. Lucie Civic Center, a multitude of local wine and beer breweries and more.

The St. Lucie County School District is also a top performing Florida district, is top third for academic achievement, and top ten for graduation rate. The total staff in the district consists of over 6,500 teachers, 2,300 administrative staff members and 40,000 students.



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PROPERTY OVERVIEW

◆ ACTUAL SITE



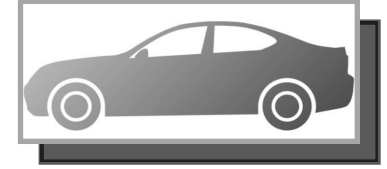
The property is one of the only commercial sites available in the heart of Port St. Lucie and is surrounded by some of the largest traffic drivers in the area including City Hall (1,164 employees), Teleperformance Call Center (1,600 employees), and St. Lucie Medical Center Hospital (850 employees). The site is also minutes away from internationally renowned Club Med. (Sandpiper Bay location consists of 337 hotel rooms) and the Residential Veranda project which envisions 3,230 residences on 1,122 acres according to city records. The lot is situated on the south side of Port St. Lucie Boulevard between Arden and Allen street where traffic counts exceed 61,500 vehicles per day. It is one acre, offers 251 feet of frontage on Port St. Lucie Boulevard and takes up the entire block allowing for excellent ingress and egress. All utilities are dedicated to the site and it is zoned Professional (P), perfect for administrative / professional office or medical use. It is also surrounded by national retailers and residential homes. Notable tenants in the area include McDonalds, Taco Bell, Starbucks, Subway, KFC, O'Reilly Auto Parts, Popeye's, Dunkin' Donuts, Baskin Robbins, La Granja, Walgreens, Publix, Tire Kingdom, AutoZone, Racetrac, Dollar Tree, BB&T, Pet Supermarket, CareNow Urgent Care, Florida Vision Institute and Lasik, H&R Block, Jimmy Johns, PNC Banks, Bank of America AT&T, Chase Bank, The UPS Store, Bealls and more.



**Thousands of
New Homes**



**Nearest Airport
Palm Beach**



**Approaching 62K
Traffic Count**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,432	69,337	169,750
Households	2,372	26,387	64,619
Average Household Income	\$61,305	\$62,045	\$64,818
Projected Growth ('19-'24)	10.31%	11.06%	10.52%
Projected Population ('24)	7,095	77,005	187,615

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PHOTOS

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PHOTOS

High Traffic Counts

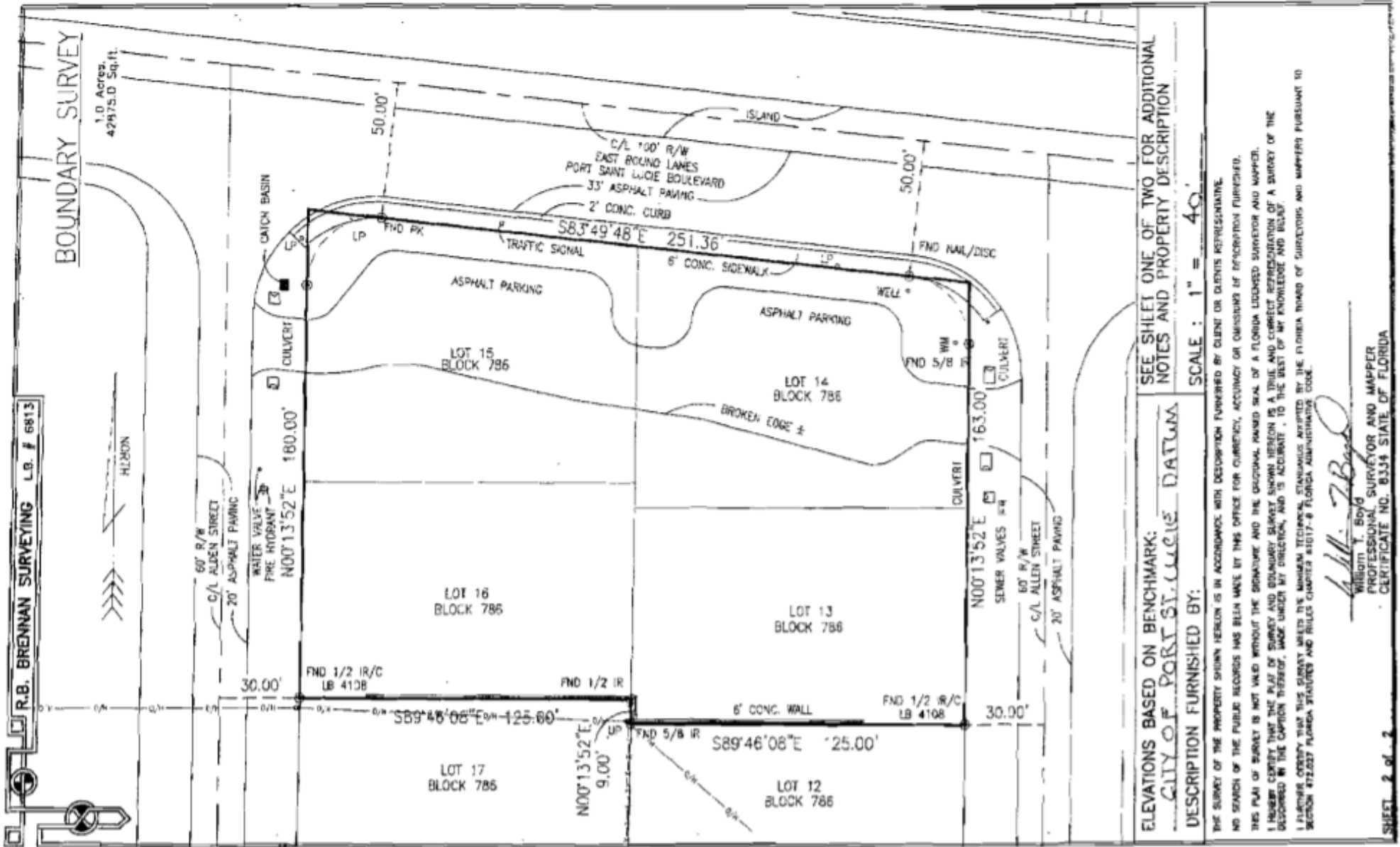


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SURVEY



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AERIAL

SUBJECT

774 Southeast Saint Lucie Bou

Port St Lucie Police

FLORIDA TURNPIKE: 46,425 AADT

PORT ST. LUCIE BOULEVARD - 61,500 AADT

FOR LEASE

Vacant Land/Development Opportunity
774 SE Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Rare commercial development opportunity located in the heart of Port St. Lucie on Port St. Lucie Boulevard. This site has tremendous opportunity to solidify a long term lease in an already densely populated area that is growing rapidly. All utilities are dedicated to the site. One acre parcel, zoned "P" (Professional), surrounded by national retailers, residential homes and situated on the south side of Port St. Lucie Boulevard where traffic counts exceed 61,500 directly in front of parcel. This vacant lot is a rare and perfect opportunity for development.

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AERIAL

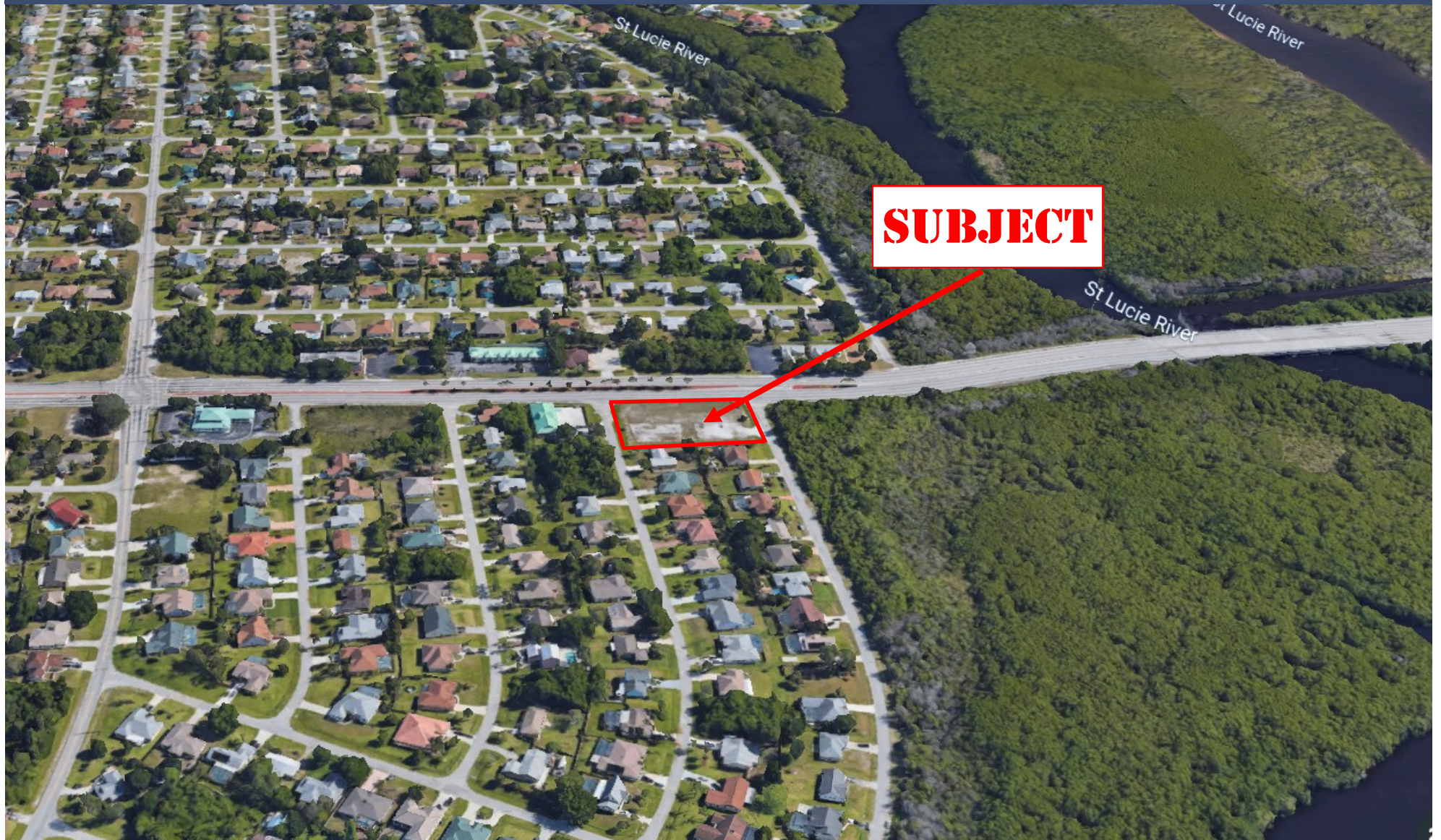


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AERIAL VIEW

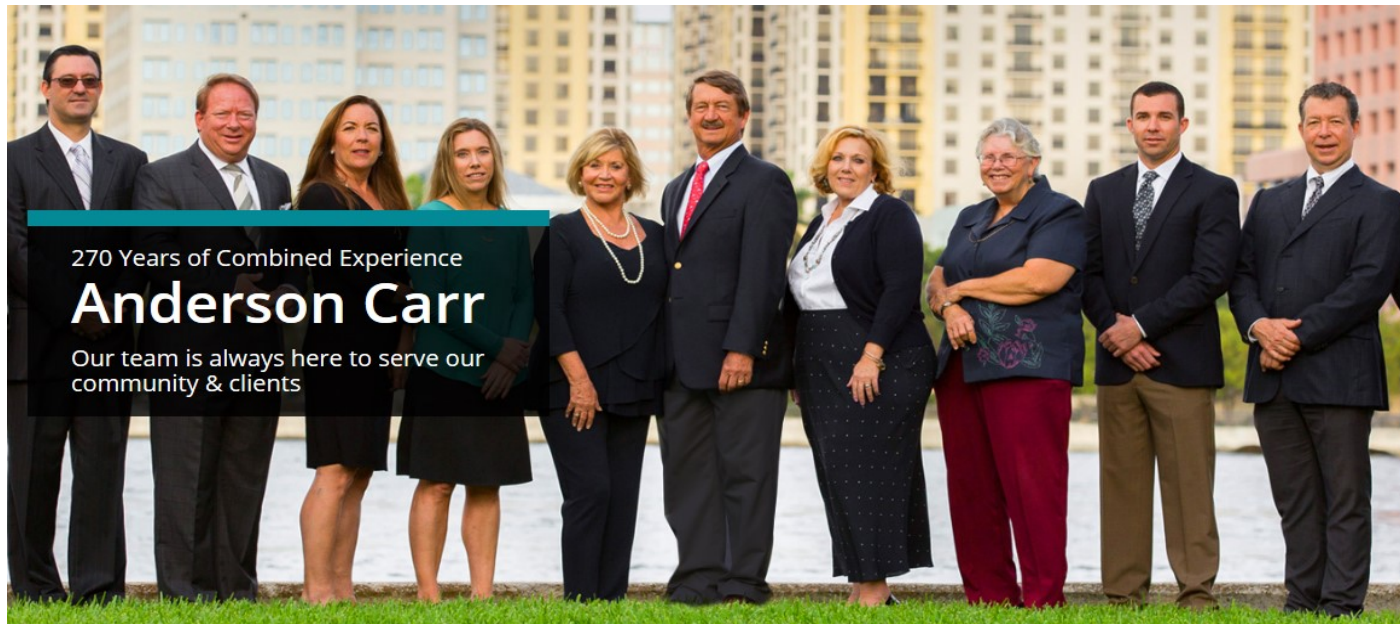


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ABOUT Us



Ron Begleiter recently joined Anderson Carr and specializes in the Net Leased Marketplace, catering toward Retail Investment Sales and Triple Net Leased Properties. Ron works closely with his clients to locate and acquire safe, long-term investments. He assists in discovering developmental opportunities, marketing and selling investment properties, and also works with 1031 Exchange buyers and sellers.

Since opening our doors in 1947, Anderson Carr has established itself as one of the preminent providers of commercial and residential real estate services in South Florida. Specializing in real estate valuation, commercial brokerage and leasing, the mission is simple; to create value for our clients. We take great pride in developing and maintaining long lasting relationships with our clients and community. Anderson Carr has provided real estate advisory services exceeding \$40 billion worth of assets in over 100 million square feet of real estate. The real estate experts at Anderson Carr have a combined 250 years of experience and we look forward to sharing our trusted guidance and advice with you.

Together, some of the many services NNN Real Estate Group and Anderson & Carr offer include investment sales and buy-side representation, property valuation / appraisals, 1031 buyer exchange representation, working with developers building single tenant and multi-tenant properties, working closely with franchisee's and operators to help build cash flow through Sale / Leaseback programs and more. Some of the many retail giants we have worked with are: Chick – Fil – A, Cumberland Farms, Wawa, Racetrac, Dunkin' Donuts, Burger King, Wendy's, Taco Bell, Pollo Tropical, Trader Joe's, Jupiter Medical Center, Five Guys, O'Reilly Auto Parts, Dollar General, The UPS Store, Culver's, Tidal Wave Car Wash, City Mattress, PA BBQ, Duffy's, Sub-culture coffee, and more.