

FOR LEASE

CASHMERE CORNERS

870 ST. LUCIE W. BOULEVARD, PORT ST. LUCIE, FL 34986



PROPERTY DESCRIPTION

Cashmere Corners is an 85,708 SF neighborhood shopping center in the heart of Port St. Lucie. Featuring a strong tenant mix and high daily traffic, it serves a growing community. Its prime location along St. Lucie W. Boulevard offers exceptional visibility and accessibility.

PROPERTY HIGHLIGHTS

- Walmart Neighborhood center with more than 55,000 vehicles passing the site daily
- 2nd generation dentist space coming available
- 2nd generation fitness/gym space coming available
- Prime visibility along St. Lucie West Boulevard

OFFERING SUMMARY

Lease Rate:	\$30.00 - 45.00 SF/yr (NNN)
Available SF:	1,965 - 3,437 SF
Building Size:	85,708 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,128	64,643	84,329
Avg HH Income	\$82,097	\$64,361	\$88,335
Median Age	61.3	41.0	43.5

BRYAN COHEN

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LEGEND

Available
Available Soon
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,965 - 3,437 SF	Lease Rate:	\$30.00 - \$45.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Unit 3	Available Soon	3,437 SF	NNN	\$45.00 SF/yr
Unit 11-12	Available Soon	2,873 SF	NNN	\$40.00 SF/yr
Unit 15	Available	1,965 SF	NNN	\$30.00 SF/yr

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LOCATION OVERVIEW

Located on the SW corner of Saint Lucie West Boulevard and Cashmere Boulevard

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Humana	01-A	12,042
AVAILABLE	15	1,965
Red Krab Restaurant	18	6,500
Walmart Neighborhood Market	01	45,880
Coming Available	03	3,437
LSO Jewelry	05	1,053
St. Lucie Cleaners	06	1,052
Nail Salon	07	1,050
China Kitchen	08	1,400
Sweet Tea Treasures	09-10	3,100
Coming Available	11-12	2,873
La Paisita Bakery	14	1,800
Big Apple Pizza	16	1,456
Amtrust Bank	17	2,100
Starbucks	Outparcel	-
TOTALS/AVERAGES		85,708

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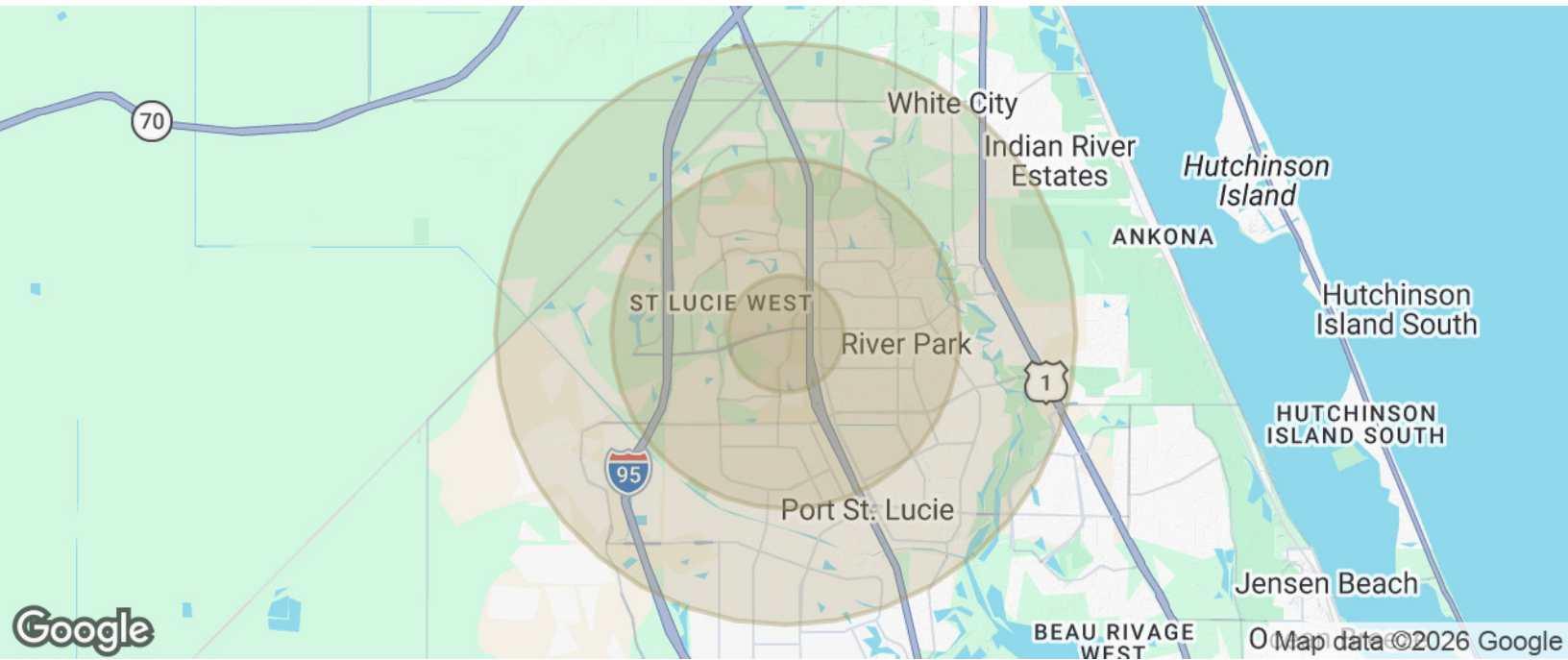
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,994	81,659	172,975
Average Age	54	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,112	31,090	66,062
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$91,452	\$92,197	\$91,934
Average House Value	\$339,639	\$343,987	\$346,460

Demographics data derived from AlphaMap

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