

# FOR LEASE

1,900 Sq. Ft. Professional Office Space  
in Port St. Lucie, FL



## 201 SW PORT ST LUCIE BLVD

Suites 107 and 108, Port St. Lucie, FL 34984

For Further Information Contact:  
Property Manager

**Kate Rohlfson**

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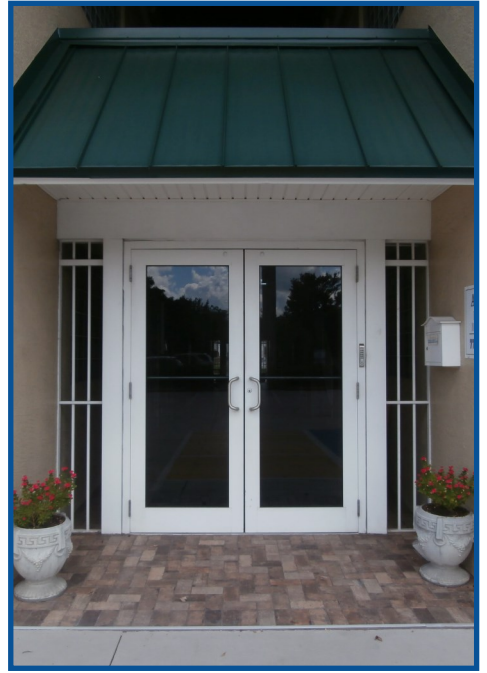
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# PROPERTY INFORMATION

ADDRESS:	201 SW Port St. Lucie Boulevard, Port St. Lucie, Florida
LOCATION:	Located on the NW corner of SW Port St. Lucie Blvd and SW Wayne St
BUILDING SIZE:	+/- 14,400 Square Feet
AVAILABLE SPACE:	Suite 107: 950 Sq. Ft. Suite 108: 950 Sq. Ft. Total: 1,900 Sq. Ft.
LOT SIZE:	+/- 1.14 Acres
PARKING SPACES:	70+ Spaces
ZONING:	P- Professional
LEASE RATE:	\$21.00 per Sq. Ft.
COMMENTS:	<ul style="list-style-type: none"><li>• Bright corner office with lots of windows that allows plenty of natural light. Suite will also include office furniture.</li><li>• Situated along the very busy SW Port St. Lucie Boulevard corridor.</li><li>• Property is surrounded by 180,000+ households and other local businesses.</li><li>• High daily traffic counts, ample parking .</li><li>• Just a short distance away from US Highway 1, Florida Turnpike &amp; I-95.</li></ul>



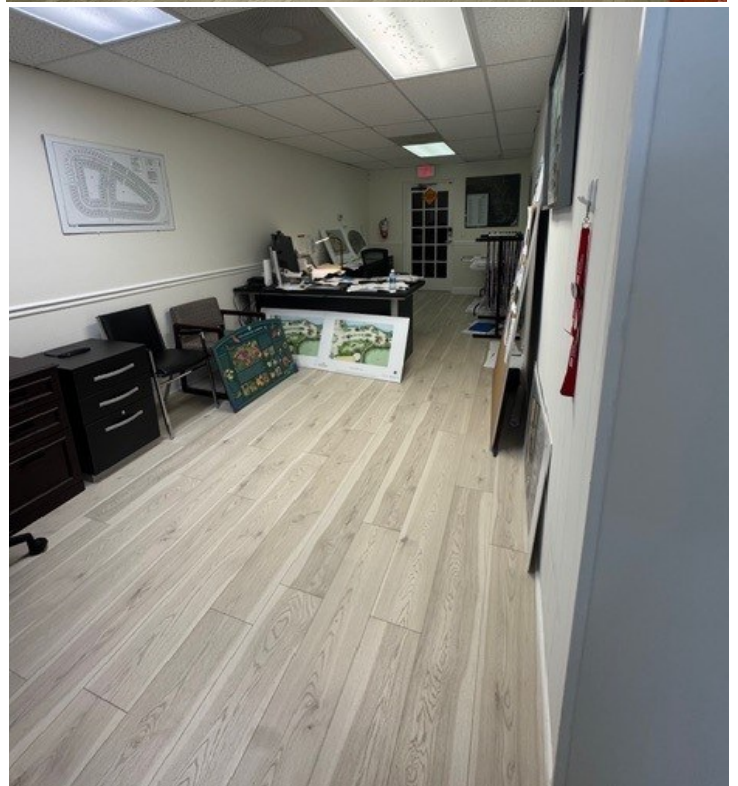
# EXTERIOR PHOTOS



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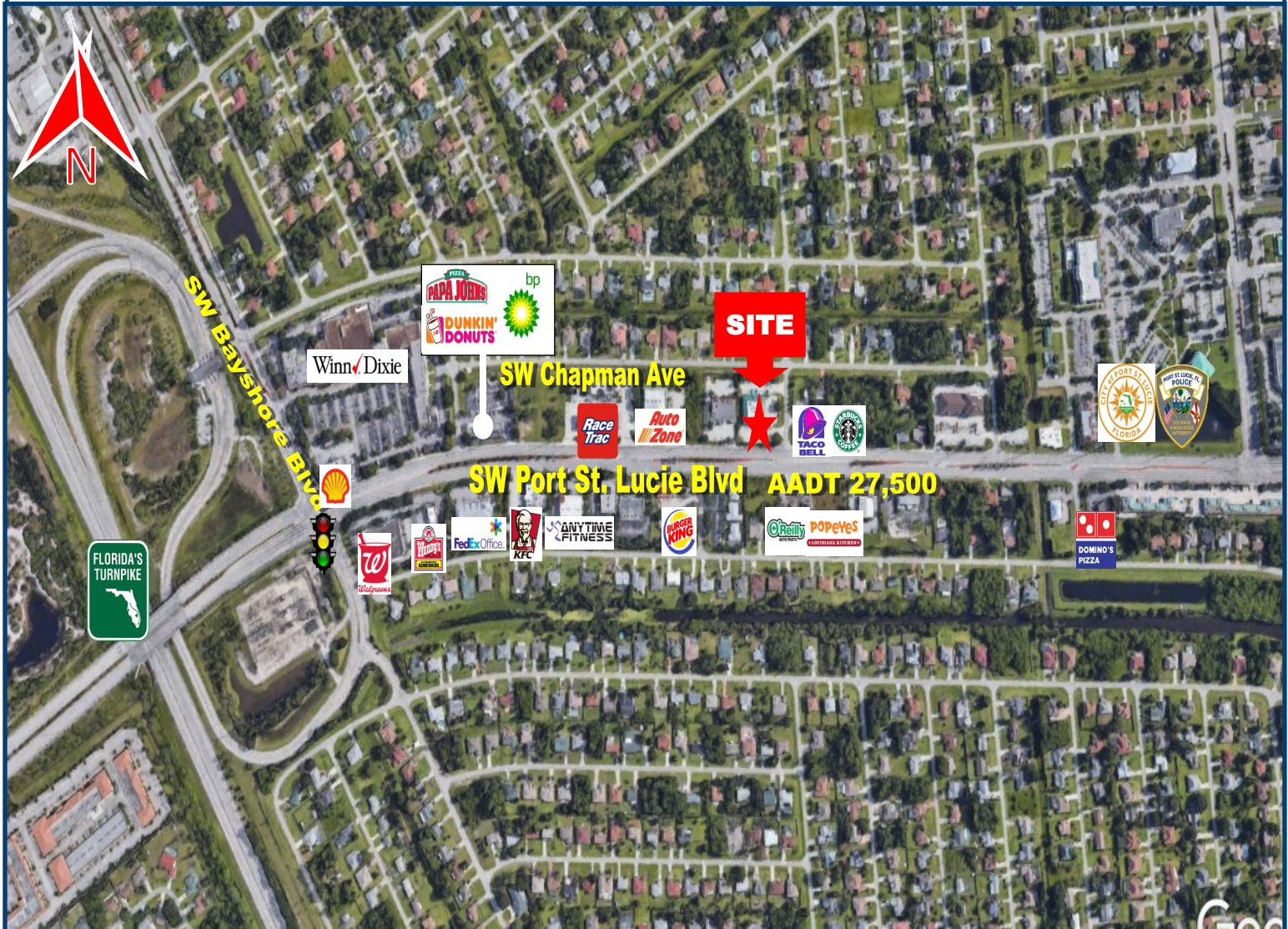
# INTERIOR



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# AREA MAP



# DEMOGRAPHICS

## DEMOGRAPHICS - 2022

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	10,206	81,271	190,991
<b>Avg. Household Income:</b>	\$82,587	\$77,539	\$75,173
<b>Median Age:</b>	41.6	41.9	43.8

## PROJECTED DEMOGRAPHICS - 2027

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	11,805	94,196	221,413
<b>Avg. Household Income:</b>	\$80,460	\$77,263	\$75,115
<b>Median Age:</b>	42.6	42.6	43.8

