SW PORT ST. LUCIE BLUD

# **N**AlSouthcoast



#### Presented by

#### Bryan Grunbaum

Sales Associate +1 772 631 4587 bryan@naisouthcoast.com www.naisouthcoast.com For Lease:

## \$20.00/SF NNN (\$7.50 CAM)

STE

#### **Property Details**

- Excellent road exposure with individual Tenant building and monument signage
- Very heavy traffic counts along Port St. Lucie's primary business corridor
- Convenient access with dedicated eastbound turn lane onto Best Street
- Connectivity to Port St. Lucie Boulevard / Airoso Boulevard signalized intersection via the City of Port St. Lucie Municipal Complex
- Uniquely positioned adjacent to Port St. Lucie City Hall
- +/-1 mile away from Port St. Lucie's Florida's Turnpike (Exit 142)
- New immediate area developments include Starbuck's, Popeye's, Taco Bell, O'Reilly Auto Parts and RaceTrac







#### **N**/ISouthcoast

100 SW Albany Avenue, 2nd Floor, Stuart, Florida 34994 | +1 772 286 6292 | www.naisouthcoast.com









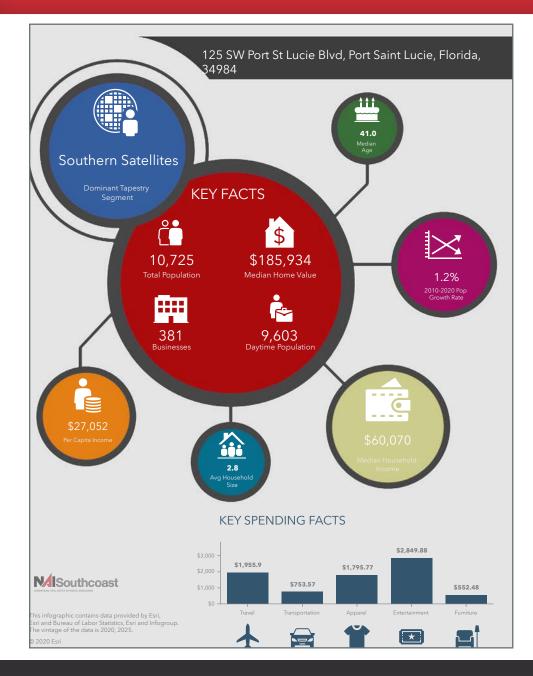
#### **Property Overview**

City Commons is a newer single-story retail / professional / medical building with attractive finishes including an illuminated double clock tower, hurricane impact glass, barrel tile roofs, double door front and side entrances, rear access, awning covered large sidewalks and lush landscaping. The property benefits from great visibility to over 47,500 cars per day and constant traffic to city offices and their 1,100+ employees. The building is fully sprinkled with thirty-two (32) parking spaces and a 750 gallon in-ground grease trap. Tenant Improvement Allowance negotiable for qualified tenants.

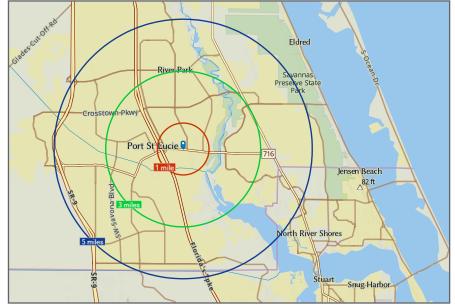




#### 2020 Demographics



Population	
• 1 Mile	10,725
• 5 Mile:	74,884
• 10 Mile:	183,813
Average Household Income	
• 1 Mile	\$76,083
• 5 Mile:	\$75,939
• 10 Mile:	\$76,353
Median Age	
• 1 Mile	41.0
• 5 Mile:	41.7
• 10 Mile:	44.0





#### **N**/ISouthcoast

100 SW Albany Avenue, 2nd Floor, Stuart, Florida 34994 | +1 772 286 6292 | www.naisouthcoast.com

#### **Offering Summary**

#### LISTING AGENTS



#### Bryan Grunbaum

Sales Associate +1 772 631 4587 bryan@naisouthcoast.com www.naisouthcoast.com

#### **±2,167 SF Retail / Professional / Medical** 133-135 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



For Lease:

\$20.00/SF NNN (\$7.50 CAM)

# **N**/ISouthcoast

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.