

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

NAI Southcoast



Presented by
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For Lease:
\$20.00/SF NNN
(\$7.50 CAM)

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Property Details

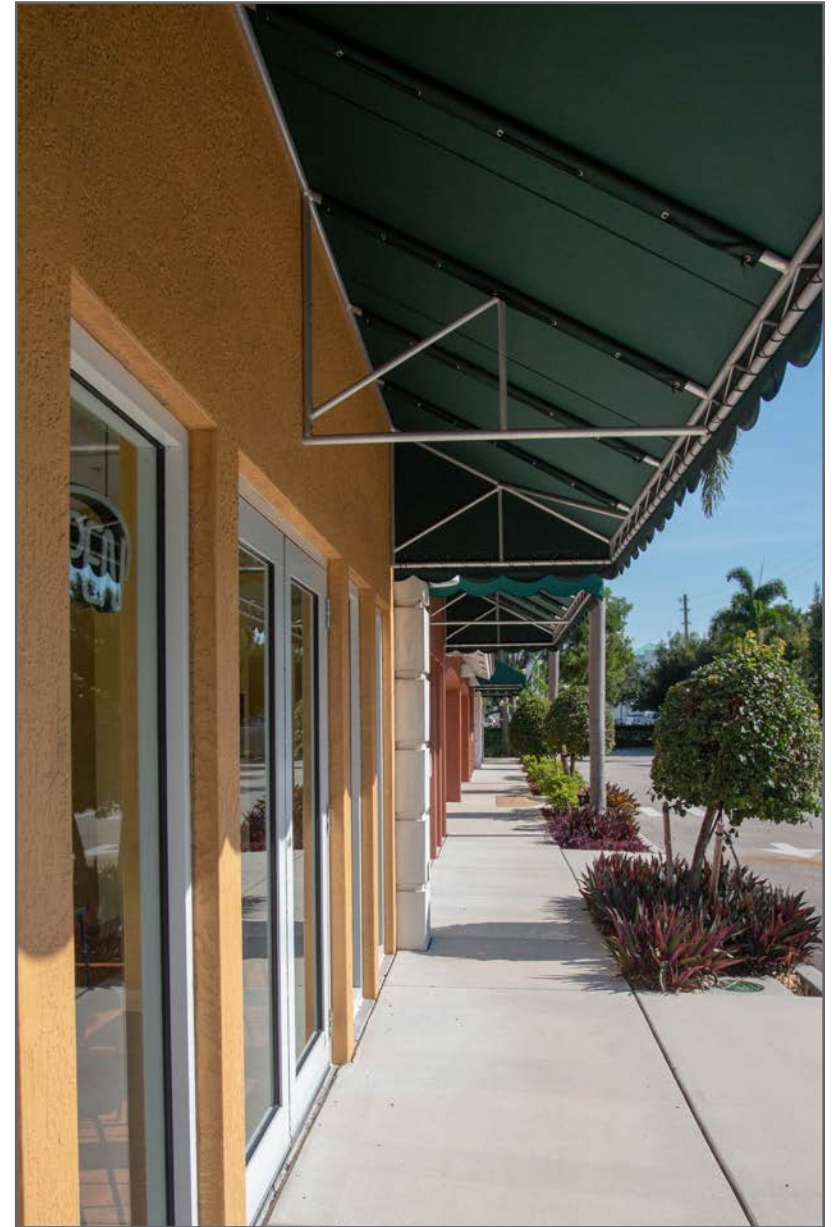
- Excellent road exposure with individual Tenant building and monument signage
- Very heavy traffic counts along Port St. Lucie's primary business corridor
- Convenient access with dedicated eastbound turn lane onto Best Street
- Connectivity to Port St. Lucie Boulevard / Airoso Boulevard signalized 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



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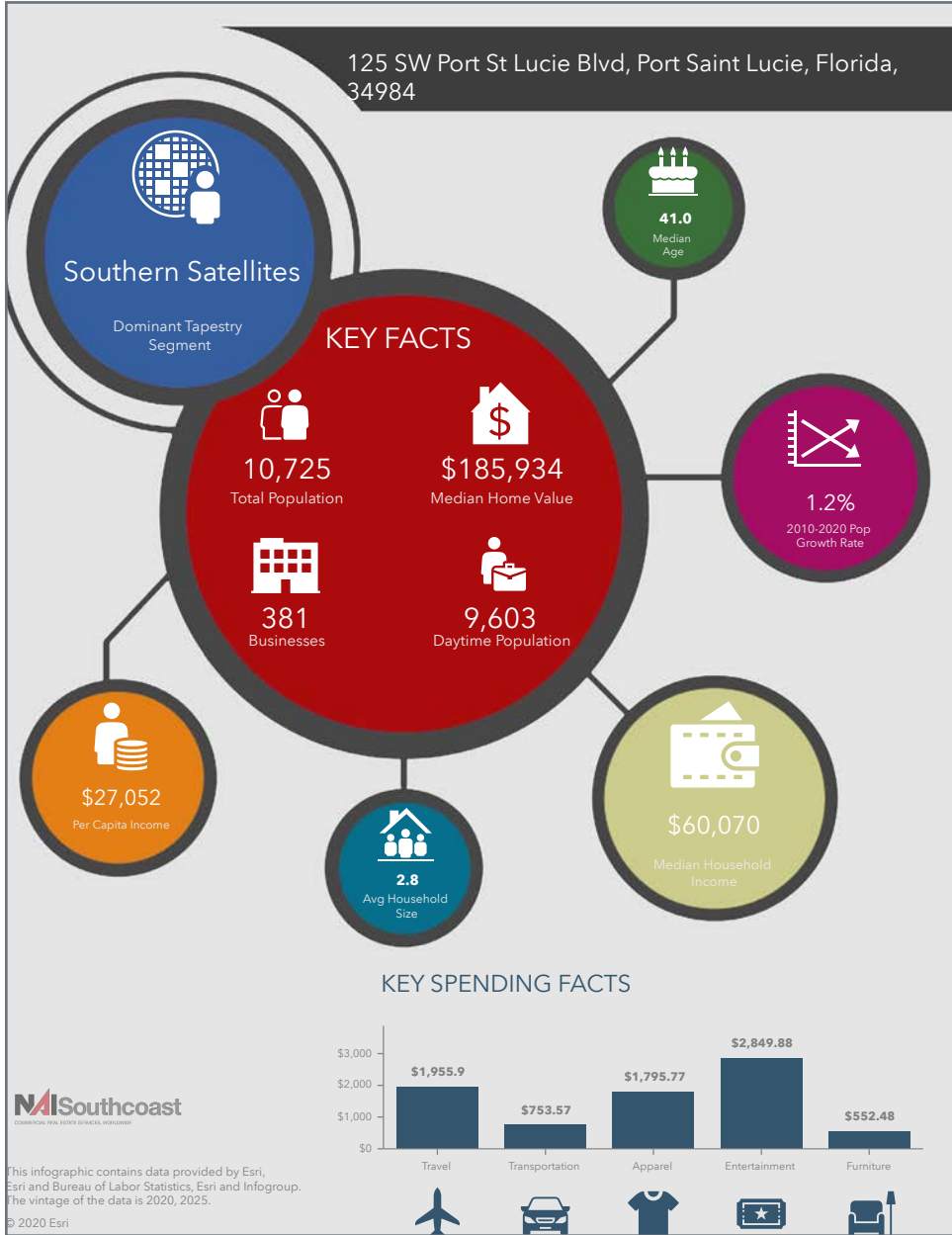
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Property Overview

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.





Population

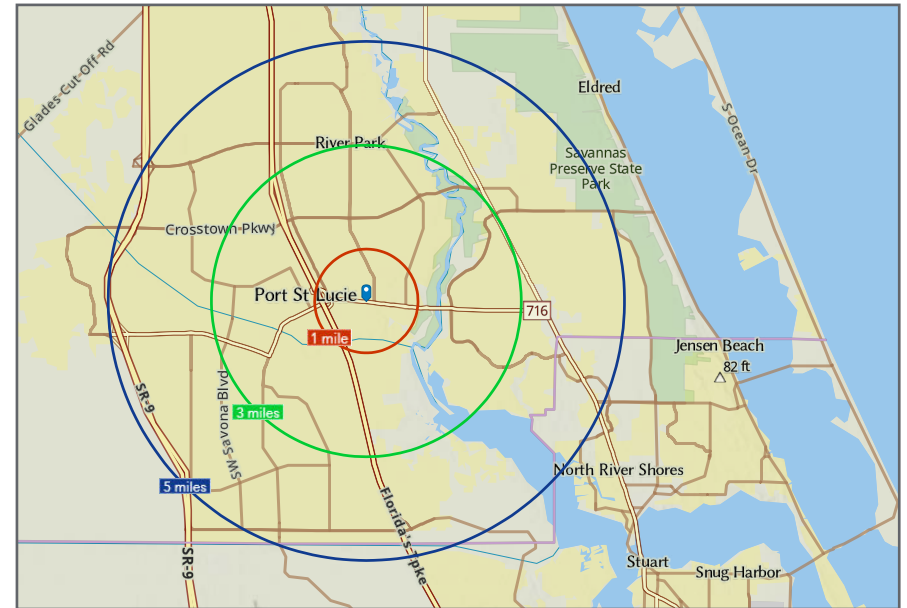
- 1 Mile: 10,725
- 5 Mile: 74,884
- 10 Mile: 183,813

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



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LISTING AGENTS



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