

FOR SALE

2160 SE HILLMOOR DRIVE

PORT ST. LUCIE, FL 34952

East Lake Village

17,200 AADT

SE HILLMOOR DR

SE LENNARD RD



SITE PLAN APPROVED
112 Residential Units
56 Garages
24,964 SF Commercial Space
2 Outparcels



\$4,500,000

APPROVED MULTIFAMILY & COMMERCIAL SITE



SUMMARY

PROPERTY DETAILS

| | |
|------------------|--|
| Address: | 2160 SE Hillmoor Dr, Port St Lucie, FL 34952 |
| List Price: | \$4,500,000 |
| Zoning: | PUD (PSL) |
| Future Land Use: | CG / ROI |
| Jurisdiction: | Port Saint Lucie |
| Land Size: | ±5.34 Acres |
| Daily Traffic: | 17,200 AADT on Lennard Road |
| Parcel IDs: | 4401-803-0001-000-5; 4401-803-0002-000-2 4401-803-0003-000-9; 4401-803-0005-000-3 4401-803-0006-000-0; 4401-803-0007-000-7 |

PROPERTY OVERVIEW

This ±5.34-acre site on SE Hillmoor Drive presents a rare mixed-use development opportunity in the heart of Port St. Lucie. Fully site-plan approved, the project is designed for 112 apartment/condo units with garages, ±24,964 SF of commercial space, and two restaurant outparcels. Complete with substantial site work including utilities, drainage, and infrastructure plus architectural plans, the property is nearly pad-ready and positioned for immediate development.

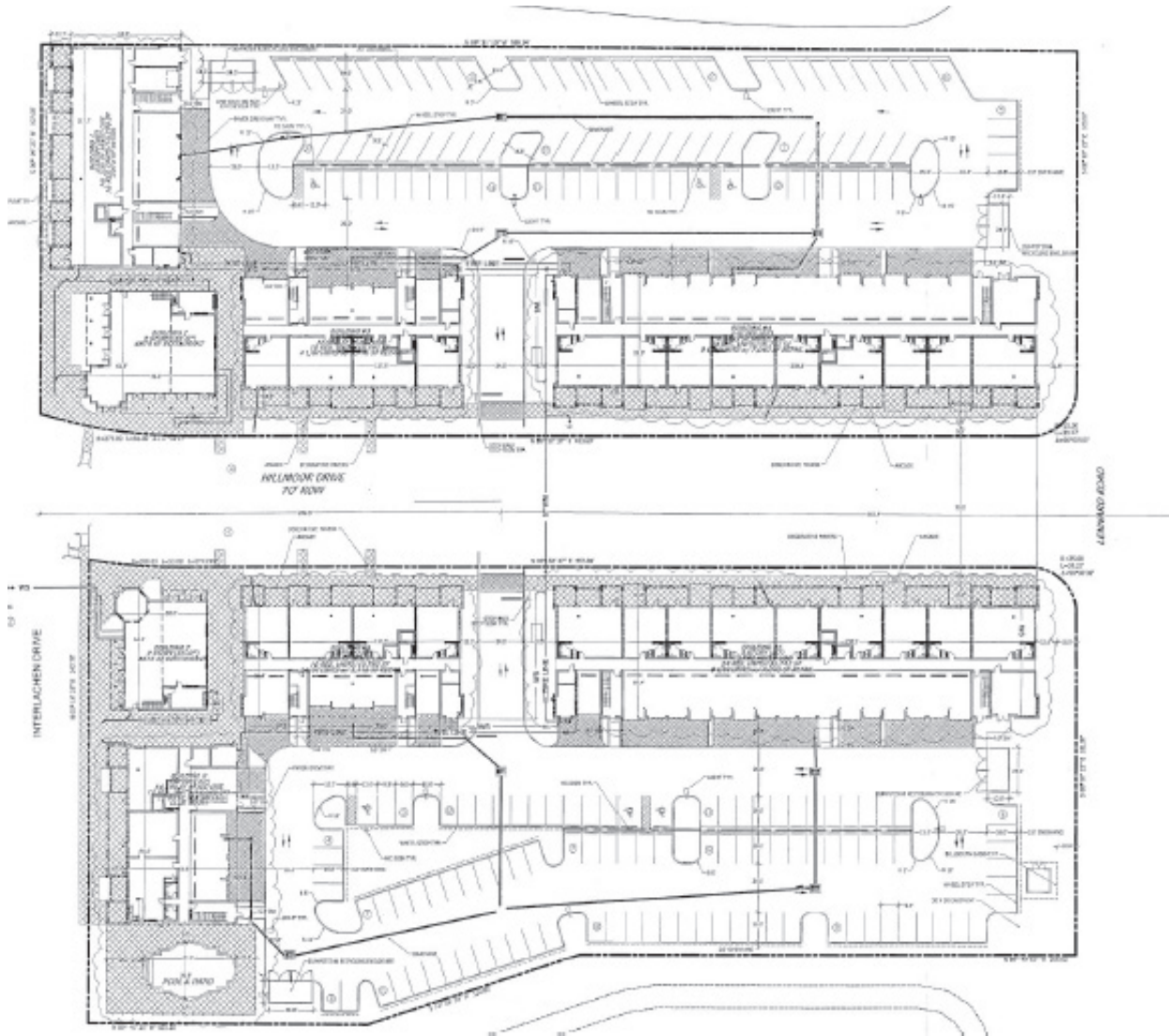
The project offers exceptional flexibility, blending residential and commercial uses to meet the growing demand in one of Florida's fastest-expanding cities. Building permits can be issued within 90 days of submittal, giving developers, investors, or joint venture partners a fast-tracked timeline to construction.

Located in a prime corridor with strong demographics and increasing migration to the Treasure Coast, this site combines high visibility, turnkey readiness, and mixed-use potential. Surrounded by established residential communities, retail, and healthcare facilities, the property provides a unique opportunity to deliver a signature development that capitalizes on Port St. Lucie's sustained growth.



APPROVED SITE PLAN

East Lake Village Center



APARTMENTS

112 Apartment/Condo Units



GARAGES

56 Garages



COMMERCIAL

24,964 SF Commercial Space



OUTPARCELS

2 Outparcel Sites

RENDERINGS



2160 SE Hillmoor Dr, Port St Lucie, FL 34952

LOOKING NORTHWEST



1



35,500 AADT

STATE FEDERAL HWY

SE LENNARD RD

East Lake Village

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SE HILLMOOR DR



17,200 AADT



SE LENNARD RD



LOOKING WEST



S FEDERAL HWY



35,500 AADT



East Lake Village



East Lake Village



SE HILLMOOR DR



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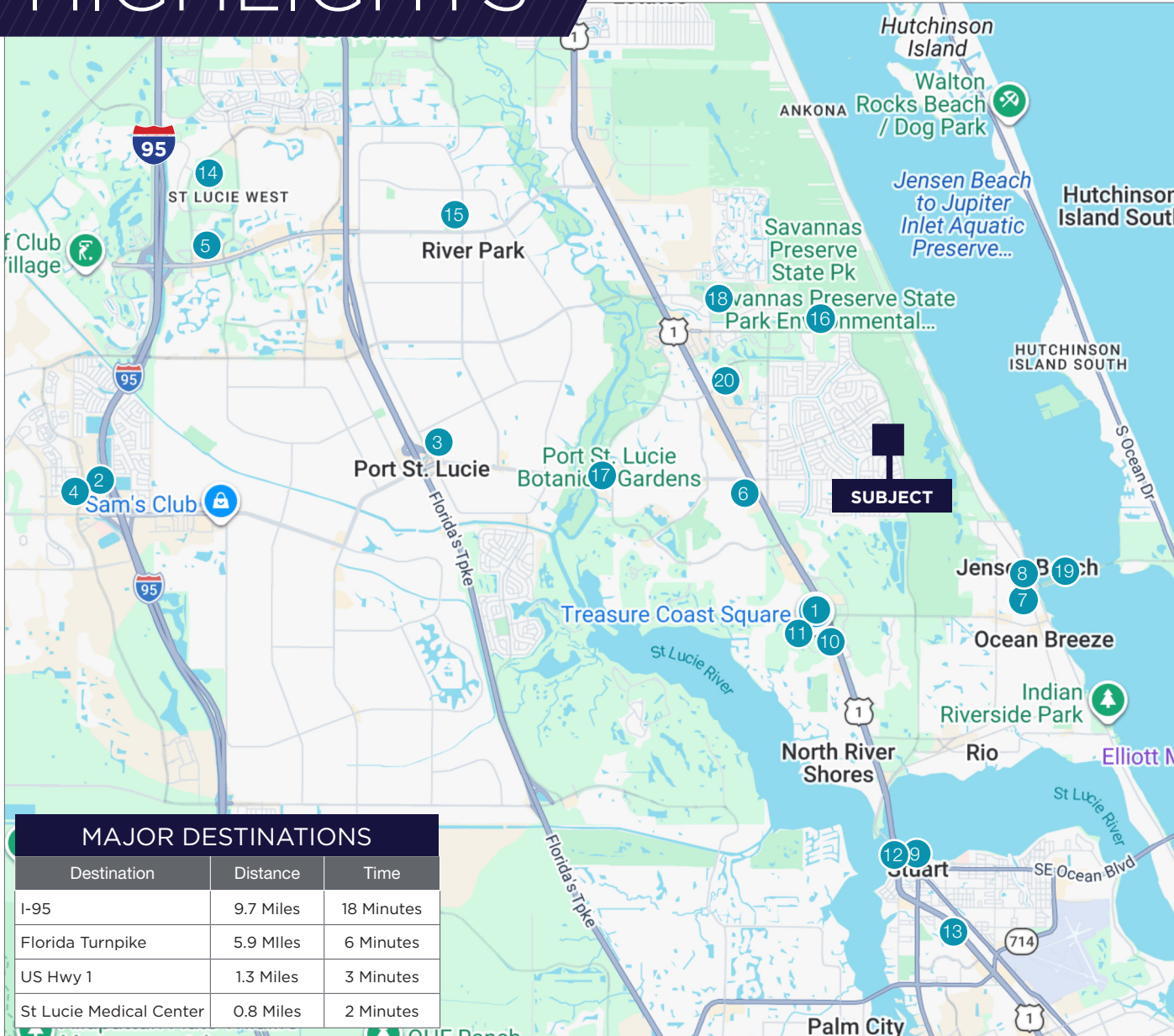


SE LENNARD RD

17,200 AADT



AREA HIGHLIGHTS





POINTS OF INTEREST

| SHOPPING | | | |
|----------|----------------------------|------------|------------|
| | Destination | Distance | Time |
| 1 | Treasure Coast Square Mall | 3.3 Miles | 9 Minutes |
| 2 | The Landing at Tradition | 12.1 Miles | 23 Minutes |
| 3 | Shoppes of Victoria Square | 5.3 Miles | 13 Minutes |
| 4 | Tradition Village Center | 12 Miles | 23 Minutes |
| 5 | Shoppes at St. Lucie West | 8.7 Miles | 19 Minutes |
| 6 | Walmart Supercenter | 1.6 Miles | 6 Minutes |

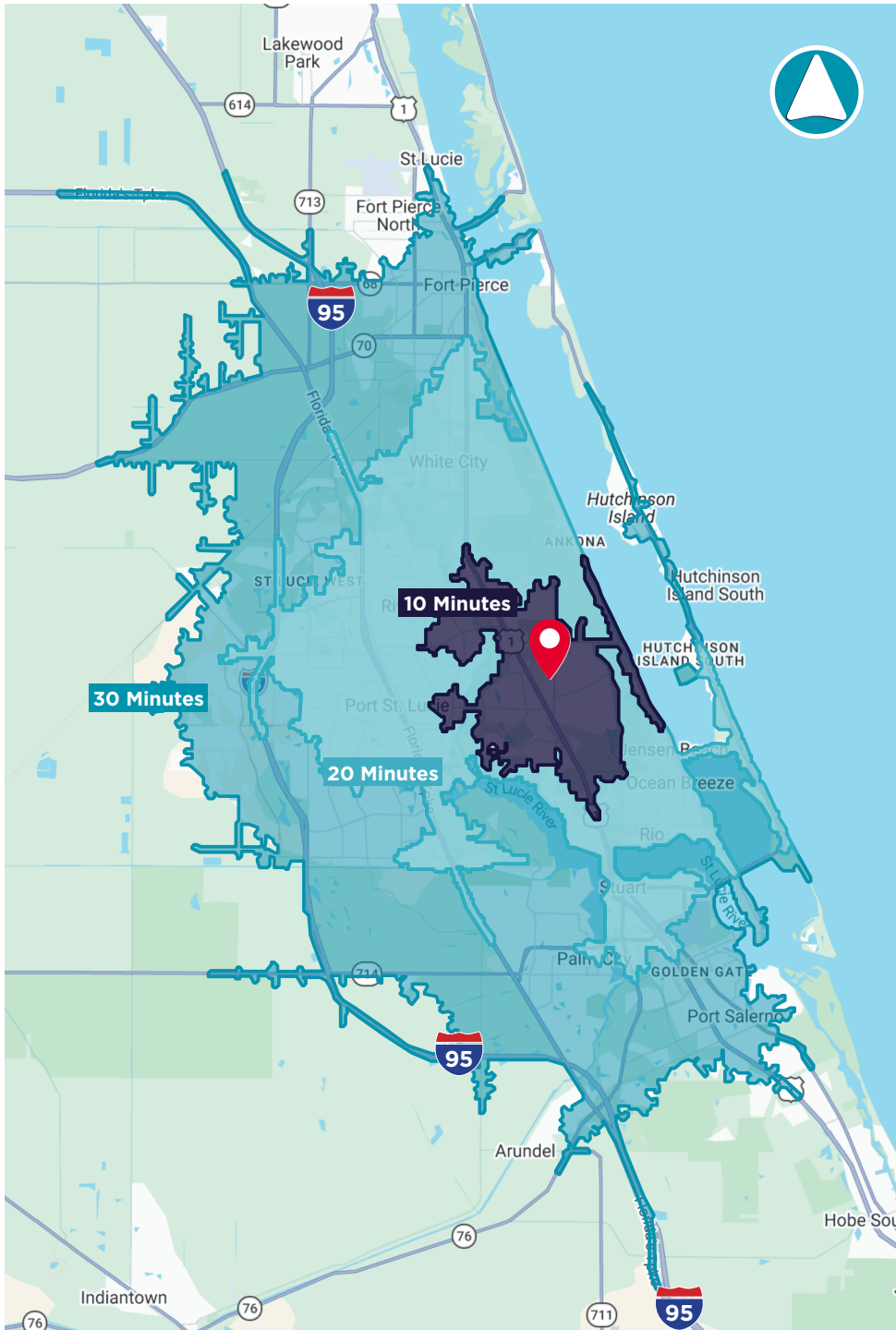
| DINING | | | |
|--------|------------------------|-----------|------------|
| | Destination | Distance | Time |
| 7 | Circa69 Bar & Grill | 6.8 Miles | 13 Minutes |
| 8 | Conchy Joe's Seafood | 6.6 Miles | 13 Minutes |
| 9 | Oak & Ember Steakhouse | 6.7 Miles | 16 Minutes |

| ENTERTAINMENT | | | |
|---------------|---------------------------|------------|------------|
| | Destination | Distance | Time |
| 10 | Elev8 Fun Jensen Beach | 3.4 Miles | 9 Minutes |
| 11 | Regal Treasure Coast Mall | 3.6 Miles | 10 Minutes |
| 12 | Lyric Theater | 6.5 Miles | 15 Minutes |
| 13 | Stuart Bowl | 7.8 Miles | 18 Minutes |
| 14 | Clover Park | 10.8 Miles | 23 Minutes |
| 15 | Sportsman's Park | 6.1 Miles | 14 Minutes |

| RECREATION | | | |
|------------|----------------------------|-----------|------------|
| | Destination | Distance | Time |
| 16 | Savannas Preserve State | 1.9 Miles | 4 Minutes |
| 17 | The Port District | 3.4 Miles | 9 Minutes |
| 18 | Spanish Lakes Golf Club | 6.0 Miles | 13 Minutes |
| 19 | Jensen Beach Causeway Park | 7.2 Miles | 14 Minutes |

| HEALTHCARE | | | |
|------------|--------------------------|-----------|-----------|
| | Destination | Distance | Time |
| 20 | St. Lucie Medical Center | 0.7 Miles | 2 Minutes |

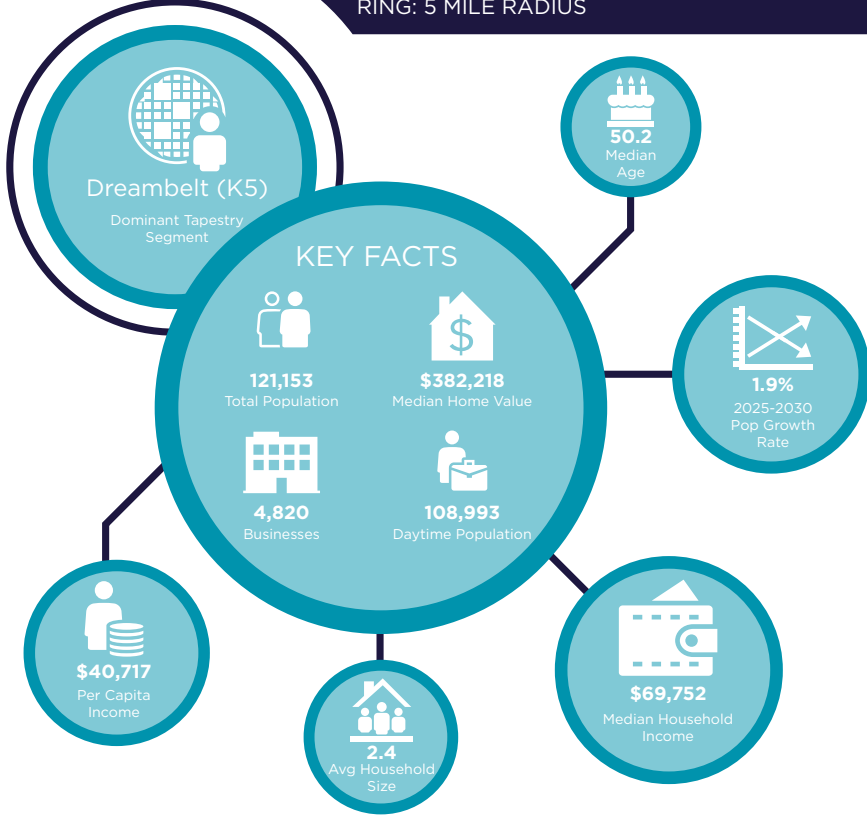
DRIVE TIME



| 10 MINUTES | 20 MINUTES | 30 MINUTES |
|---|---|---|
| 40,956 2010 Population | 184,171 2010 Population | 341,109 2010 Population |
| 48,494 2025 Population | 222,579 2025 Population | 446,221 2025 Population |
| 18.41% 2010-2025 Population Growth | 20.85% 2010-2025 Population Growth | 30.81% 2010-2025 Population Growth |
| 1.83% 2025-2030 (Annual) Est. Population Growth | 1.93% 2025-2030 (Annual) Est. Population Growth | 1.99% 2025-2030 (Annual) Est. Population Growth |
| 50.1 2025 Median Age | 48.5 2025 Median Age | 47.5 2025 Median Age |
| \$84,497 Average Household Income | \$95,191 Average Household Income | \$102,853 Average Household Income |
| 40.3% Percentage with Associates Degree or Better | 40.3% Percentage with Associates Degree or Better | 43.1% Percentage with Associates Degree or Better |
| 55.8% Percentage in White Collar Profession | 57.9% Percentage in White Collar Profession | 58.6% Percentage in White Collar Profession |

2025 DEMOGRAPHICS

2160 SE HILLMOOR DR.
RING: 5 MILE RADIUS



POPULATION

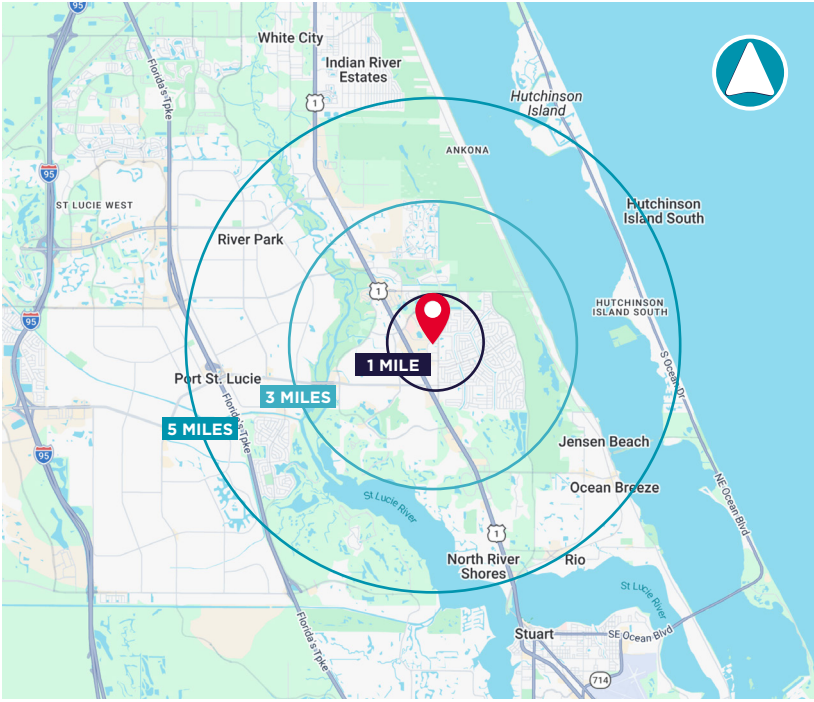
| | |
|---------|---------|
| 1 Mile: | 11,304 |
| 3 Mile: | 49,236 |
| 5 Mile: | 121,153 |

AVERAGE HOUSEHOLD INCOME

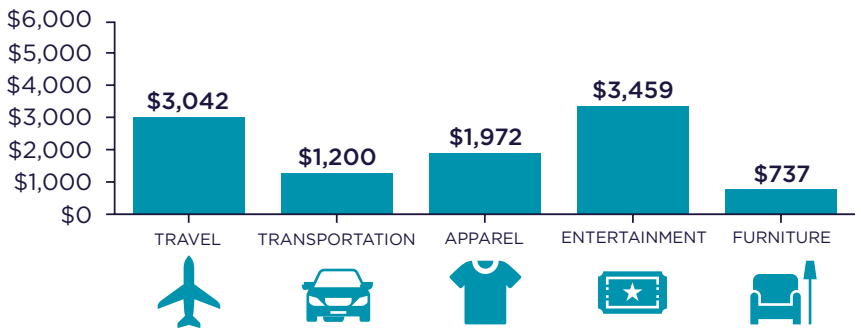
| | |
|---------|----------|
| 1 Mile: | \$76,109 |
| 3 Mile: | \$86,345 |
| 5 Mile: | \$96,245 |

MEDIAN AGE

| | |
|---------|------|
| 1 Mile: | 41.3 |
| 3 Mile: | 51.2 |
| 5 Mile: | 50.2 |



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

CITY OVERVIEW



City of Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

REGIONAL OVERVIEW

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



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