



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

10111 U.S. 1, PORT ST. LUCIE, FL 34952



OFFERING SUMMARY

Available SF:	4,352 SF
Ground Lease Rate:	\$175,000.00 per year (NNN)
Lot Size:	0.92 Acres
Year Built:	1988
Building Size:	4,352 SF
Zoning:	PUD
Traffic Count:	\$35,000 AADT (US 1)
Parking Spaces:	45
Estimated Property Tax:	\$23,500.00
APN:	3414-501-4707-010-5

PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR development.

All prospective ground lessees and brokers must sign a Confidentiality and Non-Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Located in a densely populated retail corridor in Port St. Lucie, FL. Surrounded by many shops, restaurants, hotels, and services including CVS, Winn Dixie, Extra Space Storage, R-A-C, Urban Air Trampoline and Adventure Park, Sam's Wholesale Club, Walmart, Planet Fitness, and many more. Just North of SE Port St Lucie Blvd. and US 1.

Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

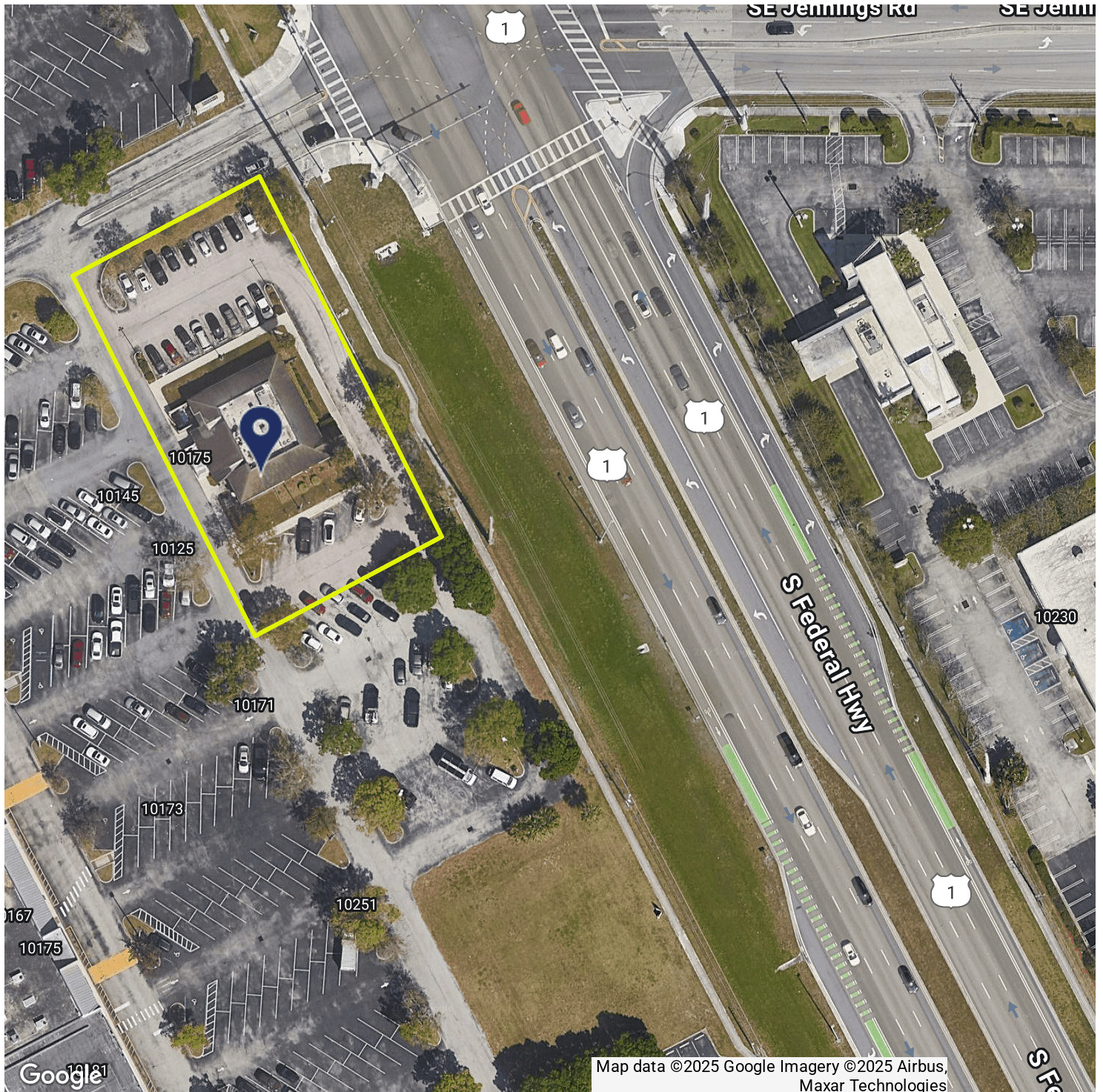




RETAILER MAP

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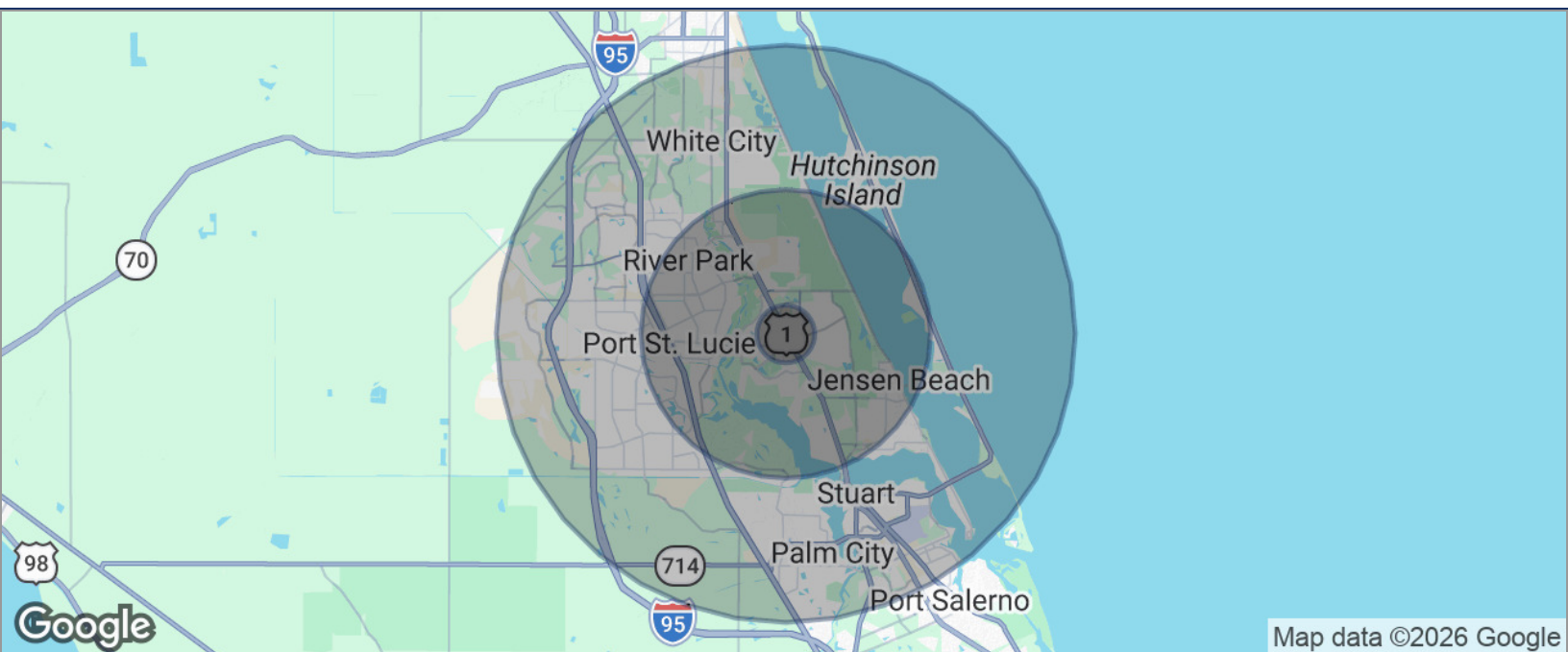




DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,059	134,134	340,882
MEDIAN AGE	44	47	46
MEDIAN AGE (MALE)	42	46	45
MEDIAN AGE (FEMALE)	45	48	47
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,864	55,185	137,133
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$74,248	\$89,017	\$96,685
AVERAGE HOUSE VALUE	\$312,308	\$341,557	\$381,769

* Demographic data derived from 2020 ACS - US Census

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