

DUFFY'S SPORTS GRILL

3001 SW PORT ST LUCIE BLVD, PORT ST. LUCIE, FL 34953



TAX FREE STATE | WALMART OUTPARCEL



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Sale Price	\$5,373,233
Cap Rate	6.16%
NOI	\$331,066
Price/PSQF	\$741.14
Tenant	Duffy's Sports Grill
Guarantor	Corporate
Building Size	7250 SF
Total Lot Size	1.88 Acres
Lease Commencement	08/30/2021
Lease Expiration	08/30/2031
Term Remaining	5.5+ Years
Rental Increases	3% Annual Increases
Lease Type	NN
Roof	Landlord
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

THE NOI HAS BEEN CALCULATED USING THE RENTAL INCREASE EFFECTIVE 08/01/2026. AT CLOSING, THE LANDLORD WILL PROVIDE THE BUYER WITH A CREDIT EQUAL TO THE PRORATED DIFFERENCE.

LEASE YEAR	ANNUAL RENT	MONTHLY RENT
08/2026-08/2027	\$331,066	\$27,588.83
08/2027-08/2028	\$340,998	\$28,416.50
08/2028-08/2029	\$351,228	\$29,269.00
08/2029-08/2030	\$361,765	\$30,147.08
08/2030-08/2031	\$372,618	\$31,051.50



INVESTMENT HIGHLIGHTS

- Prime Florida Location: Located in Port St. Lucie, one of Florida's fastest-growing cities, known for strong population and income growth
- Situated on SW Port St. Lucie Blvd, a heavily traveled retail corridor surrounded by national tenants, shopping centers, and residential communities
- Excellent access and visibility with strong area demographics supporting long-term retail and restaurant performance
- Corporately Guaranteed Lease by Duffy's Sports Grill - Proven Tenant Established Florida-based restaurant brand with a long operating history and loyal customer base
- Lease features 3% annual rent increases, providing consistent income growth and inflation protection
- 7,250 SF freestanding building on 1.88 acres of land - Modern construction with attractive architecture and strong visibility along a major commercial corridor
- Surrounded by national retailers such as: Walmart, Aldi, Publix Supermarket, Dollar Tree, Planet Fitness, The Home Depot, Target, Starbucks and many more.



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in this prime retail/free-standing building located at 3001 SW Port St. Lucie Blvd, Port Saint Lucie, FL. Boasting a spacious 7,250 SF layout with 100% occupancy, this 2018-built property offers an attractive single-unit space, ideal for a retail or commercial venture. Zoned for GENERAL CO, it presents versatility for a range of business endeavors. With its strategic location in the thriving Port Saint Lucie area, this property is poised to deliver strong returns and long-term value for savvy investors. Don't miss the chance to acquire this prominent asset in a sought-after commercial corridor.

LOCATION DESCRIPTION

Discover the strategic advantages of establishing your business in Port St. Lucie, Florida, one of the fastest-growing cities on the Treasure Coast. This prime location offers an exceptional blend of accessibility, convenience, and lifestyle appeal for both professionals and clients. Located within a vibrant commercial corridor, the area provides immediate access to major destinations including the Port St. Lucie Botanical Gardens, St. Lucie Medical Center, and a wide selection of dining and retail options. The neighborhood is well-connected through major roadways, offering seamless travel to I-95, Florida's Turnpike, and nearby cities. Port St. Lucie's thriving business community, strong local economy, and continuous development make it a premier destination for office and commercial investments. Experience a location where business growth meets everyday convenience, surrounded by the best that the Treasure Coast has to offer.



 Marina Shores
DENTAL CARE

3001 SW Port St Lucie Blvd,
Port St. Lucie, FL 34953,

ZAXBY'S

 Darwin
Family Dental Care

SW/PORT ST LUCIE BLVD (17,300 VPD)

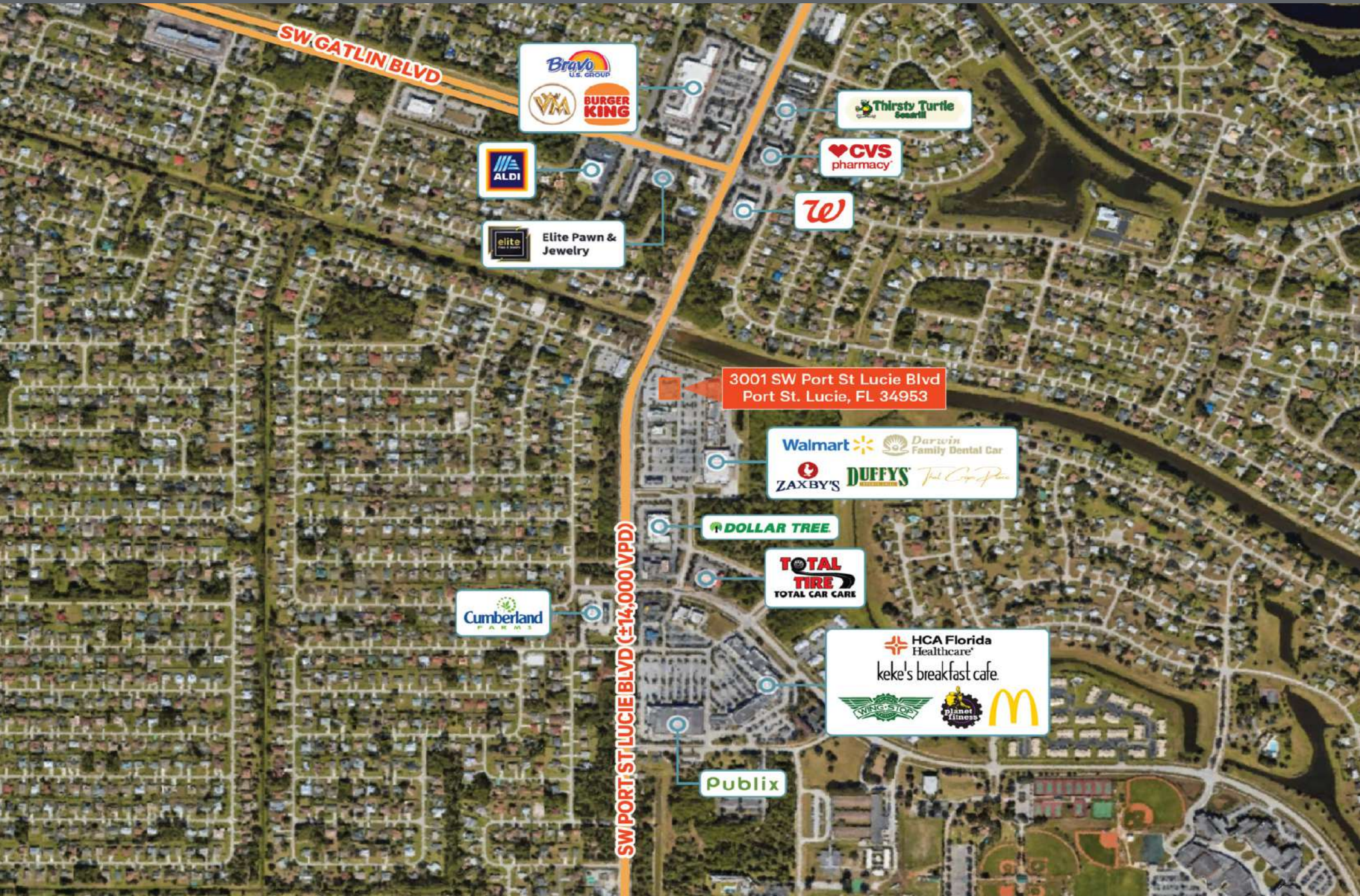
 That's Crope Place
 CAM'S
PIZZERIA
It's Love At First Slice!
 MIA'S

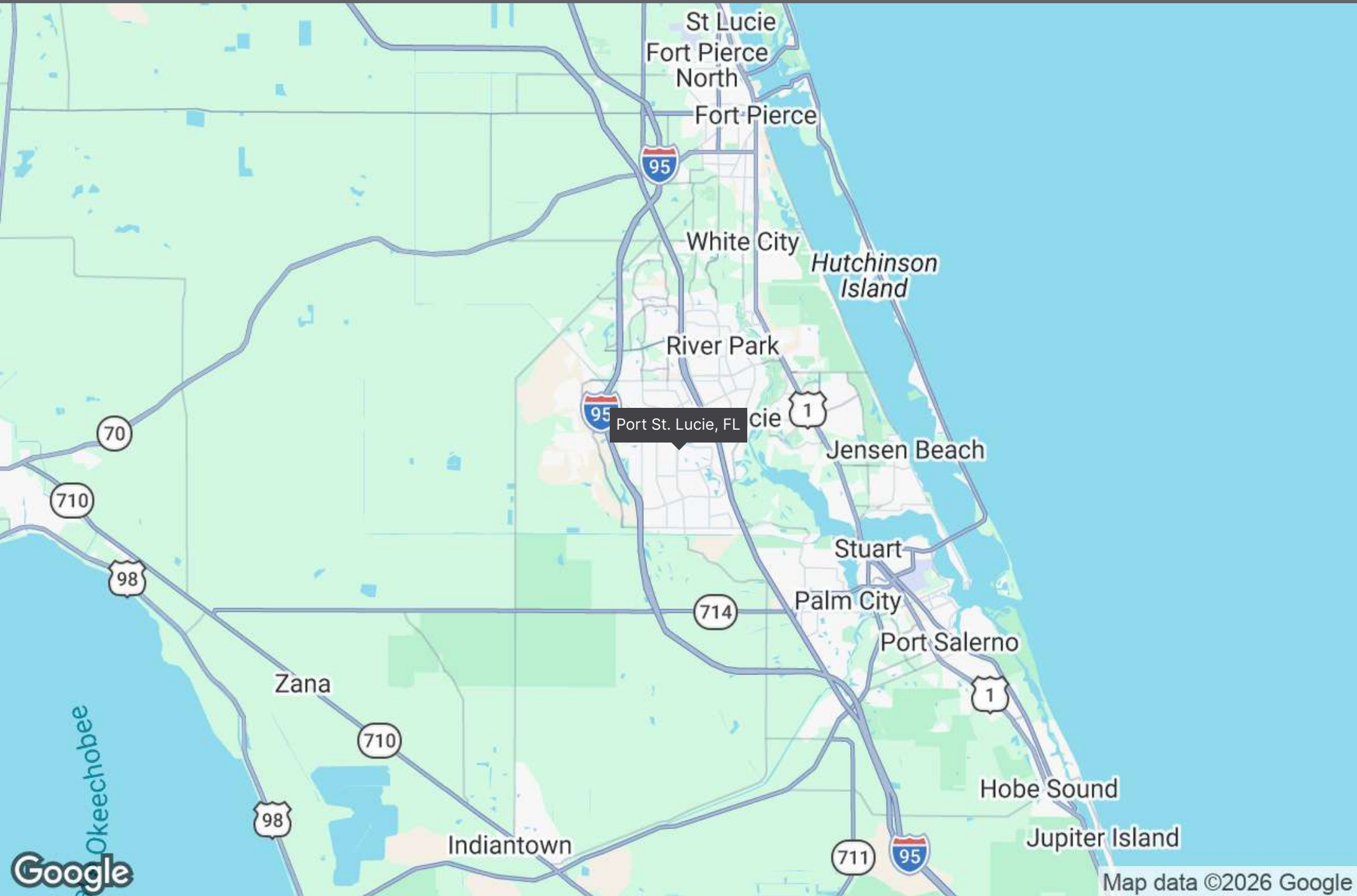
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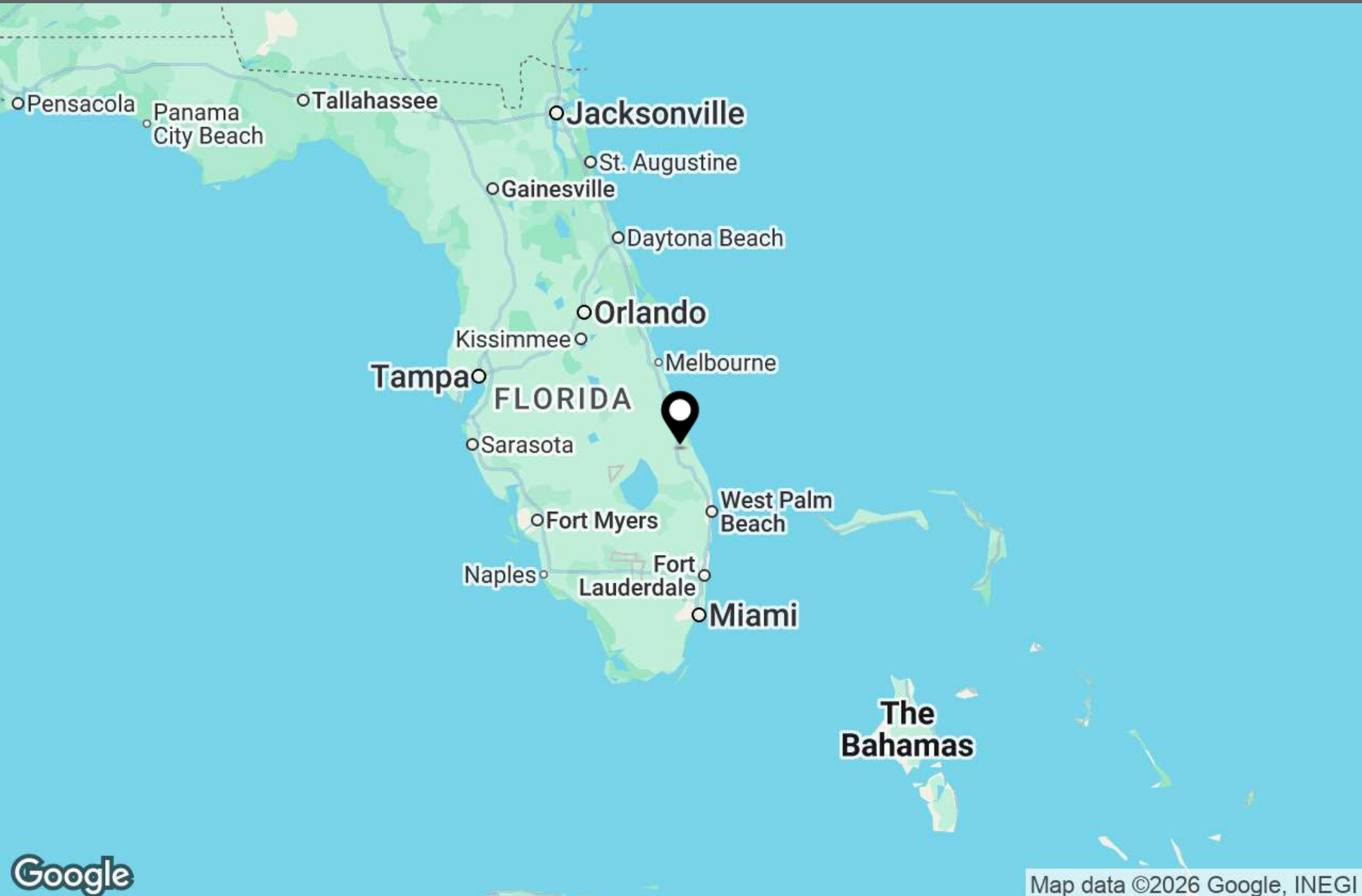


Walmart 

 DENTAL
Darwin
 THE
JADE
BOWL
Kids Harbor
Learning Center in Port St. Lucie
 DOLLAR TREE
 SUBWAY
 Goodfella's
PIZZA





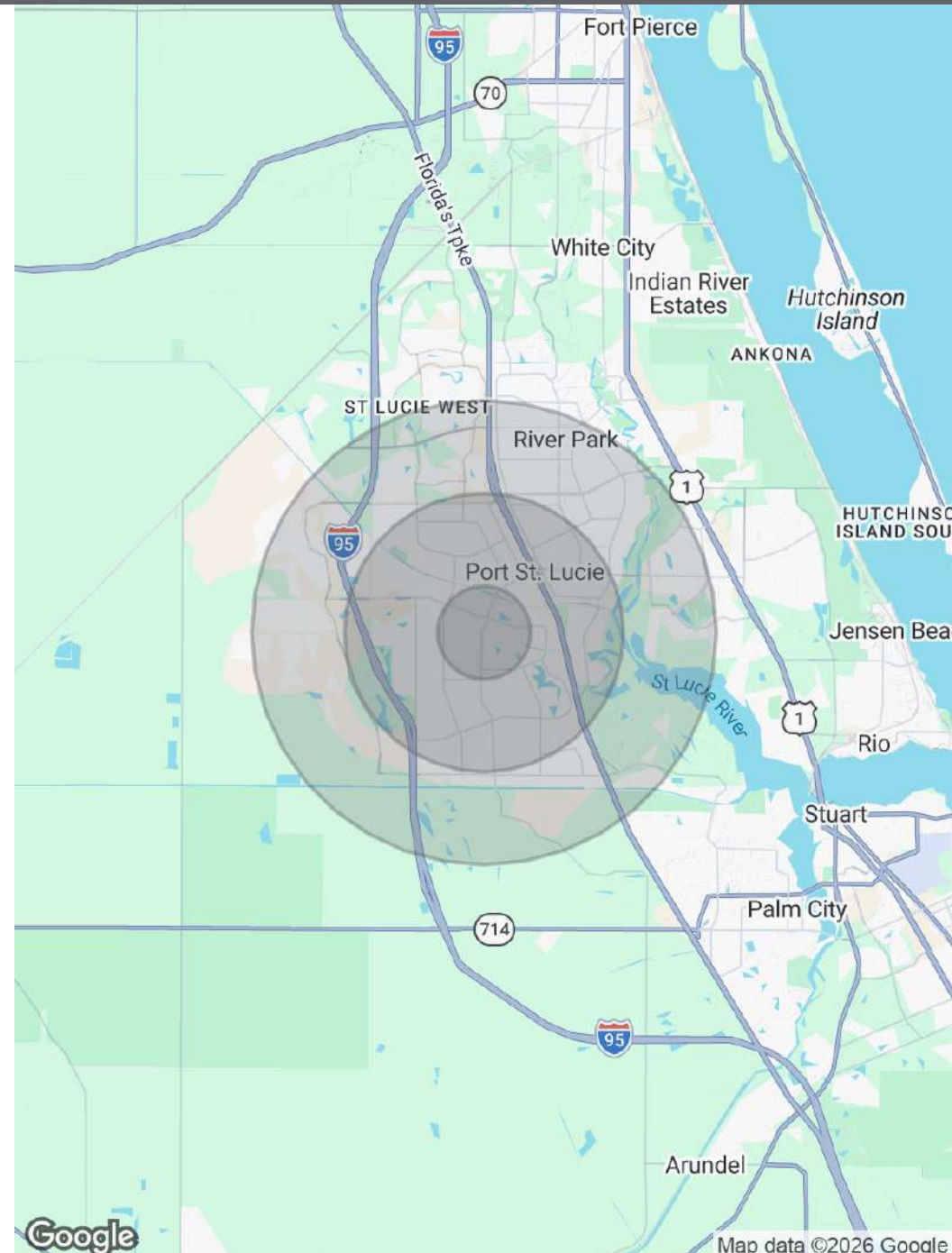


DEMOGRAPHICS MAP & REPORT

DUFFY'S SPORTS GRILL

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,536	94,355	172,160
Average Age	40	40	43
Average Age (Male)	38	39	42
Average Age (Female)	41	41	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,880	31,767	62,685
# of Persons per HH	3	3	2.7
Average HH Income	\$92,901	\$99,626	\$98,445
Average House Value	\$313,056	\$350,008	\$362,190
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.9%	27.7%	25.4%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,347	44,589	91,588
Total Population - Black	2,784	22,811	34,866
Total Population - Asian	233	1,987	3,709
Total Population - Hawaiian	6	52	98
Total Population - American Indian	64	455	722
Total Population - Other	1,112	8,760	13,937

Demographics data derived from AlphaMap



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