



**AVAILABLE FOR  
SUBLEASE**

**281 SW Port St Lucie Blvd  
Port St Lucie, FL 34984**

**PROPERTY HIGHLIGHTS**

- Available: 23,915 SF
- ±110' of frontage | ±24' clear height
- Access to signalized intersection (71,500+ AADT)
- Delivery Q4 2026



**AREA TENANTS**



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,865	90,436	206,988
Median HH Income	\$76,631	\$77,416	\$76,352
Median Age	40.6	41.8	44.6

# MARKET AERIAL



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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	<b>16,358</b>	<b>89,746</b>	<b>205,877</b>
 HOUSEHOLDS	<b>5,565</b>	<b>31,779</b>	<b>77,286</b>
 DAYTIME POPULATION	<b>15,185</b>	<b>68,592</b>	<b>171,716</b>
 AVERAGE HH INCOME	<b>\$85,965</b>	<b>\$96,151</b>	<b>\$98,854</b>
 MEDIAN AGE	<b>41.4</b>	<b>41.6</b>	<b>44.1</b>

