

FOR SALE | GROUND LEASE | BUILD TO SUIT

±2.38 ACRES AVAILABLE

SW CORNER OF US-1 & SAEGER AVENUE, PORT ST LUCIE, FL



PRIME COMMERCIAL OUTPARCELS FRONTING US-1

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

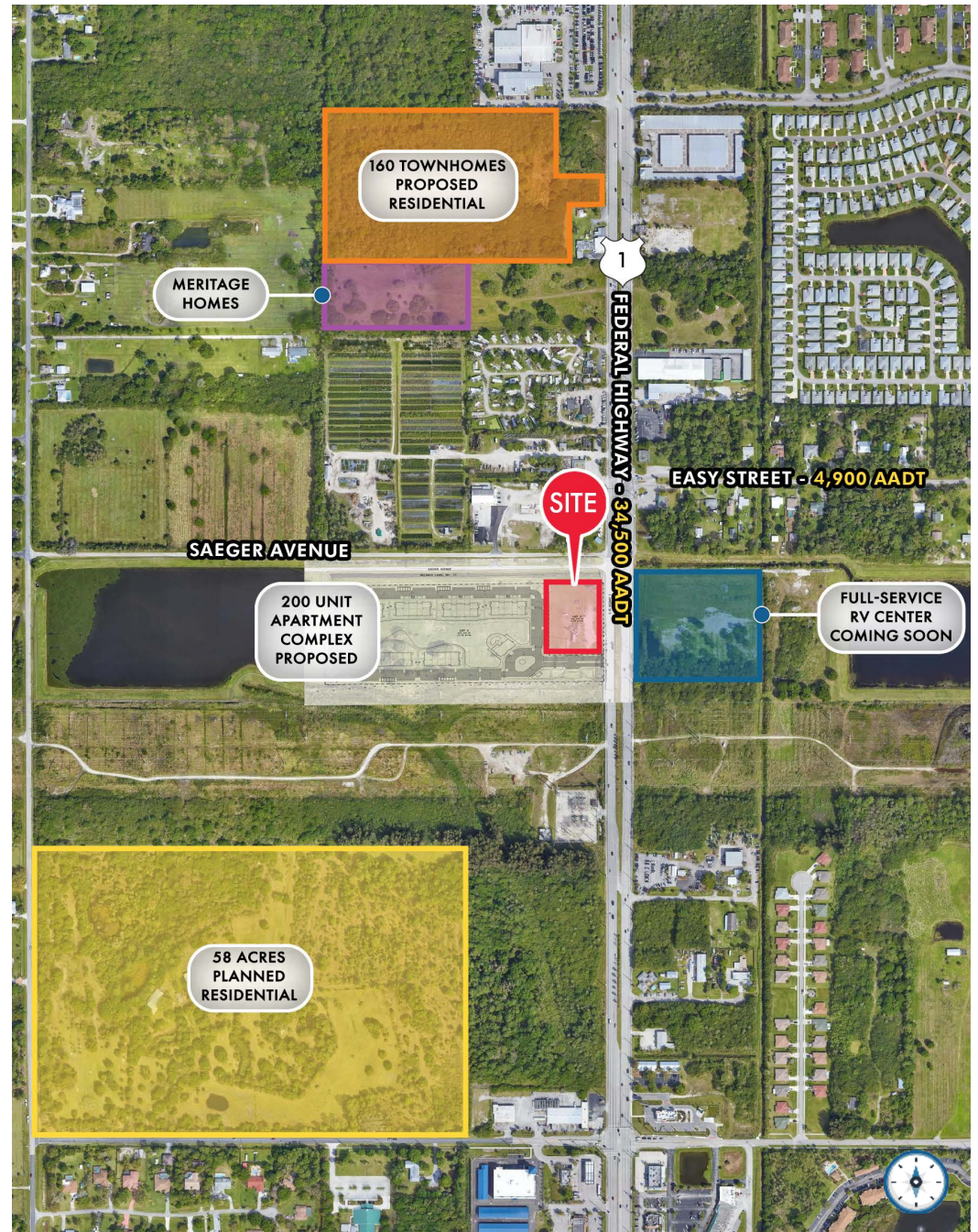
- ±2.38 Acres out-parcels on US Highway 1 in Port St Lucie for sale, ground lease, or build to suit
- Great frontage on US Highway 1/Federal Highway
- Growing area with multiple planned residential communities
- Seeking QSR, fast-food, and traditional out-parcel users
- Growing area with strong traffic counts

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	4,298	44,847	118,586
HOUSEHOLDS	2,007	18,726	48,096
EMPLOYEES	3,647	37,428	97,733
AVERAGE HH INCOME	\$57,867	\$62,762	\$65,496

TRAFFIC COUNTS

US HIGHWAY 1/ FEDERAL HIGHWAY	34,500 AADT
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US 1 & SAEGER AVENUE | EXECUTIVE SUMMARY

SAEGER AVENUE

NSLRWCD CANAL NO. 23



FEDERAL HIGHWAY - 34,500 AADT

SITE

**200 UNIT
APARTMENT
COMPLEX
PROPOSED**

LOT 1
622,210 SF
14.28 acres

LOT 2
103,879 SF
2.38 acres

**±2.38
ACRES
AVAILABLE**



US 1 & SAEGER AVENUE | SITE PLAN



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