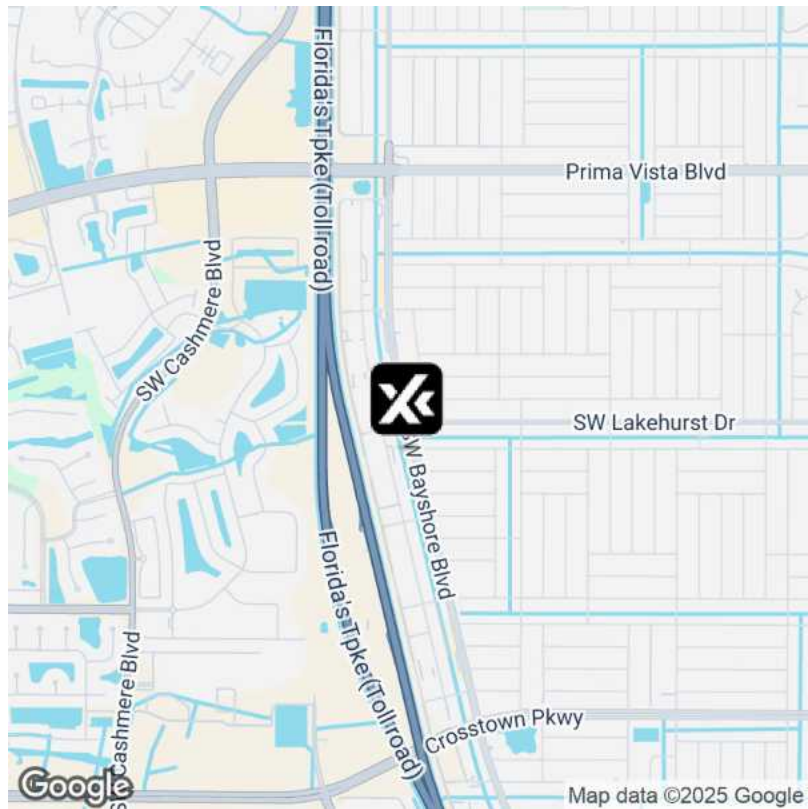


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OFFERING SUMMARY

Sale Price:	\$255,000
Building Size:	800 SF
Available SF:	
Lot Size:	0.02 Acres
Number of Units:	1
Price / SF:	\$318.75
Year Built:	1998
Renovated:	2023
Market:	Port St Lucie
Submarket:	St Lucie West

PROPERTY OVERVIEW

eXp Commercial is proud to exclusively offer this prime Retail Condo investment opportunity in the vibrant St Lucie West submarket of Port St Lucie, FL. This impeccably renovated 800 SF retail condo spared no expense, with over \$100,000 in upgrades it features a new AC unit, metallic epoxy flooring, a washer and dryer room with extra storage, a break area, one very elegant bathroom, custom cabinetry with crown molding, LED lighting, 144cm of decorated fiber glass for the reception desk, and a GREASE TRAP in the event the new owner wishes to convert to a RESTAURANT use. Other owners/tenants in the plaza include Progressive, Boost Mobile, Century 21, the Italian Market, among others. The owner of the business is no longer operating, but willing to include the inventory and equipment with the sale if desired! This compelling opportunity is primed for investors seeking a value-add opportunity in a high demand area. With its strategic location directly on Bayshore Blvd, a couple miles from Crosstown Pkwy, Turnpike, and I-95 and its strong tenant base, this property stands out as a promising addition to any retail investor's portfolio, or next owner user!

PROPERTY HIGHLIGHTS

- Real Estate for sale w/ the business inventory optional
- Over \$100,000 in upgrades including NEW AC
- Unit comes with GREASE TRAP for restaurant conversion

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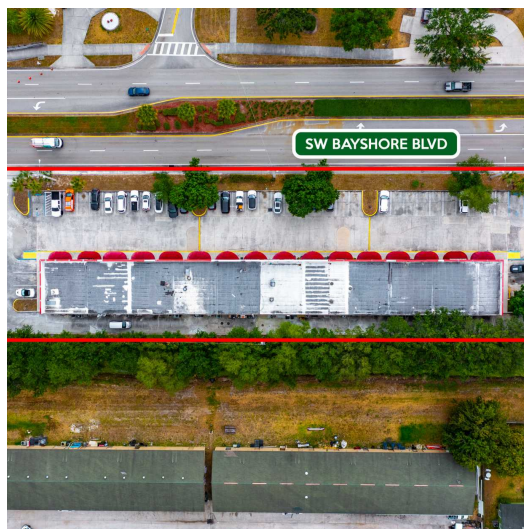
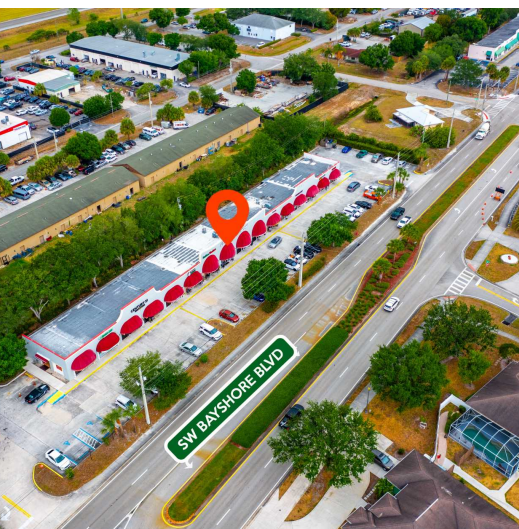
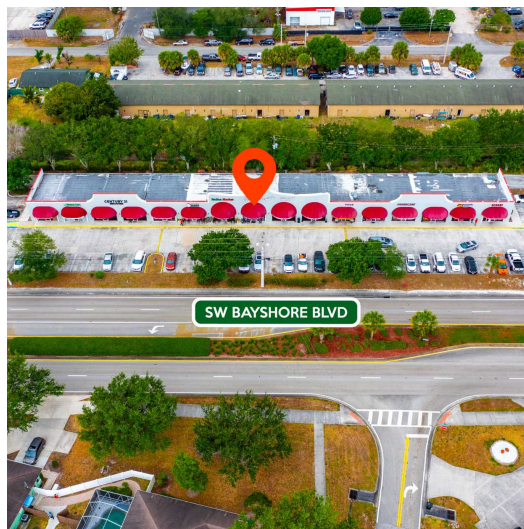
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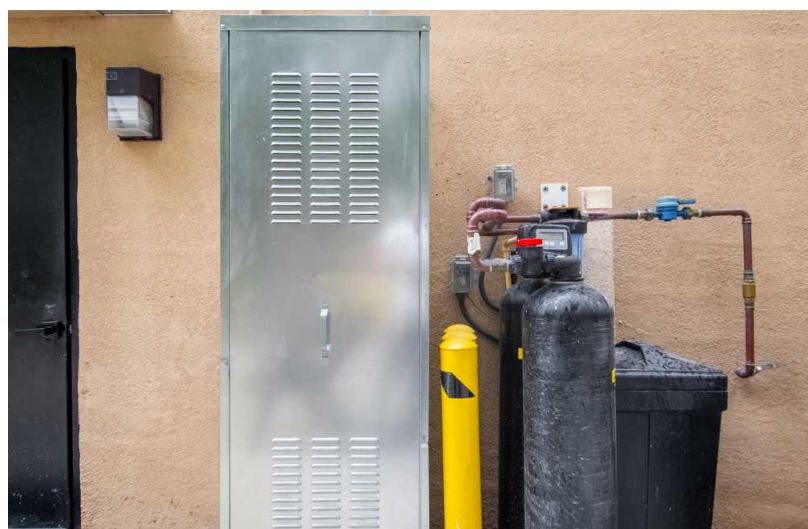
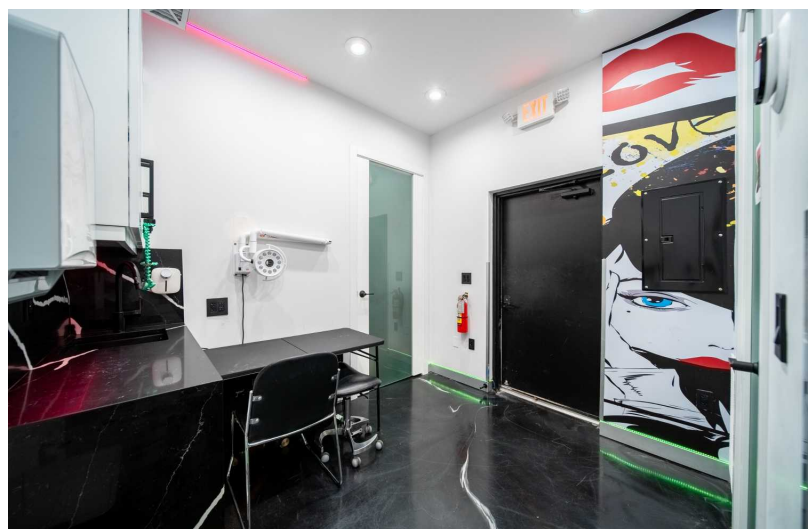
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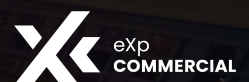
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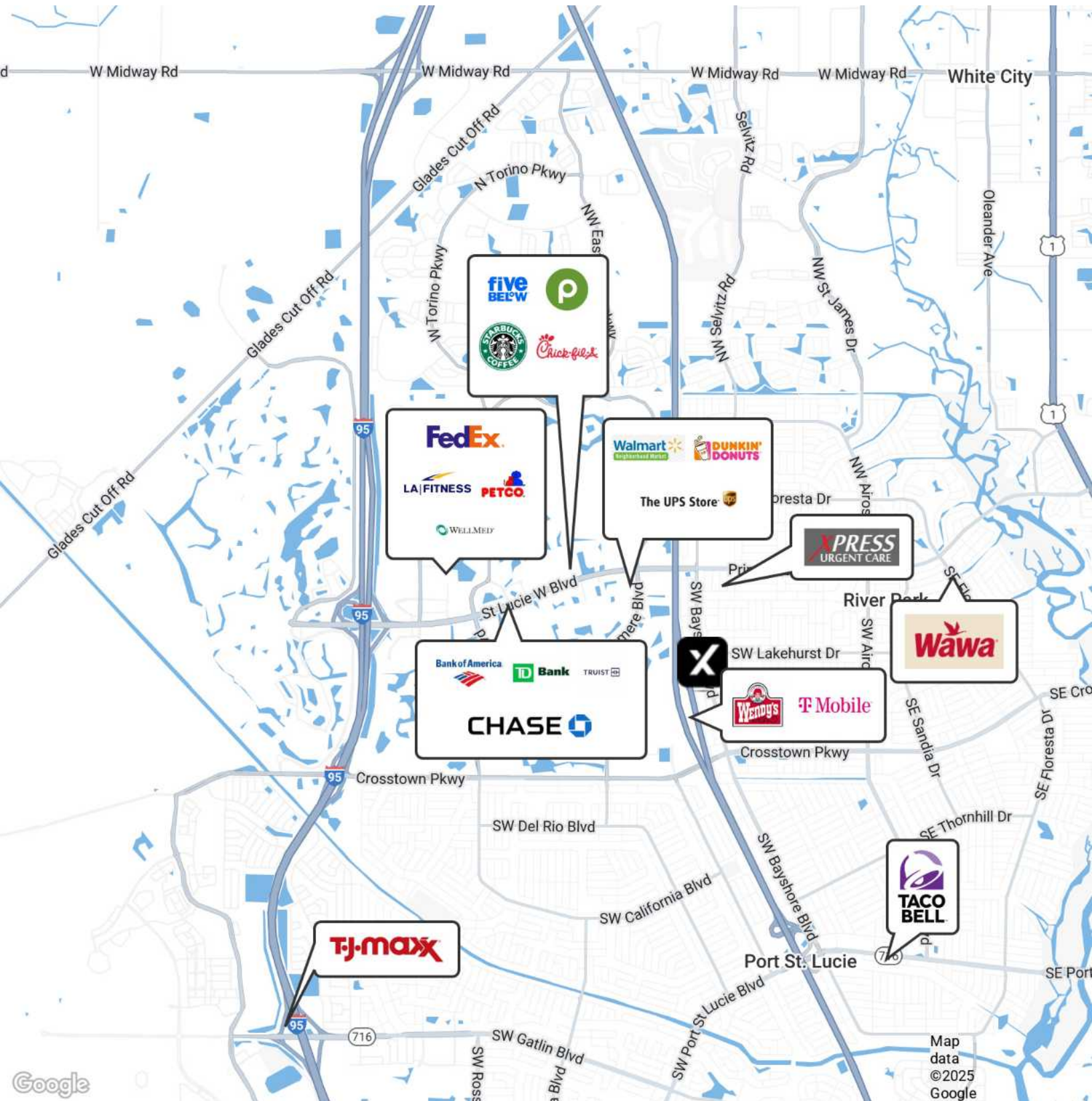
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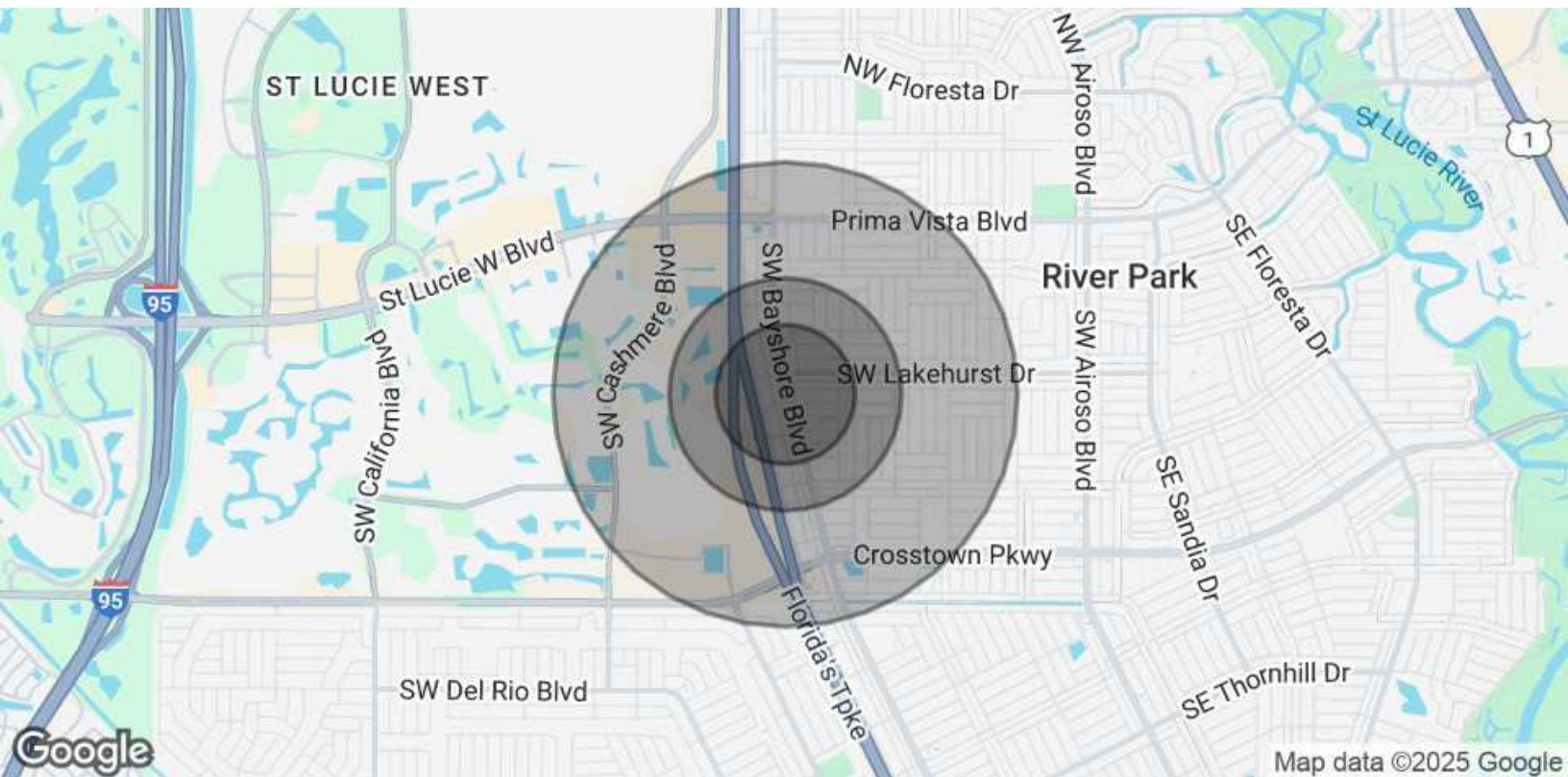
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	586	1,695	9,044
Average Age	40	42	43
Average Age (Male)	39	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	617	3,391
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$90,035	\$90,620	\$88,299
Average House Value	\$341,929	\$342,599	\$340,885

Demographics data derived from AlphaMap

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