

9197 S. US 1, Port St. Lucie, FL 34952

FORMER CVS
PHARMACY



FOR **LEASE**



ALEX AYDELOTTE
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13,086 SF | Port St. Lucie, FL

EXECUTIVE SUMMARY

9197 S. US 1, Port St. Lucie, FL 34952 | FORMER CVS PHARMACY

SPECS

Building Size:	13,086 SF
Price:	\$25 Per SF + \$7 CAM / NNN
Land Size:	3.27 AC
Year Built:	2003
Parking:	86 Stalls
Land Use:	CG - City of Port St. Lucie
Zoning:	General Commercial - City of Port St. Lucie
Land Use:	Residential - City of Stuart
AADT Traffic Counts:	57,500 US1 + 11,600 Veterans Memorial Pkwy

PROPERTY OVERVIEW

Opportunity is Knocking! Former CVS Pharmacy at the Major Intersection of US #1 & Veterans Memorial Parkway in booming Port St. Lucie, Florida! Take advantage of this Well-Designed and Newer Built Property with Huge Parking Field (86 stalls) on an Oversized 3.27 Acre Parcel with Room to Expand if Needed! Wide Open Retail Showroom with 18'+ Ceilings and a Clear Span Floor Plan providing an Open Canvas for the next User. Ideal General Commercial Zoning provides extreme flexibility for abundant Retail Uses with Frontage on two Heavily Trafficked Corridors at the Lighted Intersection. Directly across the street from a Busy Publix Shopping Center. Port St. Lucie experienced the 2nd Fastest Growth Rate in the United States between the years of 2000 - 2023!



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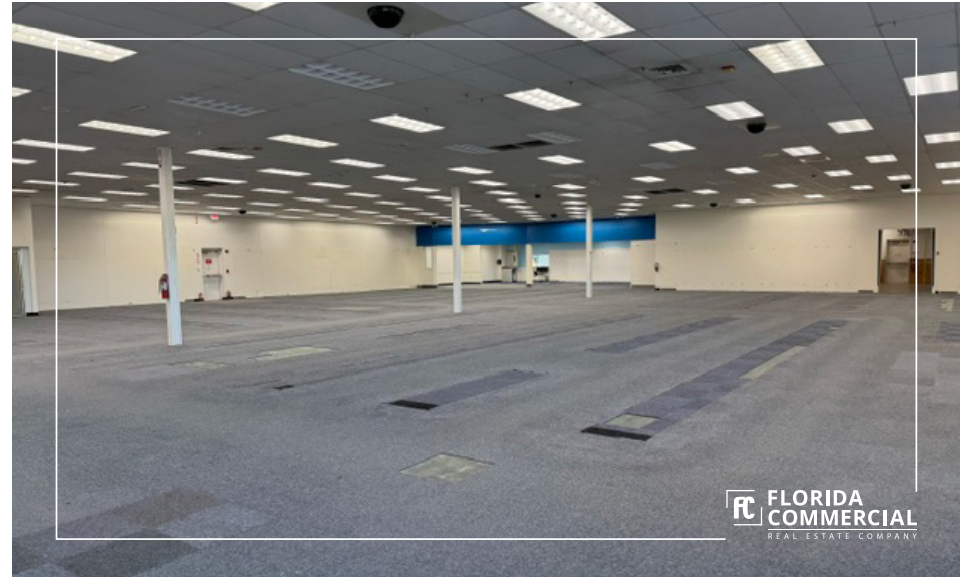


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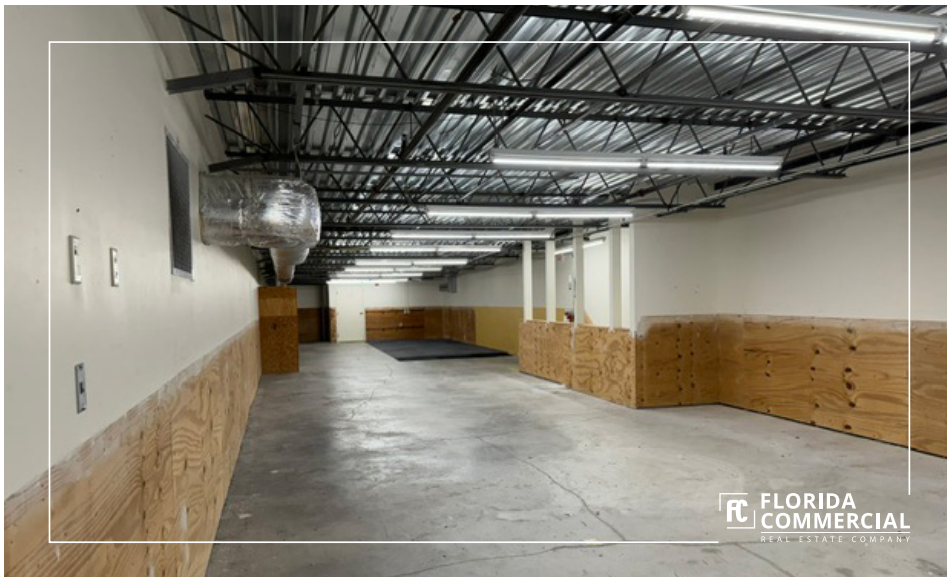
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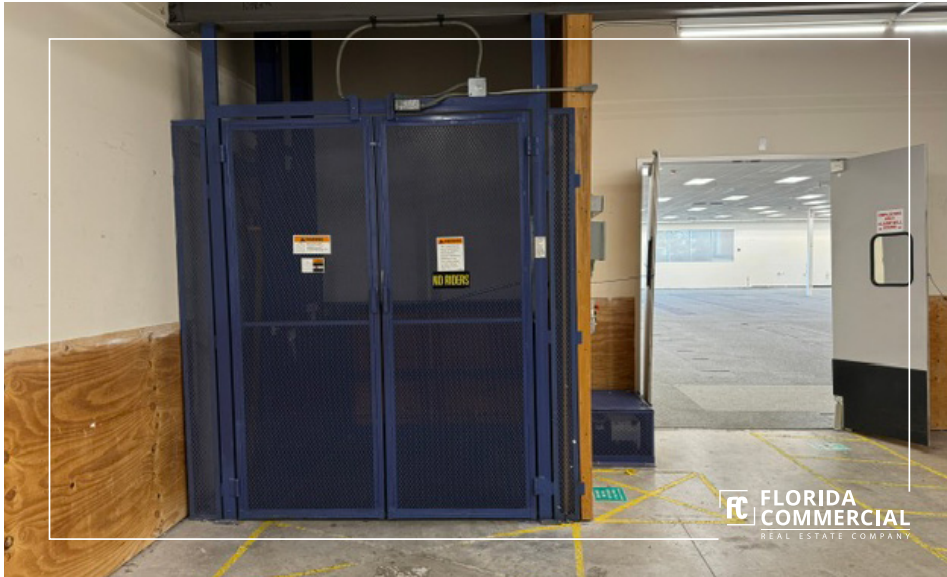


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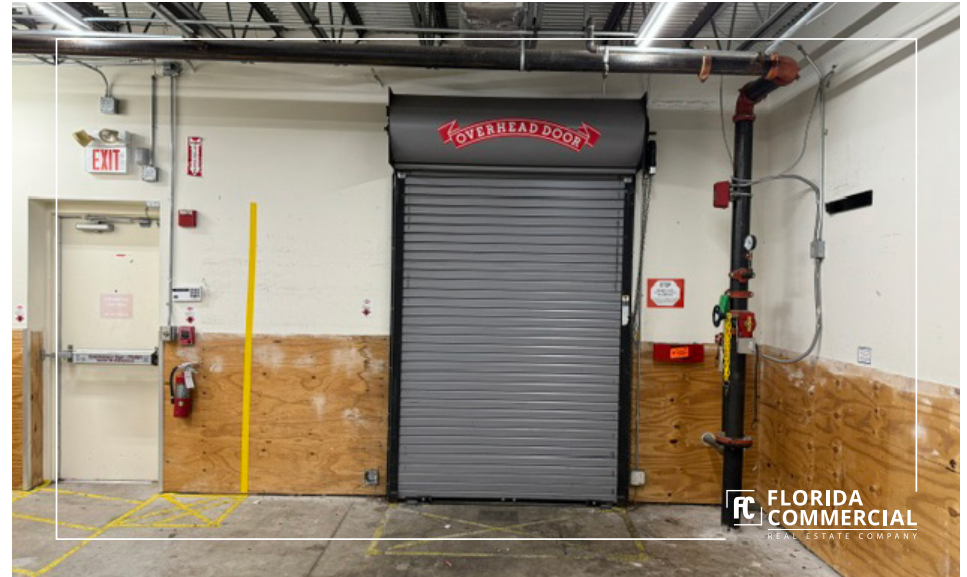
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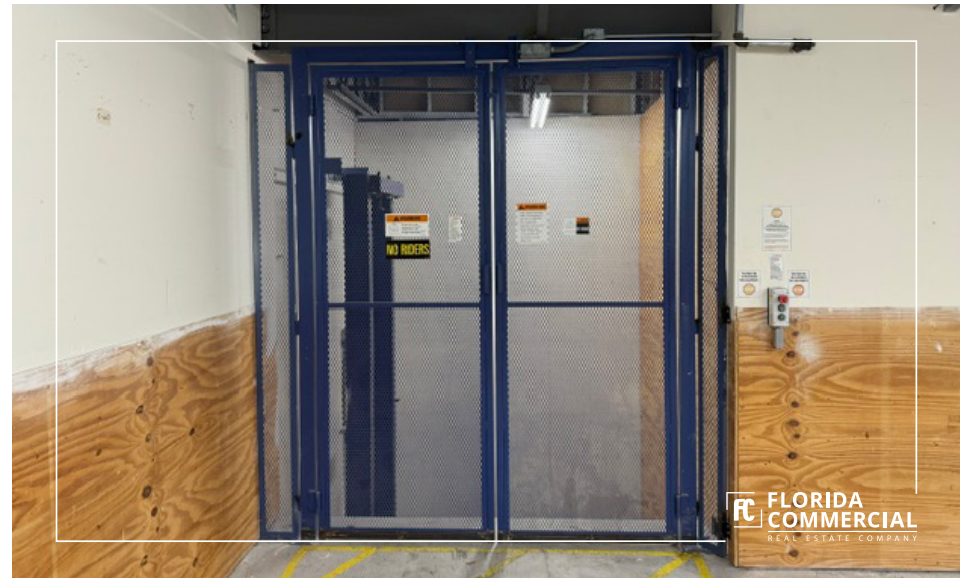
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MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Population	22.5K	97.6K	182K
Median Age	47	47	47



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7.2K	27.3K	65.3K
# of Employees	15.5K	58K	137K
Average HH Income	\$67.1K	\$69.9K	\$71.6K



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RETAIL MAP

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