

Gatlin Pointe Retail Center

1208 SW Gatlin Blvd., Port St. Lucie, FL 34953

NAI Southcoast



**COMING SOON:
Restaurant/Retail/Office Space**



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Building 1 - 1214 SW Gatlin Blvd

Building 2 - 1224 SW Gatlin Blvd

Unit	Area	Base Rent	CAM	Asking Rent	
101	823	\$ 2,950	\$ 686	\$ 3,636	Restaurant
102	823	\$ 2,744	\$ 686	\$ 3,430	Restaurant
103	774	\$ 2,581	\$ 645	\$ 3,226	Restaurant
104	774	\$ 2,129	\$ 645	\$ 2,774	Retail / Medical
105	774	\$ 2,129	\$ 645	\$ 2,774	Retail / Medical
106	823	\$ 2,195	\$ 686	\$ 2,881	Retail / Medical
107	823	\$ 2,195	\$ 686	\$ 2,881	Retail / Medical
108	823	\$ 2,195	\$ 686	\$ 2,881	Retail / Medical
109	774	\$ 2,129	\$ 645	\$ 2,774	Retail / Medical
110	774	\$ 2,581	\$ 645	\$ 3,226	Restaurant
111	774	\$ 2,581	\$ 645	\$ 3,226	Restaurant
112	823	\$ 2,744	\$ 686	\$ 3,430	Restaurant
113	823	\$ 2,950	\$ 686	\$ 3,636	Restaurant

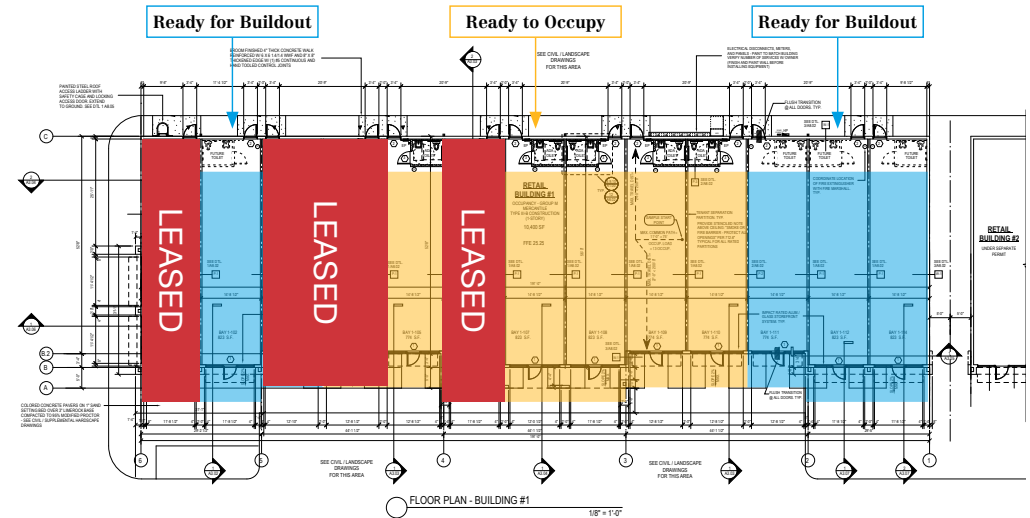
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105	774	\$ 2,065	\$ 645	\$ 2,710	Retail / Medical
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107	823	\$ 2,195	\$ 686	\$ 2,881	Retail / Medical
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Property Highlights

Building Size:	Building 1: Building 2:
Traffic Counts:	SW Gatlin Blvd 45,000 AADT
Lease Price:	\$2,710.00 - \$3,636.00 per month
Space Sizes:	774 SF or 823 SF

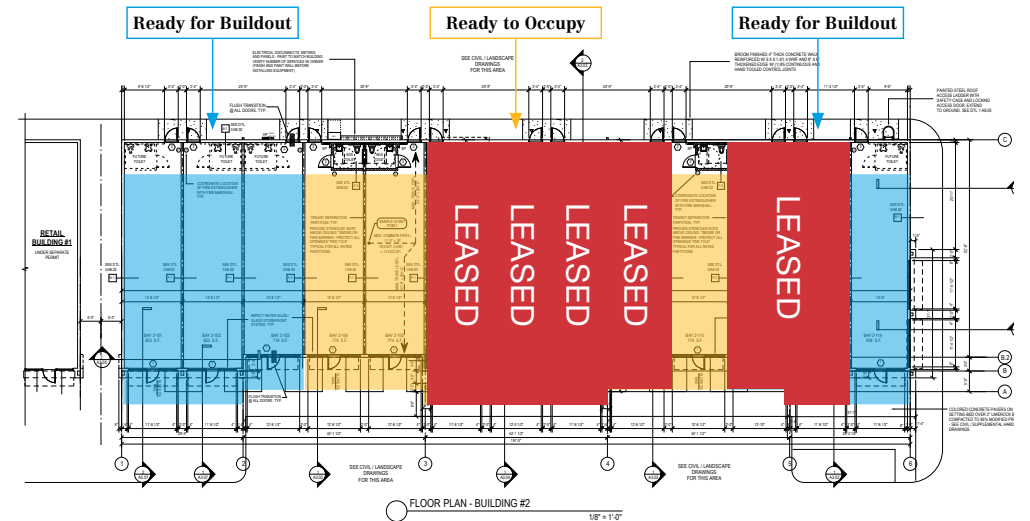


Property Overview

Gatlin Boulevard is becoming one of the major East-West corridors in St. Lucie County and ideally serves Tradition and Port St. Lucie.

The site is ideally located on one of the main arterial roads in Port Saint Lucie and it has a close proximity to major highways such as Interstate-95 and the Florida Turnpike.

The recent pandemic has meant that business owners have moved to Florida and St. Lucie County has welcomed the growth. The housing market is booming to keep pace with population growth.

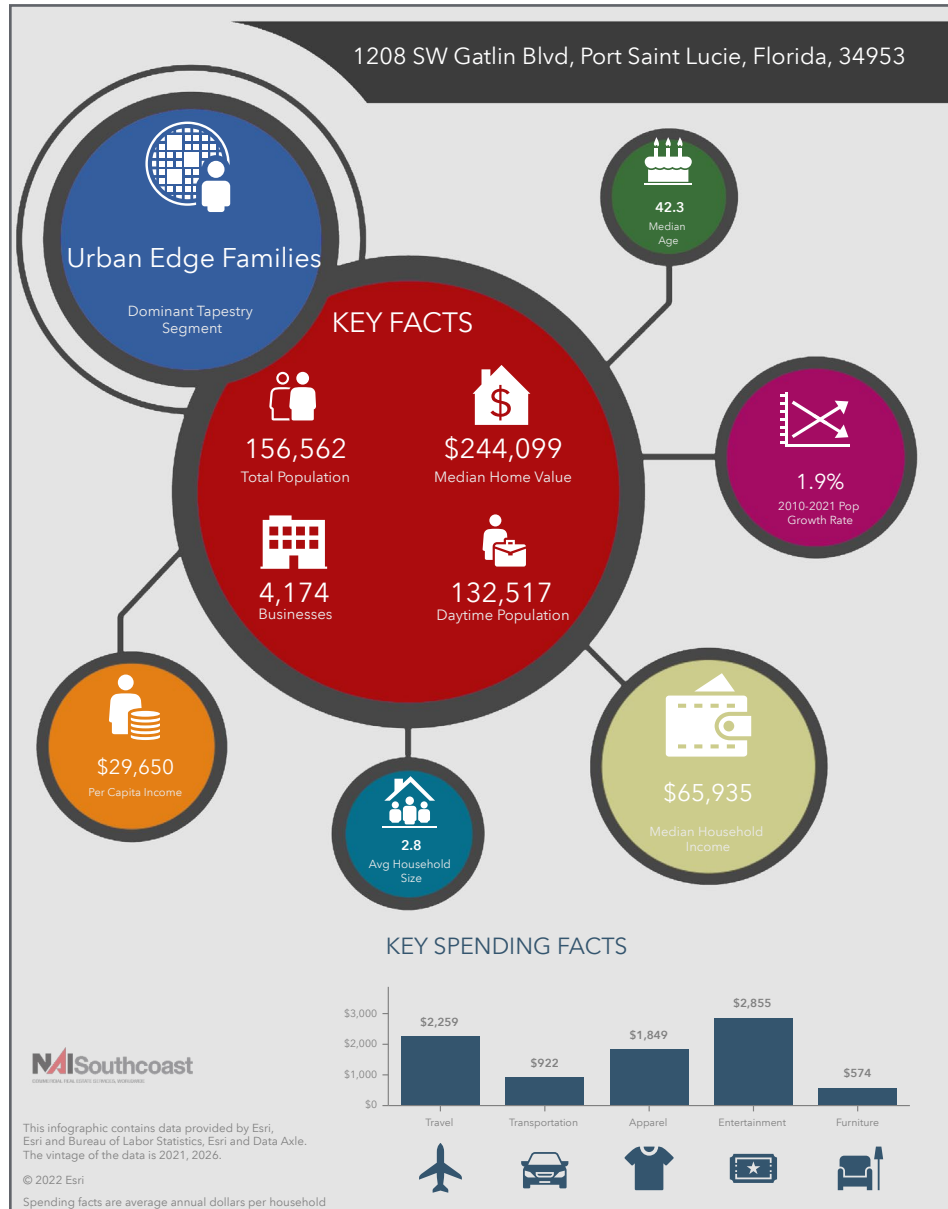


*Ready for buildout and ready to occupy is upon delivery.

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2022 Demographics



Population

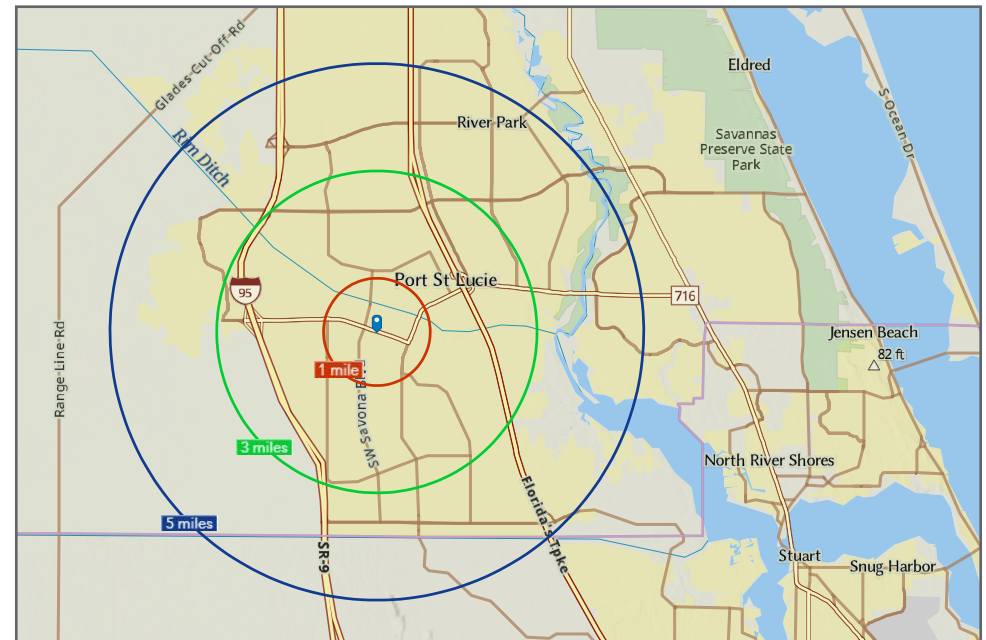
- 1 Mile: 11,617
- 3 Mile: 76,075
- 5 Mile: 156,562

Average Household Income

- 1 Mile: \$76,224
- 3 Mile: \$78,893
- 5 Mile: \$81,273

Median Age

- 1 Mile: 36.0
- 3 Mile: 37.8
- 5 Mile: 42.3





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