Bridge Plaza For Lease
1000-1080 Port St. Lucie Blvd., Port St. Lucie, FL 34952

NAISouthcoast

SE WESTMORELAND BLVD

McDonald's

SE PORT ST LUCIE BLVD

Presented by

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FOR LEASE:
$14.00/SF NET

Property Overview

Great location and visibility from Port St. Lucie Blvd. Located on one of the busiest intersections in the City of Port St. Lucie. High occupancy, high traffic, great value center perfect for any retail use.

Property Details

Location: On the corner of Port St. Lucie Blvd. & Westmoreland Blvd.

Traffic Count: ±49,900 AADT

Outparcel: 2,800 SF building can be put on the outparcel site for $70,000 ($25.00/SF) Annual Net Base Rent plus applicable sales tax (payable monthly). Build to suit rental rate to be determined.

Lease Rate: $14.00/RSF Plus $6.37/RSF CAM/INS/TAX

Available Units: Suite 1010-1012 - 2,400 SF
Suite 1024 - 1,000 SF

Property Highlights

- Located at a signalized intersection
- Two entrances off Port St. Lucie Boulevard

Bridge Plaza For Lease
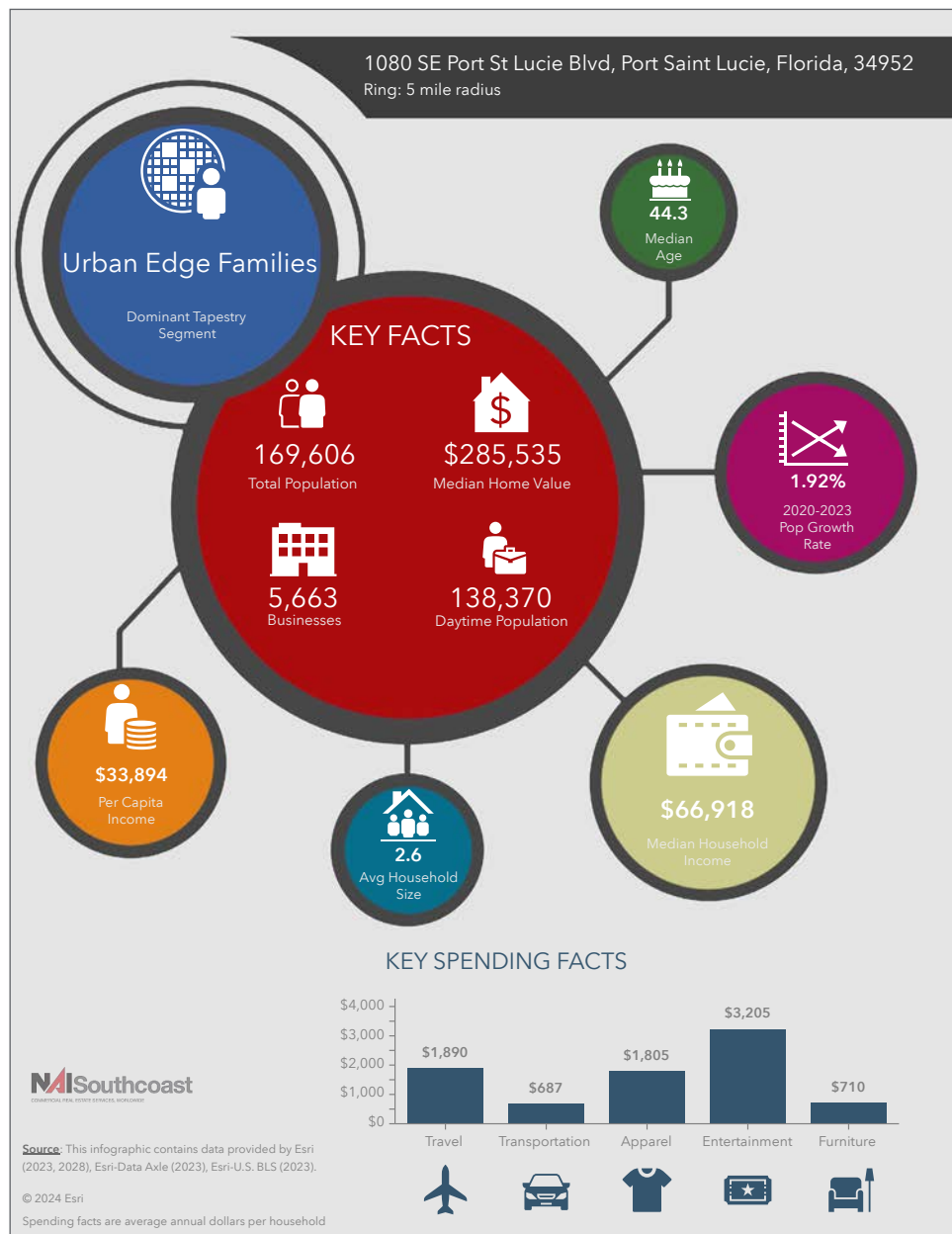## 1000-1080 Port St. Lucie Blvd., Port St. Lucie, FL 34952

1080 SE Port St Lucie Blvd, Port Saint Lucie, Florida, 34952
Ring: 5 mile radius

Urban Edge Families
Dominant Tapestry Segment

44.3
Median Age

KEY FACTS

169,606
Total Population

$285,535
Median Home Value

1.92%
2020-2023 Pop Growth Rate

5,663
Businesses

138,370
Daytime Population

$33,894
Per Capita Income

2.6
Avg Household Size

$66,918
Median Household Income

KEY SPENDING FACTS

	Amount
Travel	$1,890
Transportation	$687
Apparel	$1,805
Entertainment	$3,205
Furniture	$710

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

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Spending facts are average annual dollars per household
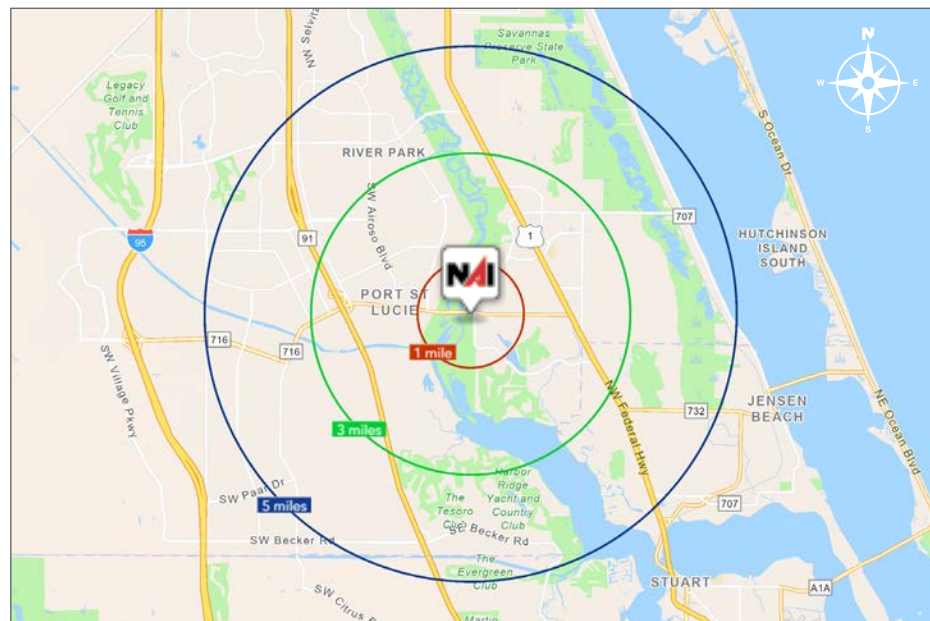
Population
- 1 Mile: 6,718
- 3 Mile: 65,957
- 5 Mile: 169,606

Average Household Income
- 1 Mile: $83,111
- 3 Mile: $85,972
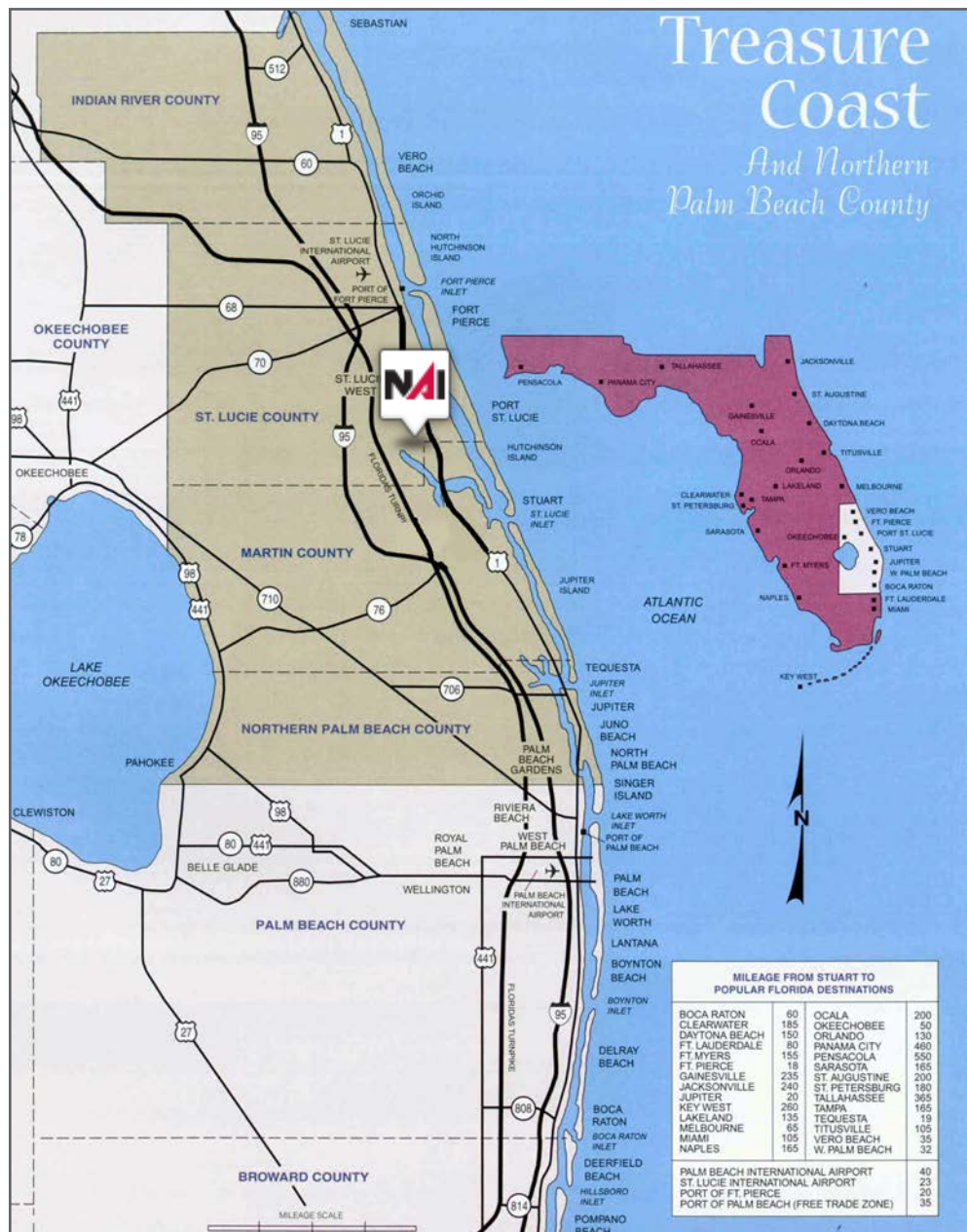- 5 Mile: $89,426

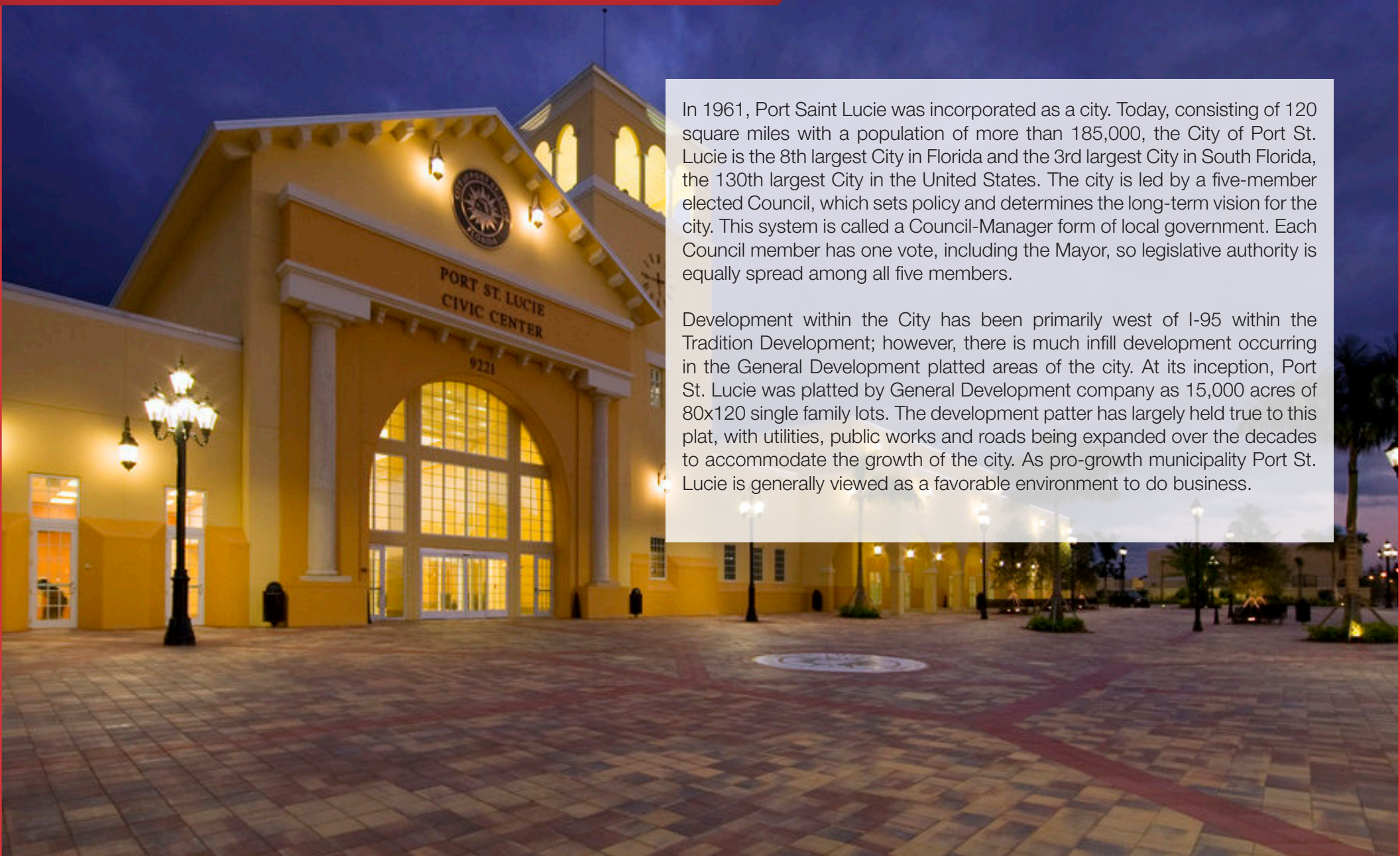### Median Age
- 1 Mile: 48.0
- 3 Mile: 46.5
- 5 Mile: 44.3

Treasure Coast And Northern Palm Beach County

St. Lucie County

MILEAGE FROM STUART TO POPULAR FLORIDA DESTINATIONS			
BOCA RATON	60	OCALA	200
CLEARWATER	185	OKEECHOBEE	50
DAYTONA BEACH	150	ORLANDO	130
FT. LAUDERDALE	80	PANAMA CITY	460
FT. MYERS	155	PENSACOLA	550
FT. PIERCE	18	SARASOTA	165
GAINESVILLE	235	ST. AUGUSTINE	200
JACKSONVILLE	240	ST. PETERSBURG	180
JUPITER	20	TALLAHASSEE	365
KEY WEST	260	TAMPA	165
LAKELAND	135	TEQUESTA	19
MELBOURNE	65	TITUSVILLE	105
MIAMI	105	VERO BEACH	35
NAPLES	165	W. PALM BEACH	32
PALM BEACH INTERNATIONAL AIRPORT			40
ST. LUCIE INTERNATIONAL AIRPORT			23
PORT OF FT. PIERCE			20
PORT OF PALM BEACH (FREE TRADE ZONE)			35

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development patter has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

County Overview
St Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 280,000 and has experienced growth of over 40% since 2000. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to First Data Field in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 39,000 students and 5,400 staff. The Economic Development Council is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (14.8%), and Retail Trade (13.2%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. In 2017 and 2018 the Economic Development Council of St. Lucie County facilitated 20 expansion and job creating projects with a net growth of building area nearing 1,000,0000 square feet.
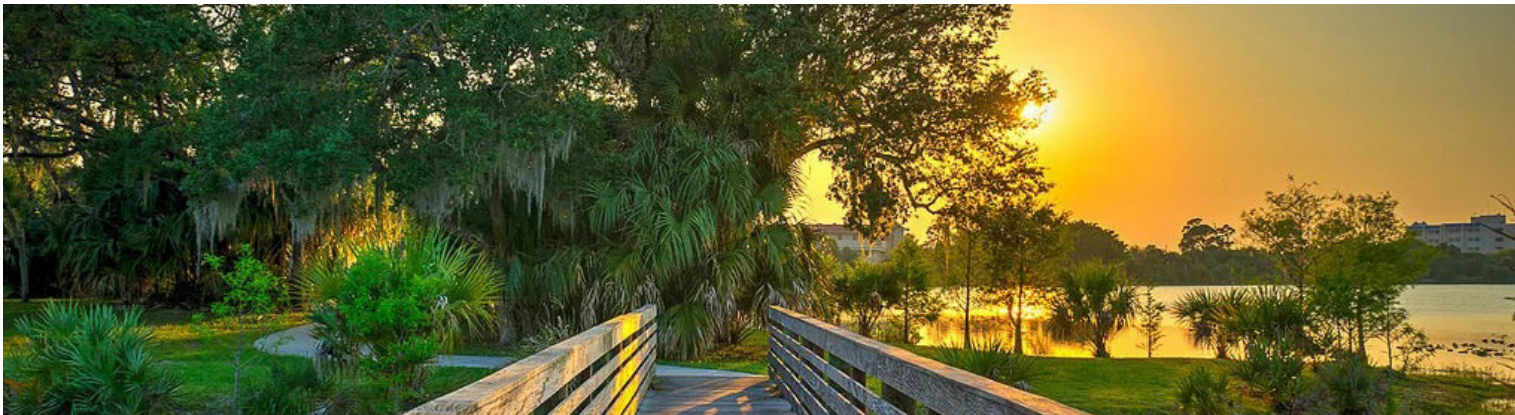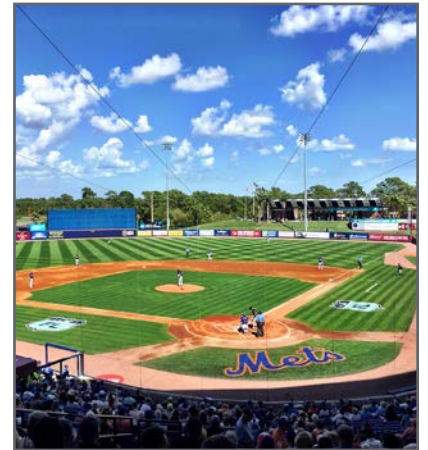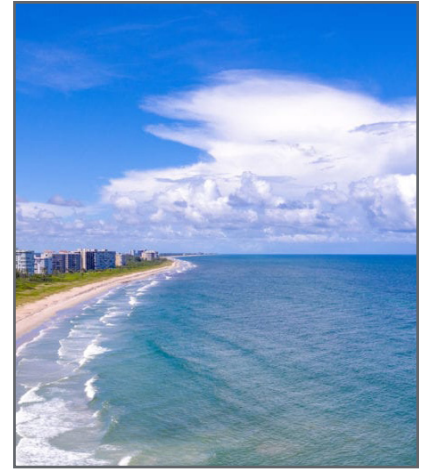
LISTING AGENTS

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