±1.39-Acre Service Commercial Corner

2611 SW Domina Road, Port St. Lucie, FL 34953

NAI Southcoast

Presented by:

Douglas Legler
Principal | Broker Associate
+1 772 405 7778
douglas@naisouthcoast.com
www.naisouthcoast.com

Casey Combs
Sales Associate
+1 772 285 8769
ccombs@naisouthcoast.com
www.naisouthcoast.com

FOR SALE:

$1,100,000

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Property Details

Address:	2611 SW Domina Road, Port St. Lucie, FL 34953
Traffic Count:	52,000 AADT on Gatlin Blvd.
Price:	$1,100,000
Parcel ID:	3420-650-1079-000-7
Land Area:	±1.39 Acres
Street Frontage:	715 Feet
Zoning:	Service Commercial
Future Land Use:	Service Commercial

Property Overview

- Quick access to Gatlin Blvd, which has an average daily traffic count of 52,000 and is a major commercial corridor within the immediate market
- One half mile away from I-95 interchange
- Service the new home developments within Gatlin & Tradition, Port St Lucie
- Within a Five-Mile Radius the population is 158,723, with an average household income of ~$101,000

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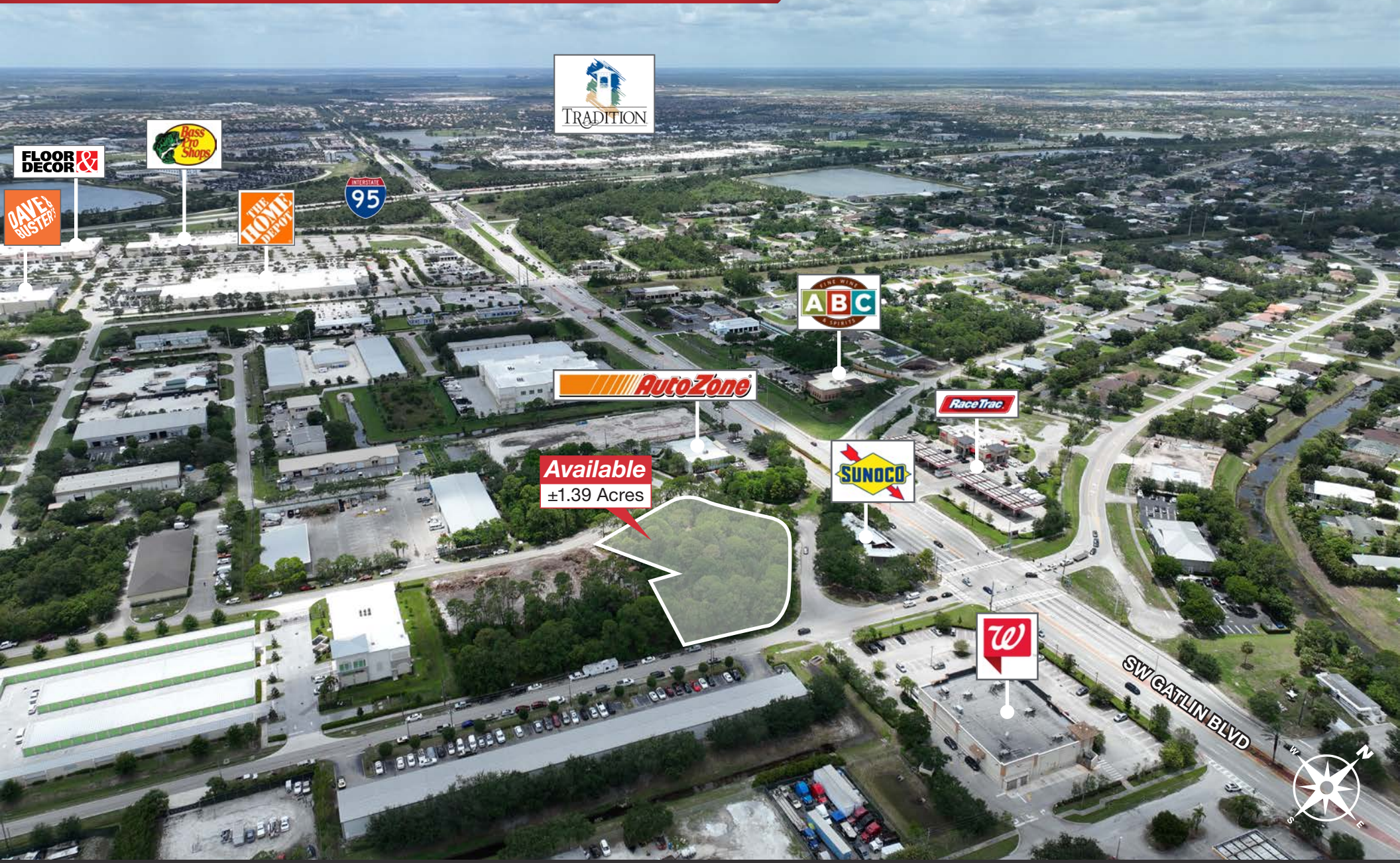
Looking Northwest



NAISouthcoast

100 SW Albany Avenue, 2nd Floor, Stuart, Florida 34994 | +1 772 286 6292 | www.naisouthcoast.com

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Looking East

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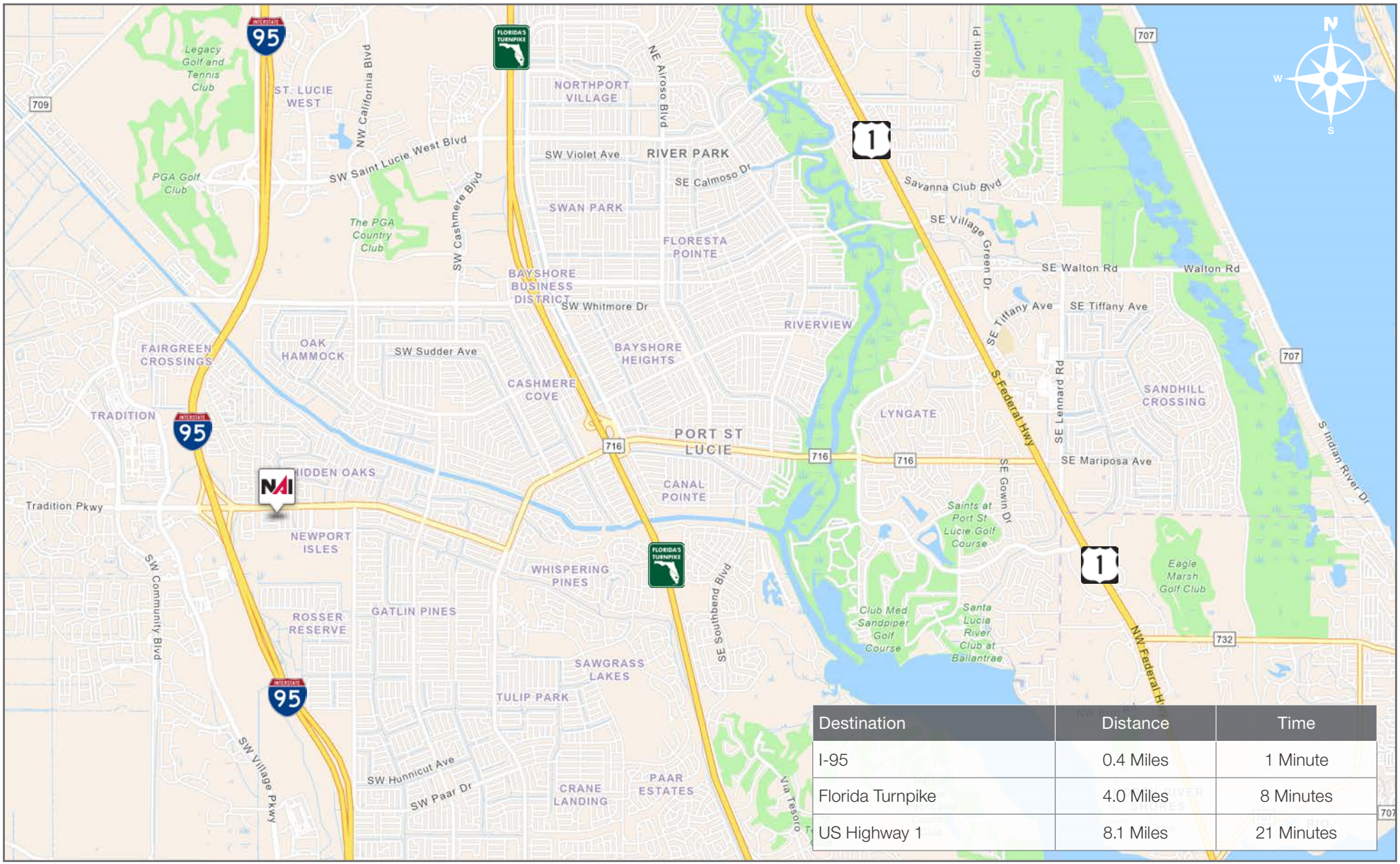
Drive Time



Destination	Distance	Time
I-95	0.4 Miles	1 Minute
Florida Turnpike	4.0 Miles	8 Minutes
US Highway 1	8.1 Miles	21 Minutes

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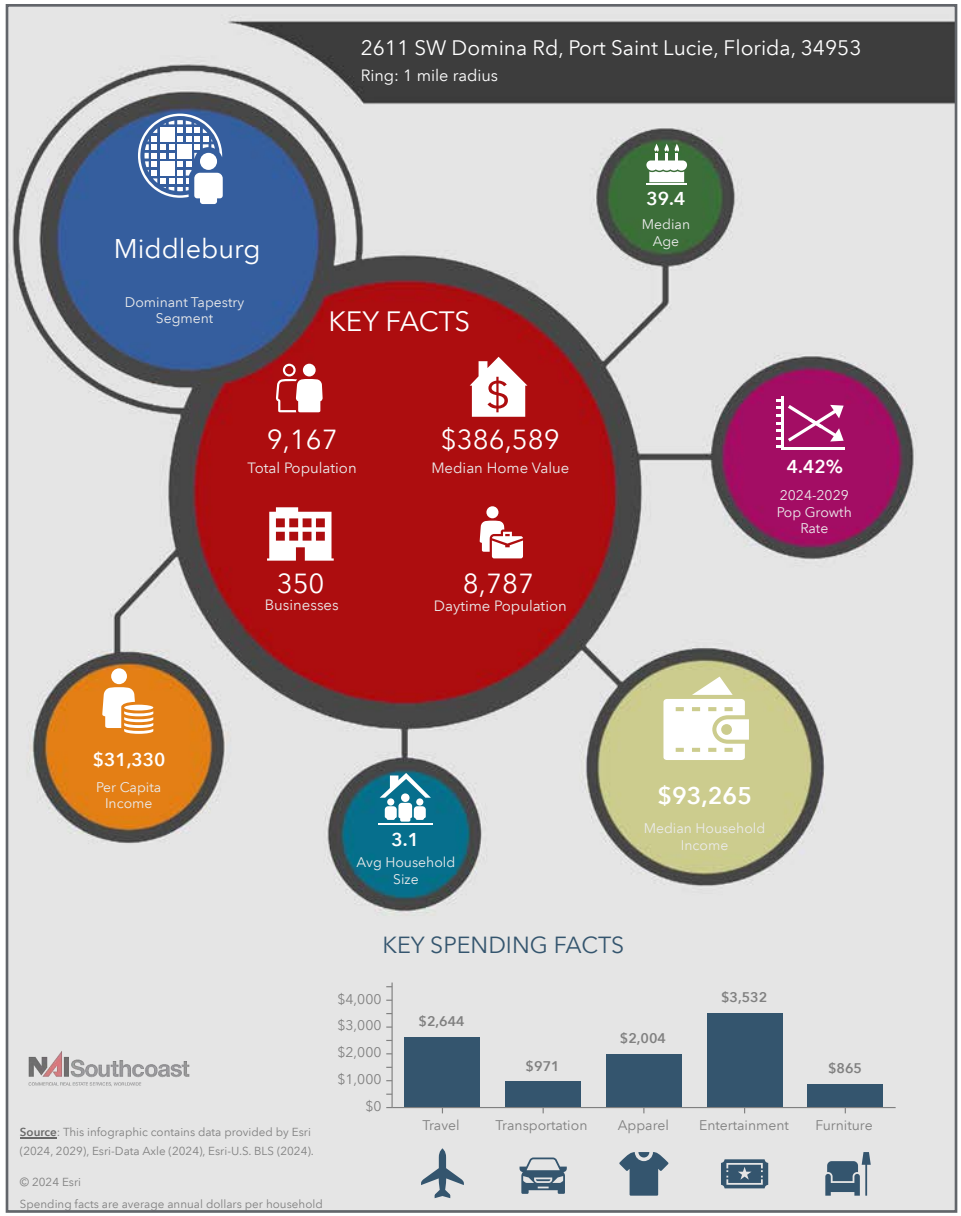
2024 Demographics



Population

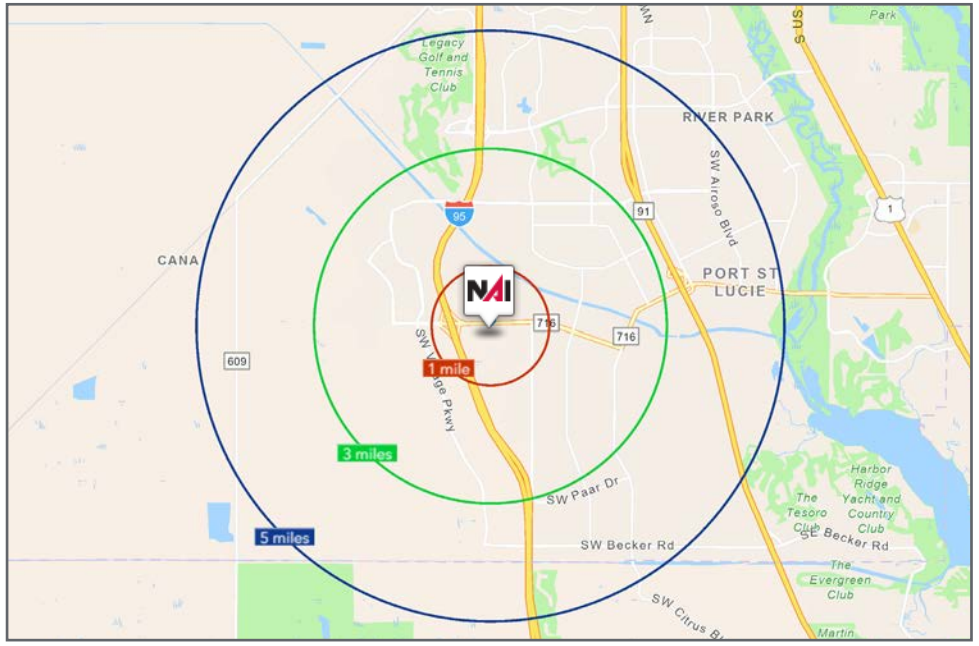
- 1 Mile: 9,167
- 3 Mile: 81,278
- 5 Mile: 158,723

Average Household Income

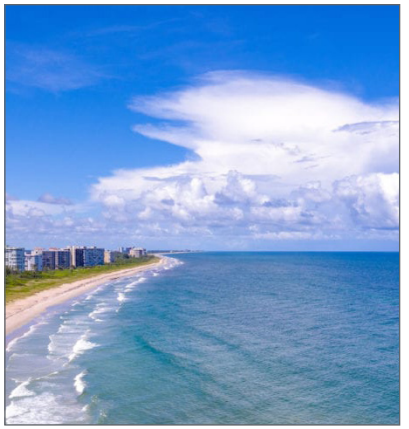
- 1 Mile: $96,442
- 3 Mile: $98,233
- 5 Mile: $101,039

Median Age

- 1 Mile: 39.4
- 3 Mile: 45.4
- 5 Mile: 45.7



Regional Overview
St. Lucie County, Florida



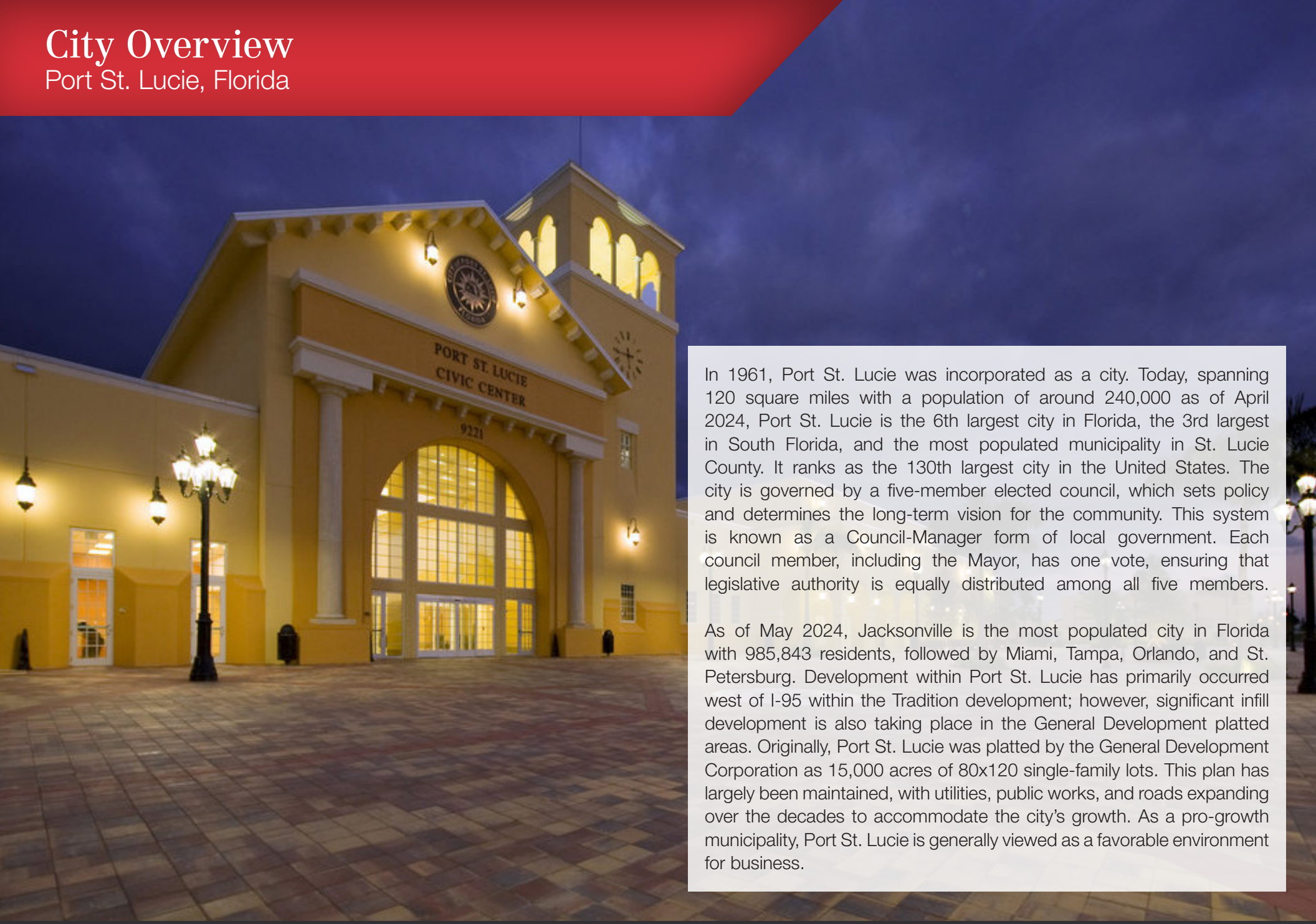
Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central 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 328,000 and has experienced growth of over 18% since 2010. 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 Clover Park 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 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) 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 (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.

City Overview

Port St. Lucie, Florida



In 1961, Port St. Lucie was incorporated as a city. Today, spanning 120 square miles with a population of around 240,000 as of April 2024, Port St. Lucie is the 6th largest city in Florida, the 3rd largest in South Florida, and the most populated municipality in St. Lucie County. It ranks as the 130th largest city in the United States. The city is governed by a five-member elected council, which sets policy and determines the long-term vision for the community. This system is known as a Council-Manager form of local government. Each council member, including the Mayor, has one vote, ensuring that legislative authority is equally distributed among all five members.

As of May 2024, Jacksonville is the most populated city in Florida with 985,843 residents, followed by Miami, Tampa, Orlando, and St. Petersburg. Development within Port St. Lucie has primarily occurred west of I-95 within the Tradition development; however, significant infill development is also taking place in the General Development platted areas. Originally, Port St. Lucie was platted by the General Development Corporation as 15,000 acres of 80x120 single-family lots. This plan has largely been maintained, with utilities, public works, and roads expanding over the decades to accommodate the city's growth. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment for business.

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