

.94 Acre Commercial Corner

Port St. Lucie Blvd. & Chestnut Ln., Port St. Lucie, FL 34953

NAI Southcoast



SW PORT ST LUCIE BLVD

AADT: 50,000



SW CHESTNUT LN

Presented by

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FOR SALE

\$720,000

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Property Features

Location:	Port St. Lucie Blvd. & Chestnut Lane Port St. Lucie, FL 34952
Site Size:	±.94 Acres
Frontage:	165' on Port St. Lucie Boulevard 250' on Chestnut Lane
Zoning:	Professional
Future Land Use:	ROI (Residential - Office - Institutional)
Traffic Count:	50,000 Annual Average Daily Traffic
Access:	Full Access, Four Way Intersection
Expansion:	Adjacent 2.3 acres also Available

Property Overview

Rare opportunity to acquire one of the last undeveloped commercial corners on busy Port St. Lucie Blvd.

Frontage on Port St. Lucie Blvd and Chestnut Lane make this property highly visible, desirable, and easily accessible.

1/3 mile from Florida's turnpike, this property is centrally located between the highway, busy Gatlin Blvd, and rapidly growing Tradition.

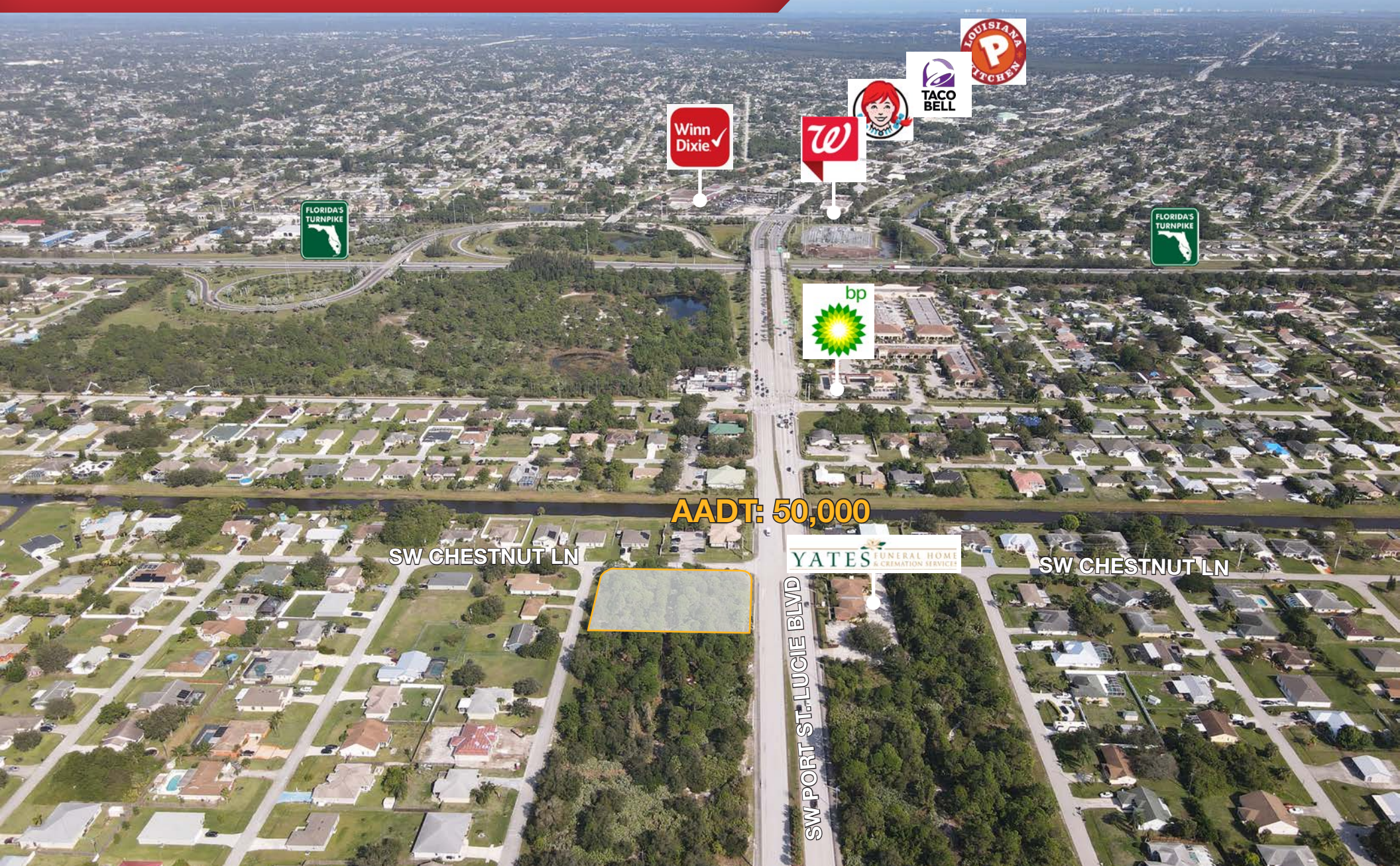
This property's ideal location and proximity to dense residential make it a prime opportunity for retail, restaurant, medical, or office development.



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Looking East



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Looking South



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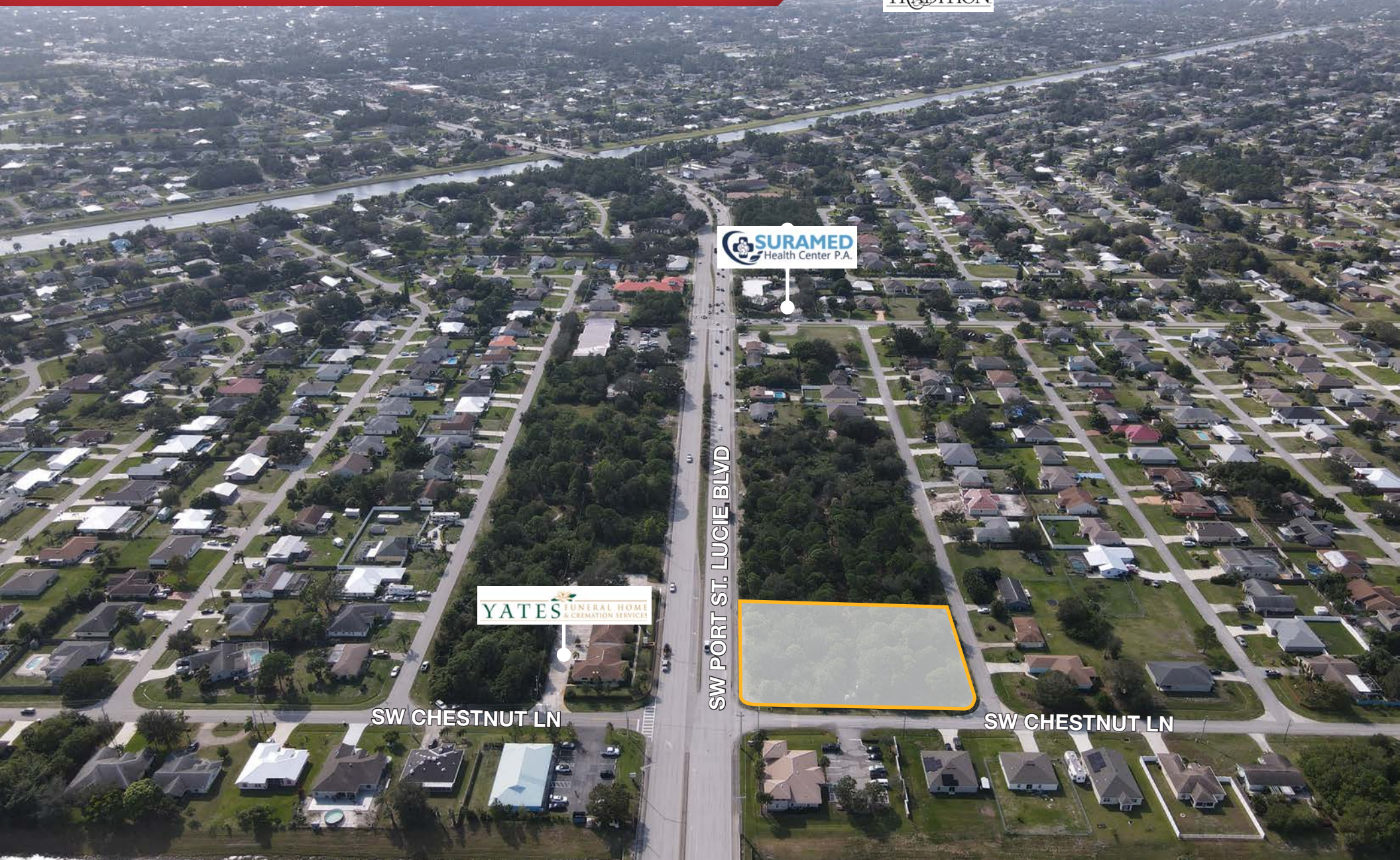
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Looking West



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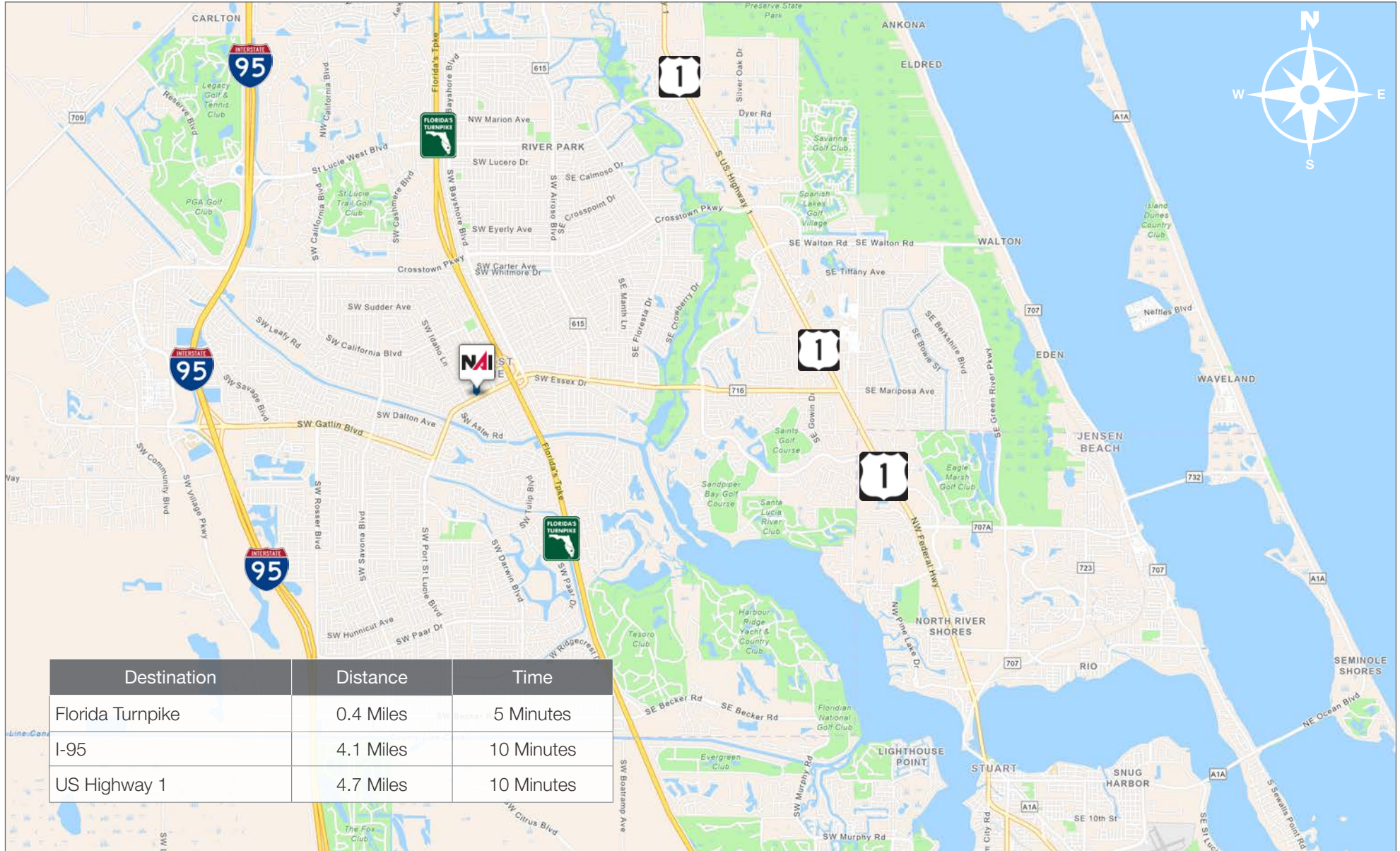
Looking Northeast



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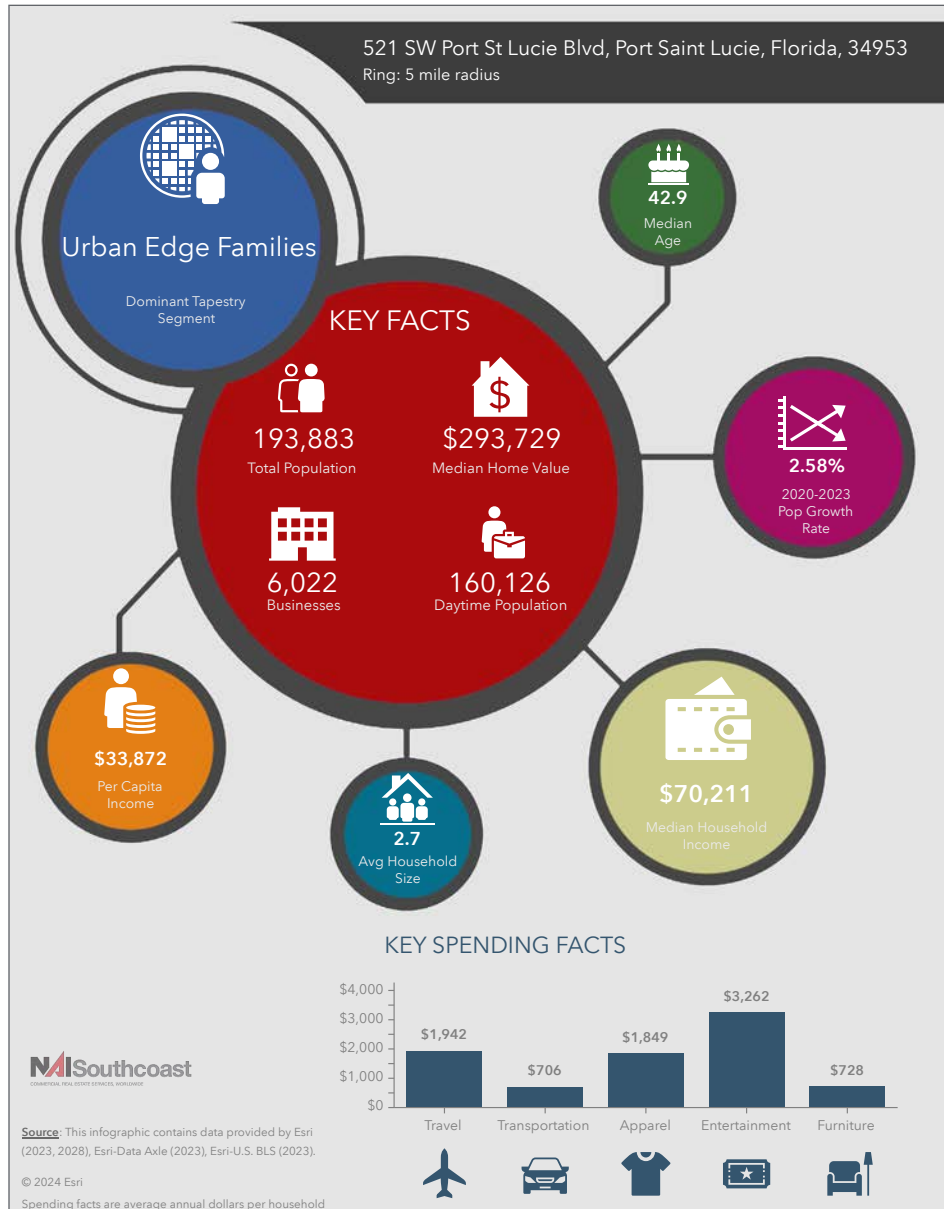
Drive Time



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2023 Demographics



Population

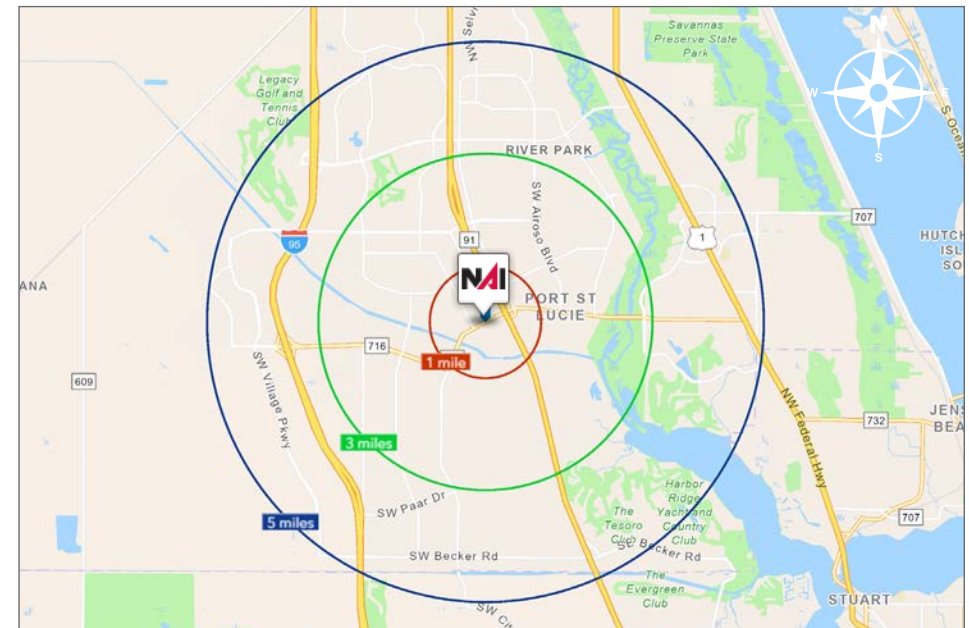
- 1 Mile 10,702
- 3 Mile: 92,199
- 5 Mile: 193,883

Average Household Income

- 1 Mile \$102,549
- 3 Mile: \$103,210
- 5 Mile: \$103,859

Median Age

- 1 Mile 37.6
- 3 Mile: 38.8
- 5 Mile: 42.2



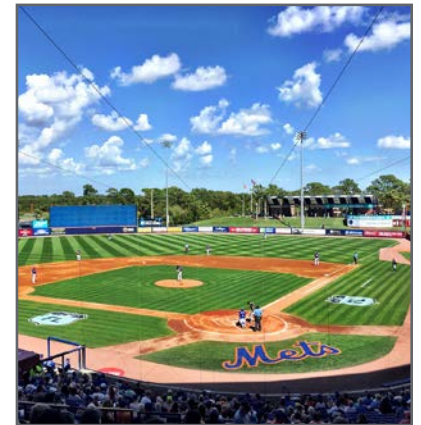
County Overview

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.

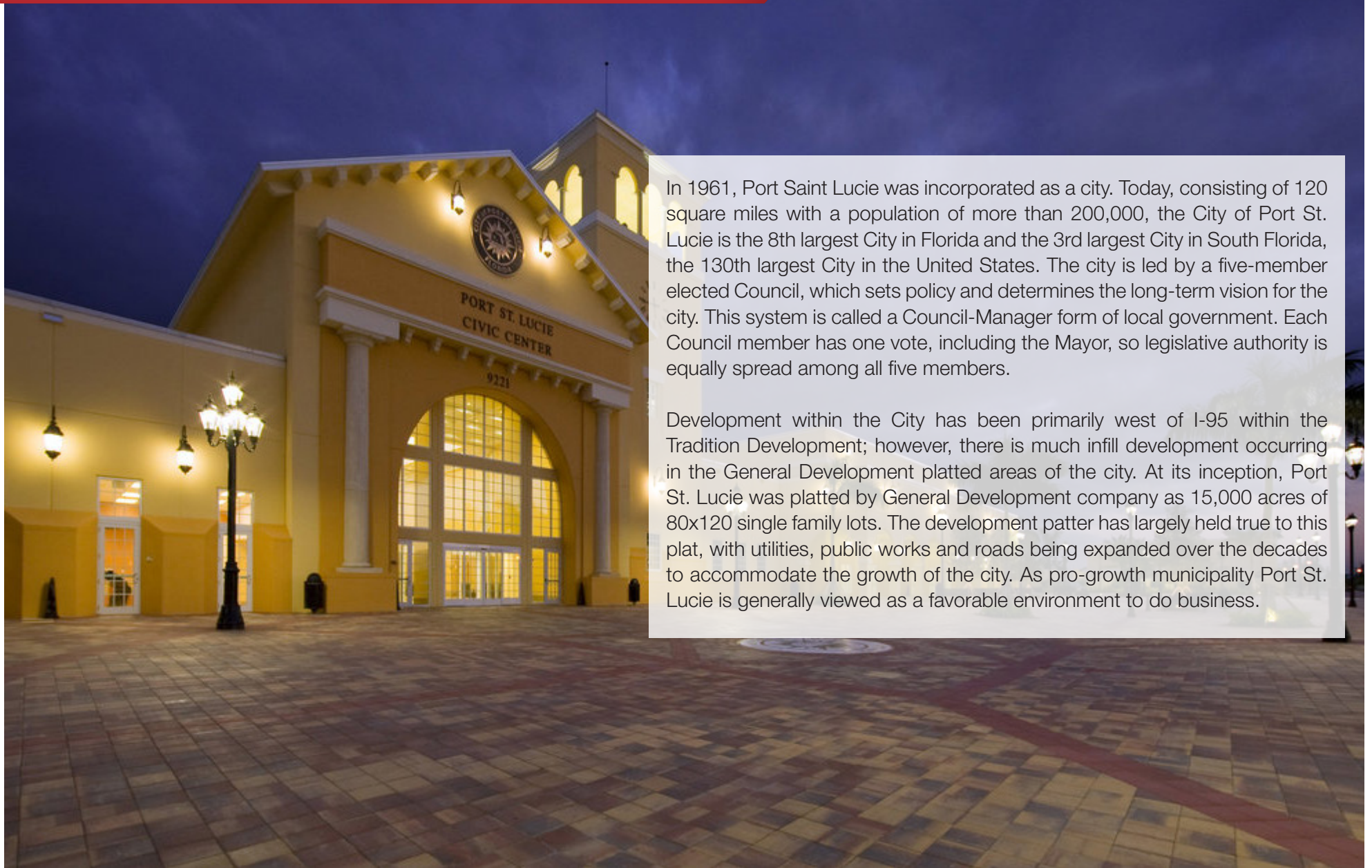
The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine 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 Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 200,000, 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 patten 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.



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