

Freestanding Building With Lot

10425 S U.S. Hwy 1, Port St. Lucie, FL 34952

NAI Southcoast



SELLER FINANCING AVAILABLE!

Presented by

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FOR SALE:

\$750,000

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Property Details

Address:	10425 S US Highway 1 Port St. Lucie, FL 34952
Parcel #:	3414-501-4707-000-2
Building Size:	620 SF Building 1,128 SF Canopy
Land Size:	±4 Acres
Pricing:	\$750,000 (Seller Financing Available)
Traffic Count:	43,500 AADT
Parking Spaces:	40

Property Summary

This well-positioned freestanding building with ample lot space is positioned at the south end of Town Centre Port St. Lucie, a 215,000 SF regional shopping center.

The property has direct access to US Hwy 1 and Port St Lucie Blvd., which provide easy access and coverage to the entire Treasure Coast.

The building was recently renovated and could serve a variety of commercial or retail uses. The property could be ideal for a company with a small fleet seeking a convenient central location or as a retail destination in the heart of the city.

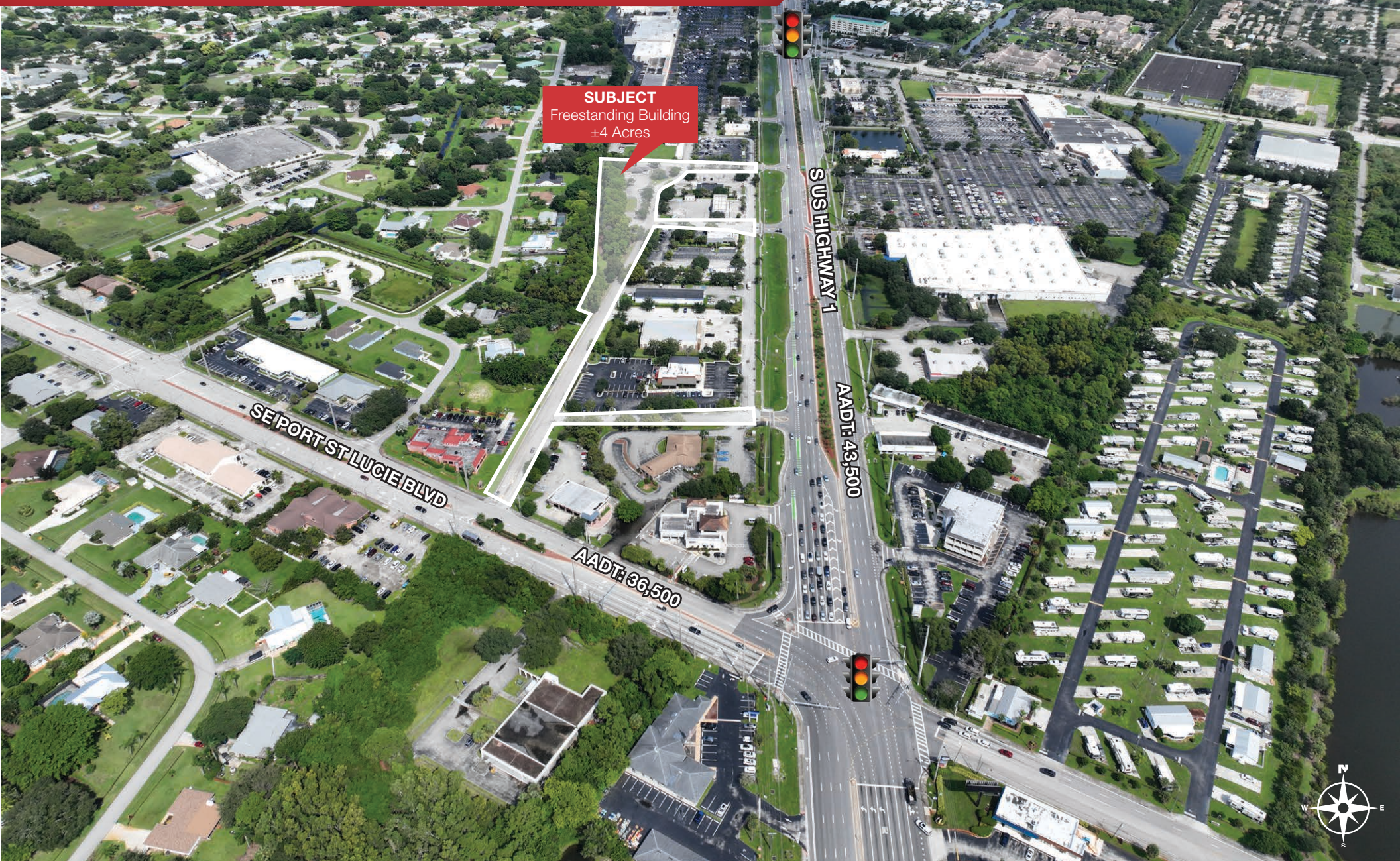


Demographic Highlights

	Average Household Income	Median Age
3 Miles	\$88,788	48.9
5 Miles	\$98,479	49.7
10 Miles	\$106,485	48.5

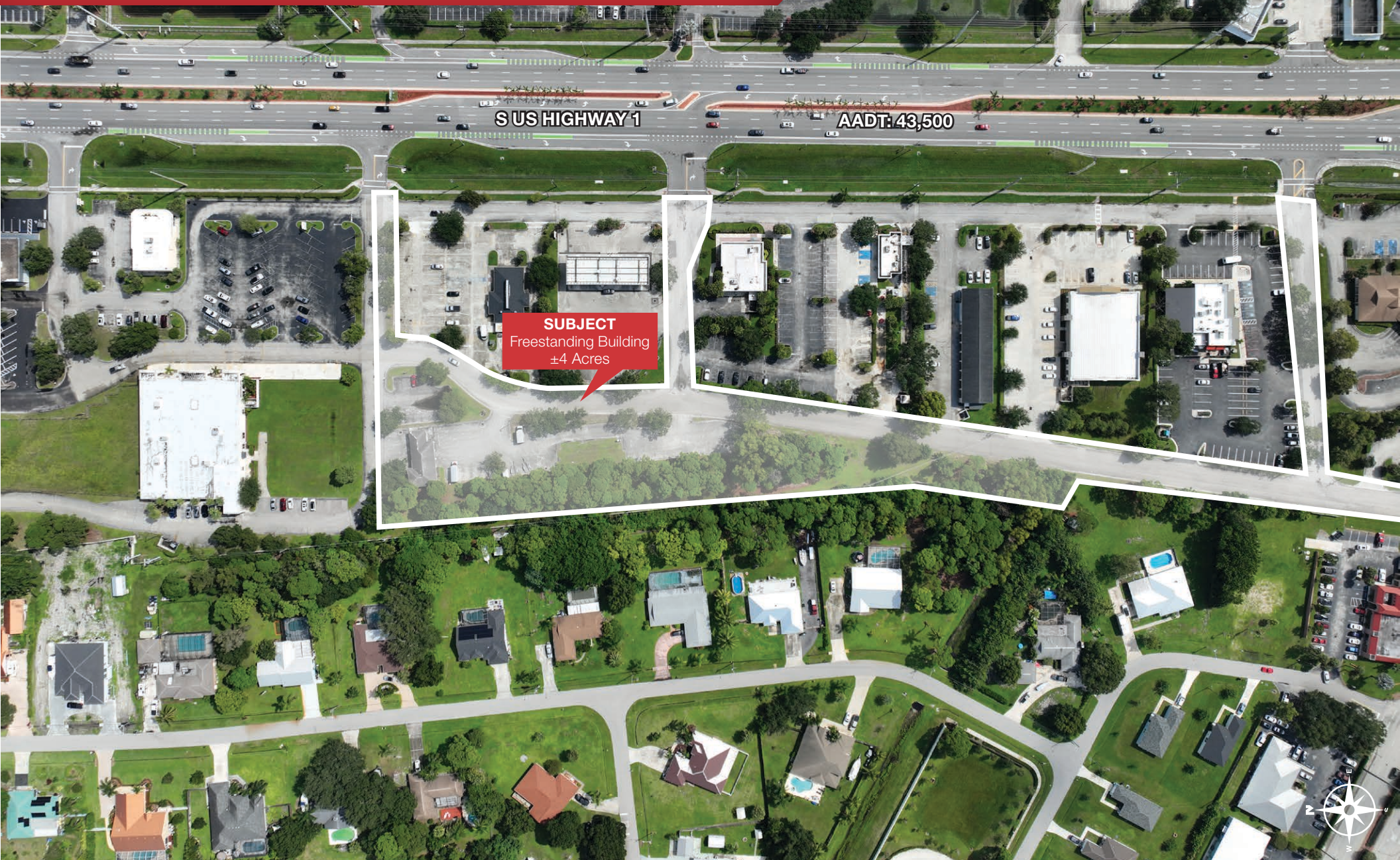
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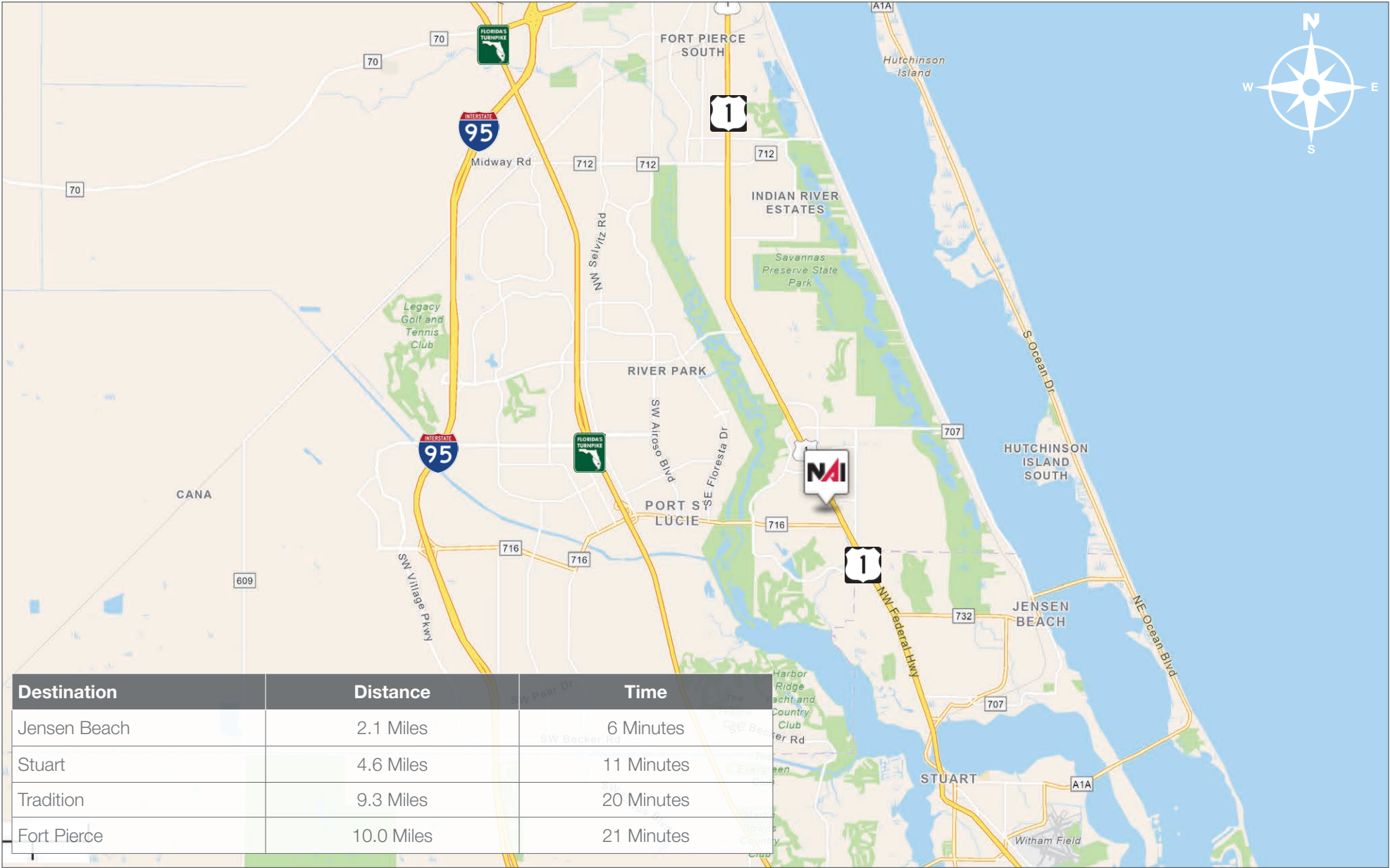
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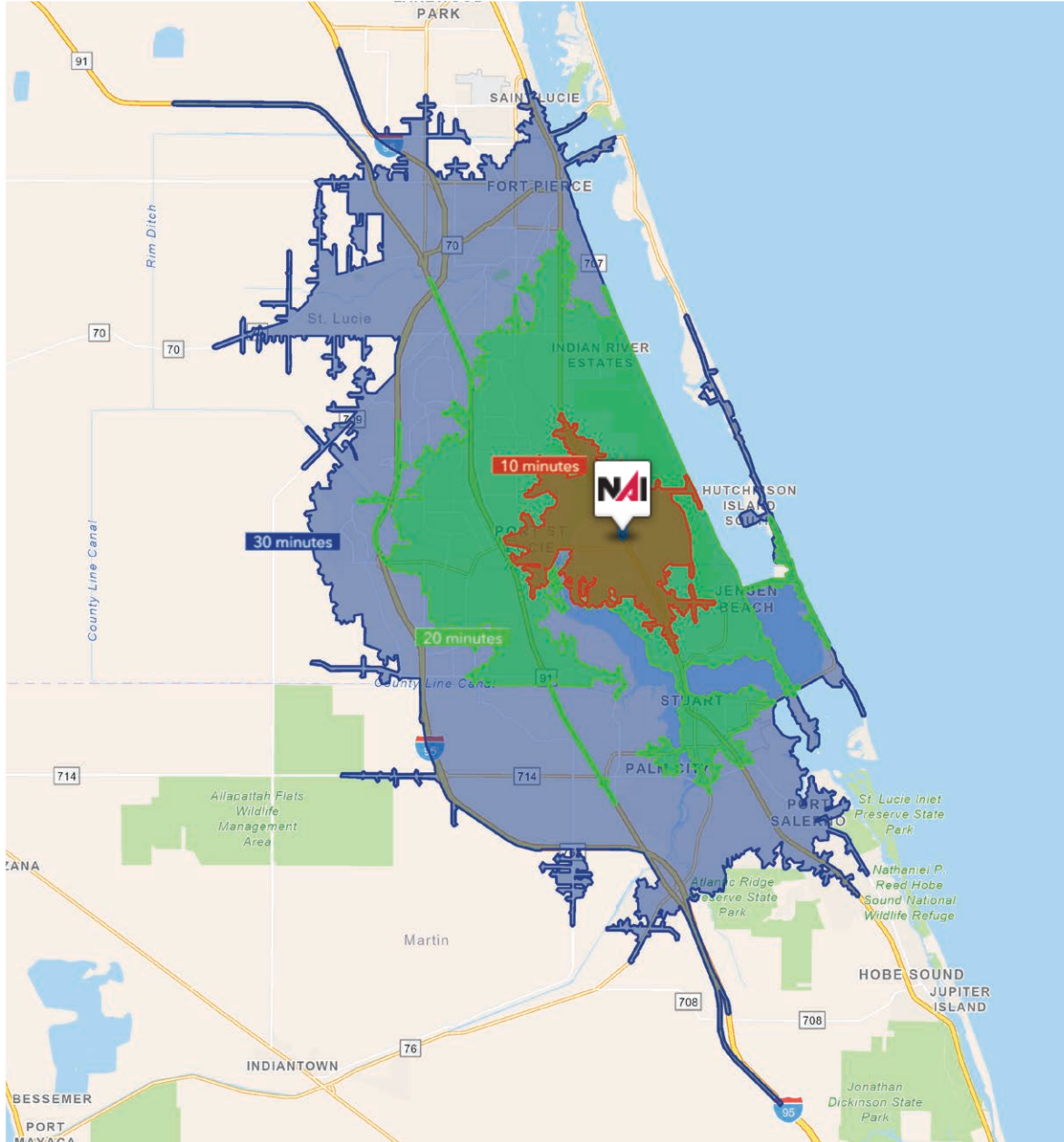
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Drive Time



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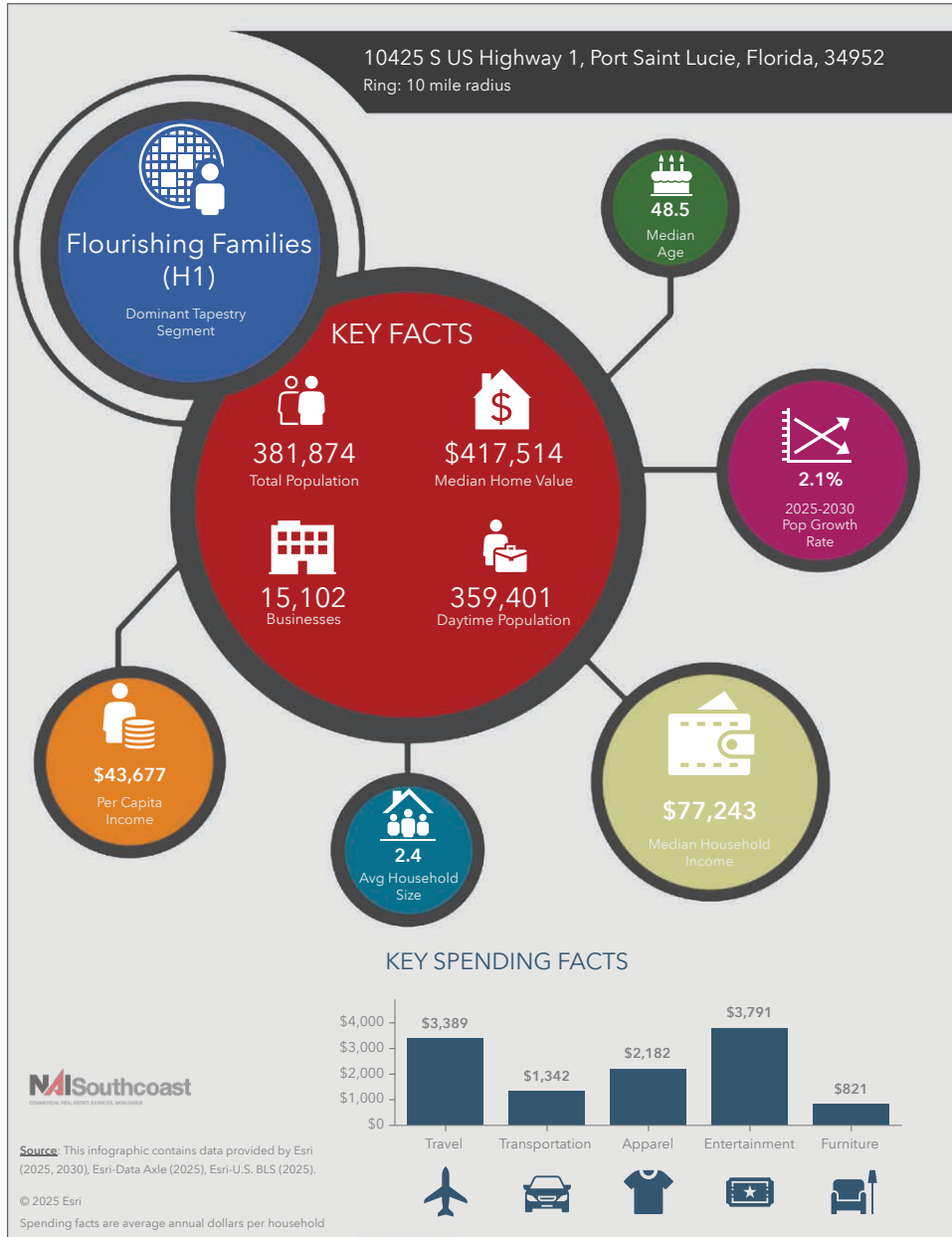


10 Minutes	20 Minutes	30 Minutes
44,525 2010 Population	187,365 2010 Population	343,462 2010 Population
49,387 2025 Population	231,386 2025 Population	448,558 2025 Population
10.92% 2010-2025 Population Growth	23.49% 2010-2025 Population Growth	30.60% 2010-2025 Population Growth
1.95% 2025-2030 (Annual) Est. Population Growth	2.03% 2025-2030 (Annual) Est. Population Growth	1.98% 2025-2030 (Annual) Est. Population Growth
48.3 2025 Median Age	46.8 2025 Median Age	47.5 2025 Median Age
\$86,652 Average Household Income	\$96,584 Average Household Income	\$103,442 Average Household Income
39.9% Percentage with Associates Degree or Better	40.2% Percentage with Associates Degree or Better	43.2% Percentage with Associates Degree or Better
55.3% Percentage in White Collar Profession	56.8% Percentage in White Collar Profession	58.7% Percentage in White Collar Profession

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2025 Demographics



Population

- 3 Miles: 50,195
- 5 Miles: 130,934
- 10 Miles: 381,874

Average Household Income

- 3 Miles: \$88,788
- 5 Miles: \$98,479
- 10 Miles: \$106,485

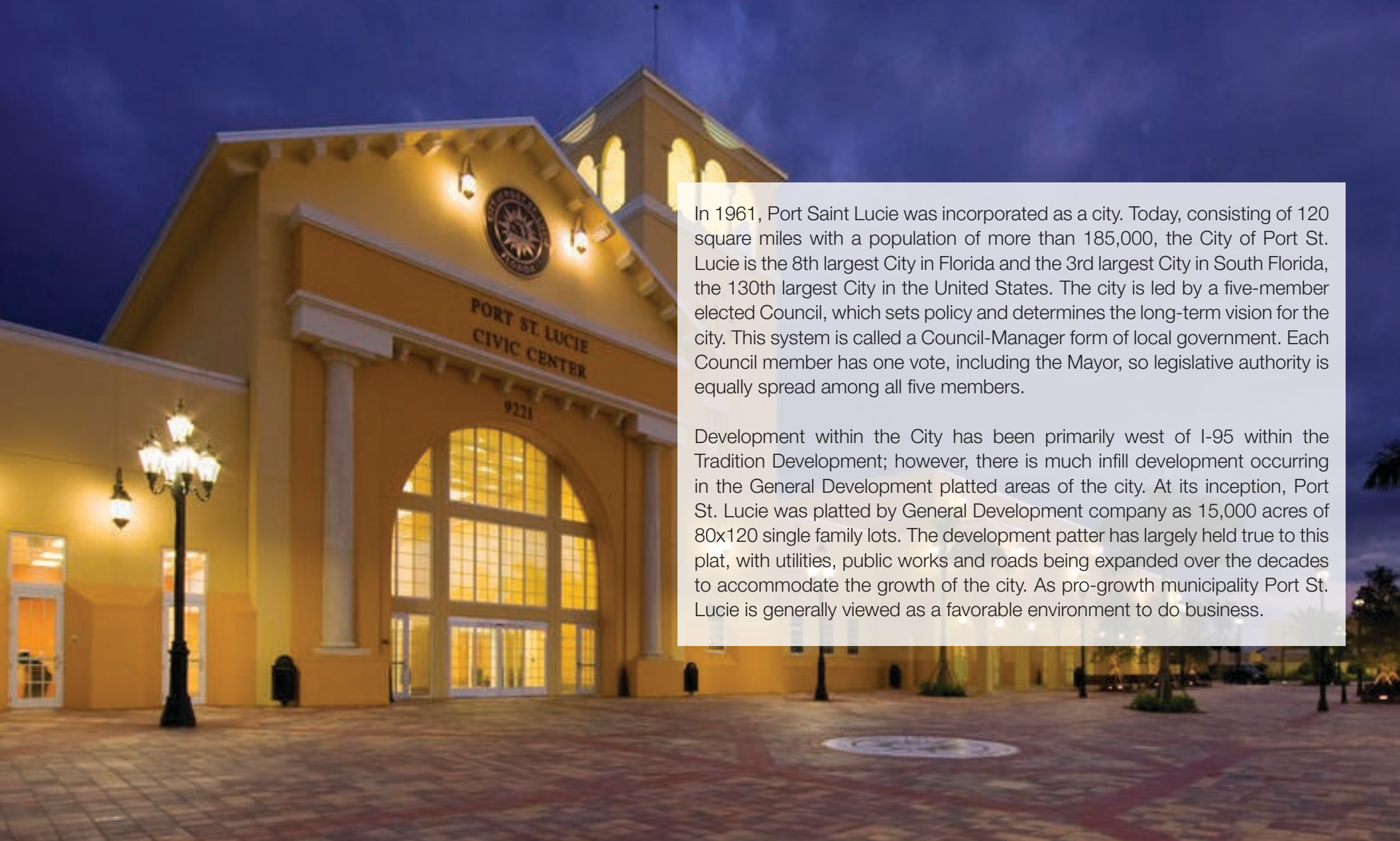
Median Age

- 3 Miles: 48.9
- 5 Miles: 49.7
- 10 Miles: 48.5



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 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 pattern 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 358,704 and has experienced growth of over 28% 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 52 schools with a total of 43,612 students and 8,800 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.



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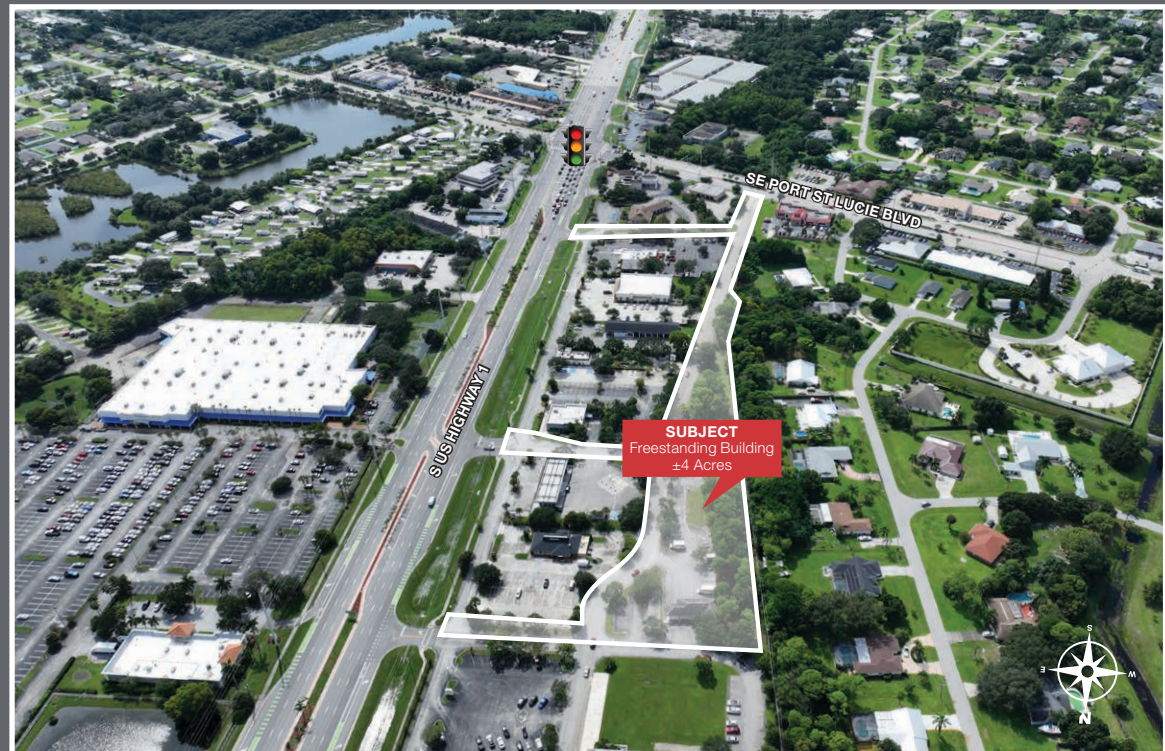


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