

**FOR SALE**  
Call for Pricing Guidance

±53,894 SF Building on ±13.73 Acres | 1900 NW Courtyard Cir, Port St Lucie, FL 34986



*Presented By:*

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## Property Details

Address:	1900 NW Courtyard Circle Port Saint Lucie, FL 34986
Zoning:	CG - General Commercial
Future Land Use:	Commercial Highway / Commercial General
Municipality:	St Lucie County
Building Size:	±53,894 SF
Land Size:	±13.73 Acres
Daily Traffic:	42,000 AADT on SW St Lucie West Blvd 15,600 AADT on NW Peacock Blvd
Parcel ID:	3323-932-0002-000-7

## Property Overview

1900 NW Courtyard Circle offers an exceptional investment or redevelopment opportunity in the heart of St. Lucie West—one of the Treasure Coast's most vibrant commercial corridors. The ±53,894 SF existing structure sits on ±13.73 acres just minutes from the I-95 interchange, offering excellent regional connectivity and exposure to strong daily traffic counts.

This versatile property is well-positioned for a wide range of uses. It can be repurposed as a self-storage facility, fitness center, athletic club, or other commercial/retail concept. Its size and location also make it a strong candidate for re-zoning to industrial use, aligning with the nearby industrial and service-oriented developments. Ample land offers expansion potential, outdoor storage, or additional structures to accommodate future tenants.

Surrounded by strong population density and national retailers, this site provides an excellent opportunity to capture local, regional, and destination traffic. With multiple redevelopment paths—including adaptive reuse, partial re-tenanting, or full repositioning—1900 NW Courtyard Circle presents a rare chance to secure a high-profile site in a rapidly growing market.







## About AMC Theatres

AMC Theatres is a nationally recognized entertainment anchor and the largest movie exhibitor in the U.S. and worldwide, drawing consistent traffic that supports surrounding retail and dining. New blockbusters and major releases make AMC a proven traffic generator for shopping centers and mixed-use destinations. With ongoing investments in premium formats, upgraded seating, and expanded food and beverage options, AMC continues to enhance customer appeal and spending. Recent financial improvements have further strengthened its stability, making this location's remaining lease term a reliable source of income and a strong investment opportunity.













# Multi-Family Development Path Through SB102

## The Live Local Act Senate Bill 102:

Under the act, a municipality must authorize a multifamily or mixed-use project in an area that's already zoned for commercial, industrial, or mixed-use if the developer agrees to make at least 40% of the residential units affordable housing or workforce housing for 30 years. That means the rentals would be for people earning up to 120% of the area median income. This project would be approved by the city administration without a zoning, land use change, special exception or comprehensive plan amendment, so the City Commission wouldn't need to vote. If this is a mixed-use project, at least 65% of the building must be for residential use.

The density allowed at such a project could be equal to the highest density allowed anywhere in the municipality where residential is permitted. As for height, the project could be as tall as any building within a one-mile radius in the same city, or three stories, whichever is taller. The developer could also reduce the number of parking spaces if the site is near a public transit stop.

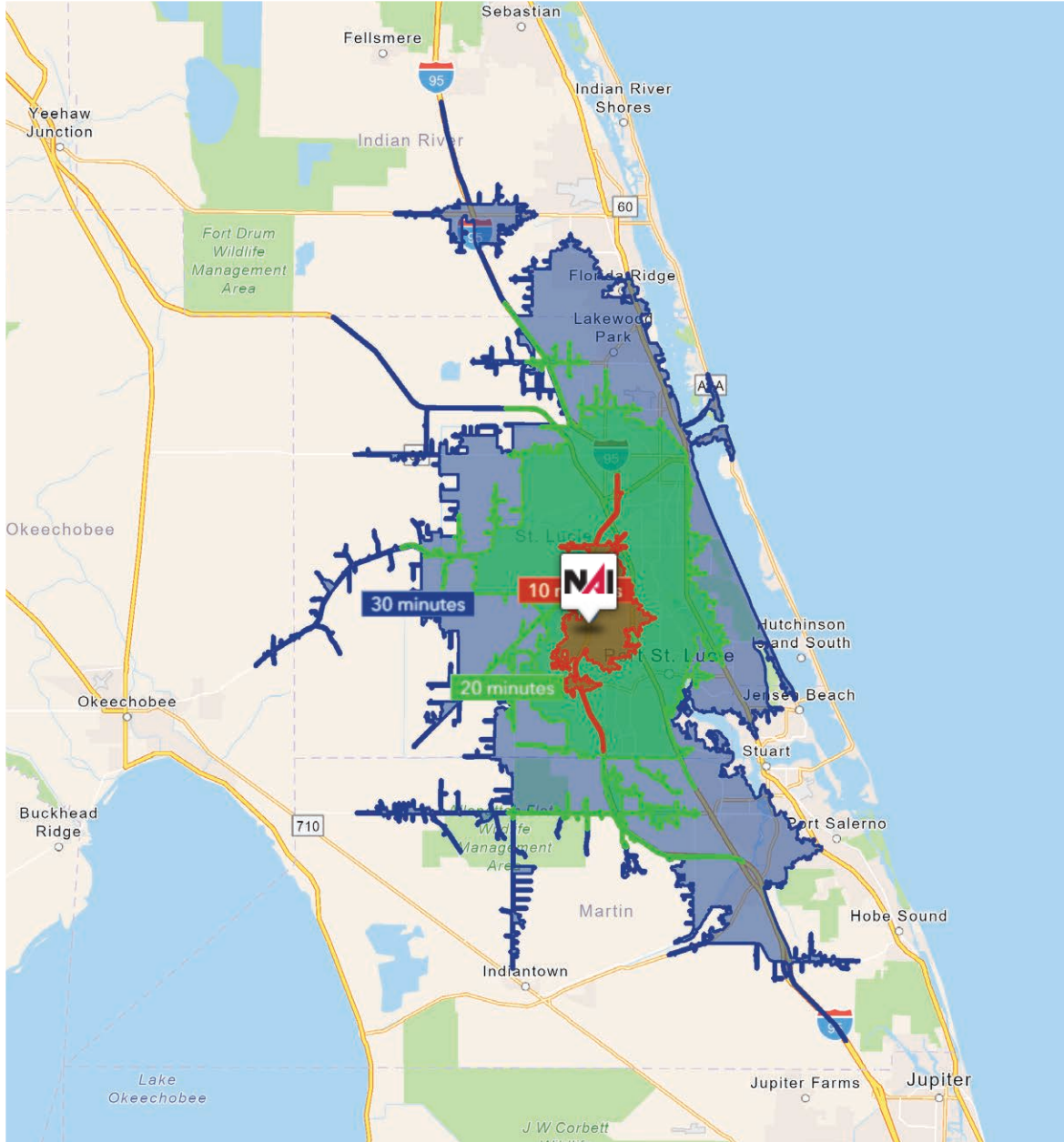
Additionally, It contains \$771 million in funding for affordable housing programs through the Florida Housing Finance Corp. (FHFC). That breaks down to \$259 million for the SAIL programs with low interest loans for developers; \$252 million for the SHIP program with loans to developers in partnership with local government funding; \$100 million to alleviate inflation-related costs for affordable housing projects.





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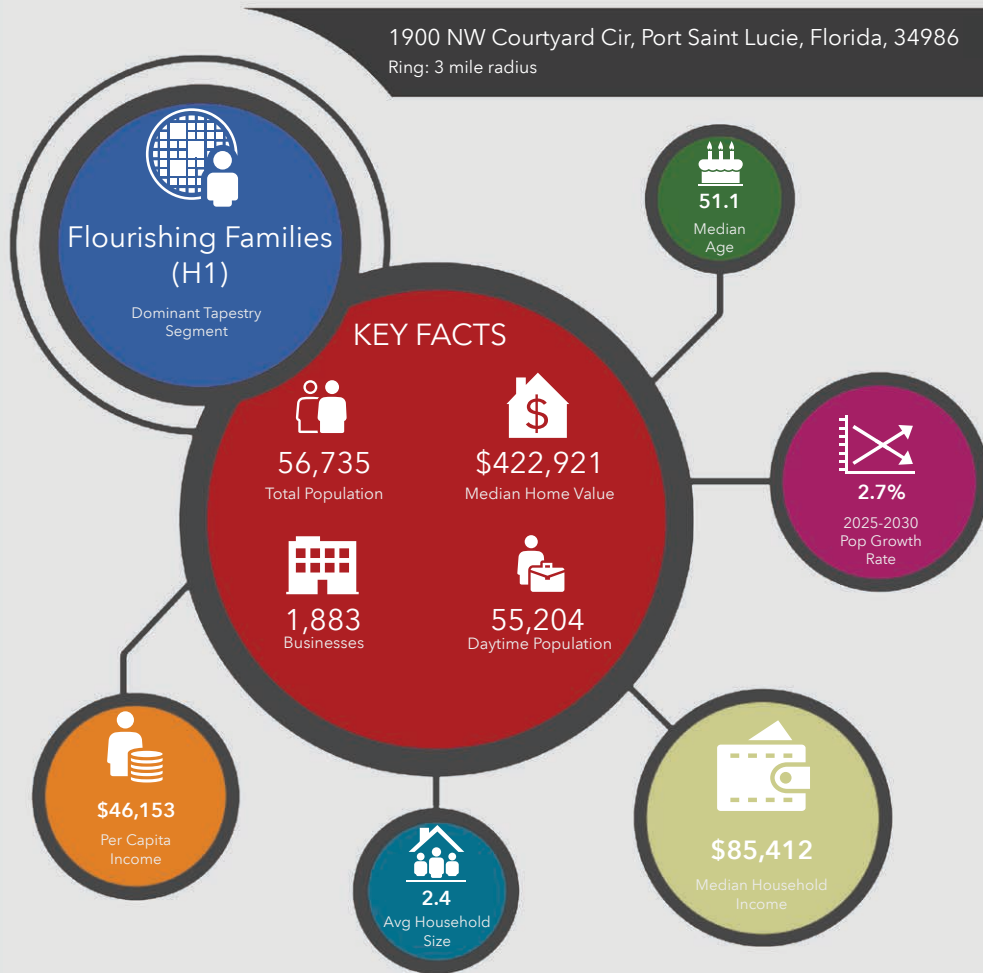




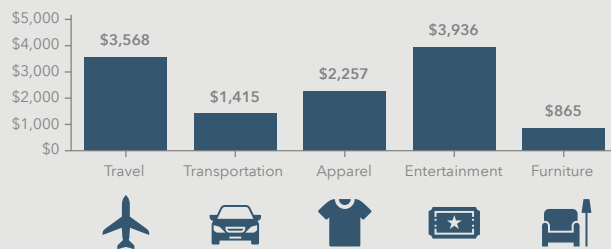
10 Minutes	20 Minutes	30 Minutes
<b>27,561</b> 2010 Population	<b>204,040</b> 2010 Population	<b>343,765</b> 2010 Population
<b>38,786</b> 2025 Population	<b>288,201</b> 2025 Population	<b>456,383</b> 2025 Population
<b>40.73%</b> 2010-2025 Population Growth	<b>41.25%</b> 2010-2025 Population Growth	<b>32.76%</b> 2010-2025 Population Growth
<b>2.31%</b> 2025-2030 (Annual) Est. Population Growth	<b>2.64%</b> 2025-2030 (Annual) Est. Population Growth	<b>2.18%</b> 2025-2030 (Annual) Est. Population Growth
<b>52.1</b> 2025 Median Age	<b>44.0</b> 2025 Median Age	<b>46.9</b> 2025 Median Age
<b>\$107,270</b> Average Household Income	<b>\$92,337</b> Average Household Income	<b>\$95,680</b> Average Household Income
<b>44.5%</b> Percentage with Associates Degree or Better	<b>39.6%</b> Percentage with Associates Degree or Better	<b>41.6%</b> Percentage with Associates Degree or Better
<b>64.9%</b> Percentage in White Collar Profession	<b>56.6%</b> Percentage in White Collar Profession	<b>58.5%</b> Percentage in White Collar Profession



1900 NW Courtyard Cir, Port Saint Lucie, Florida, 34986  
Ring: 3 mile radius



#### KEY SPENDING FACTS - ANNUAL



**NAISouthcoast**  
COMMERCIAL REAL ESTATE SERVICES, INC.

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

#### Population

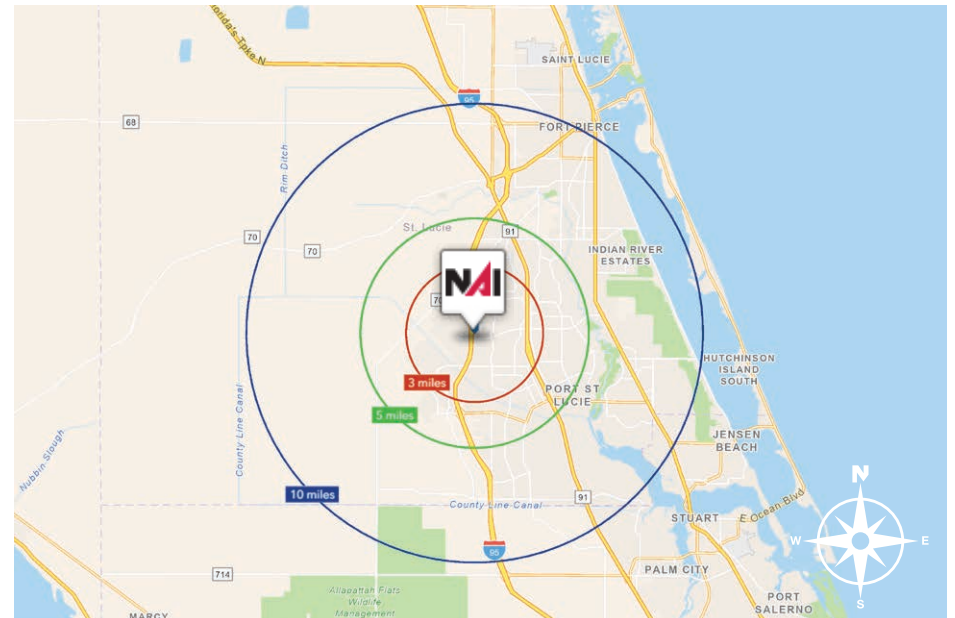
3 Mile:	56,735
5 Mile:	147,958
10 Mile:	329,733

#### Average Household Income

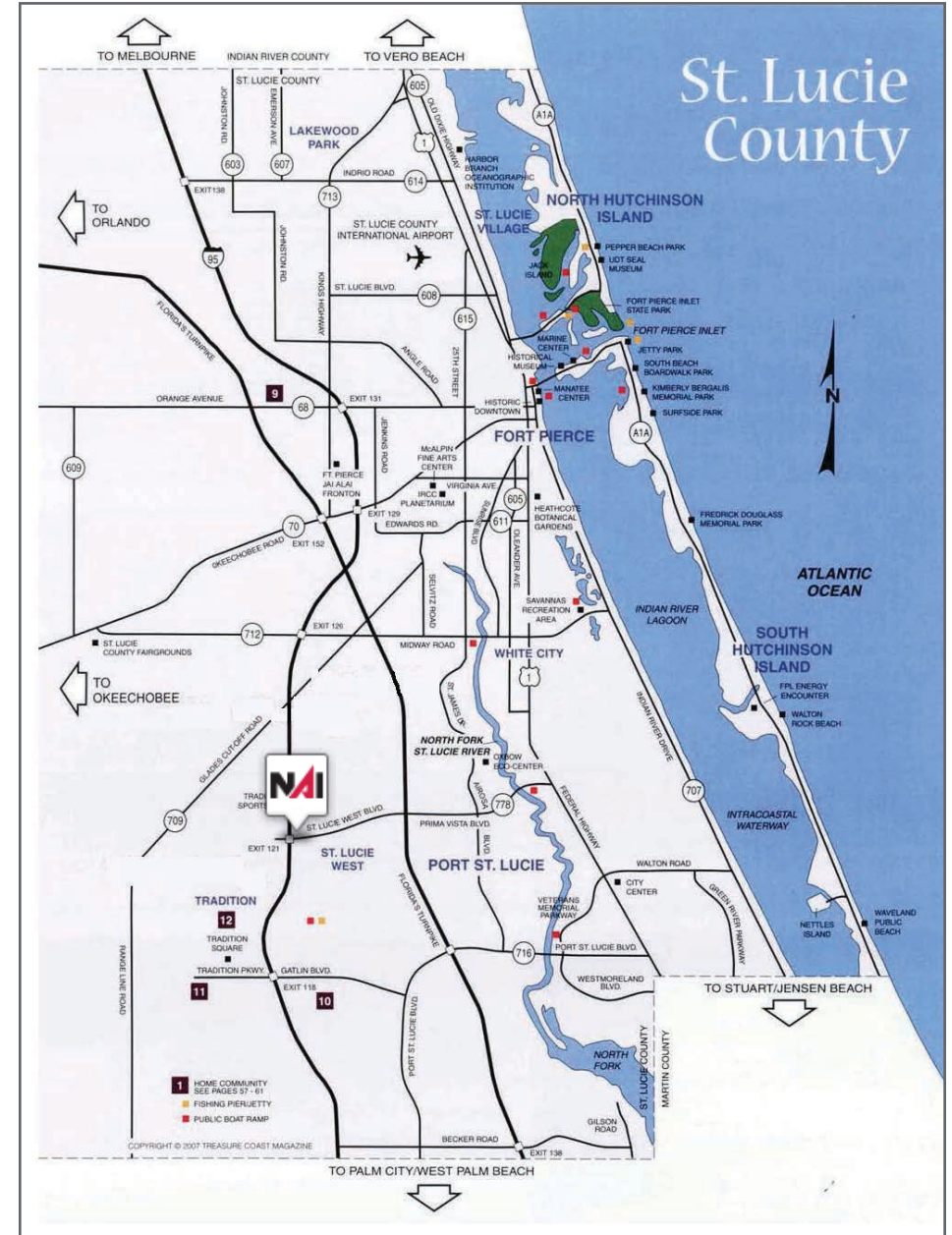
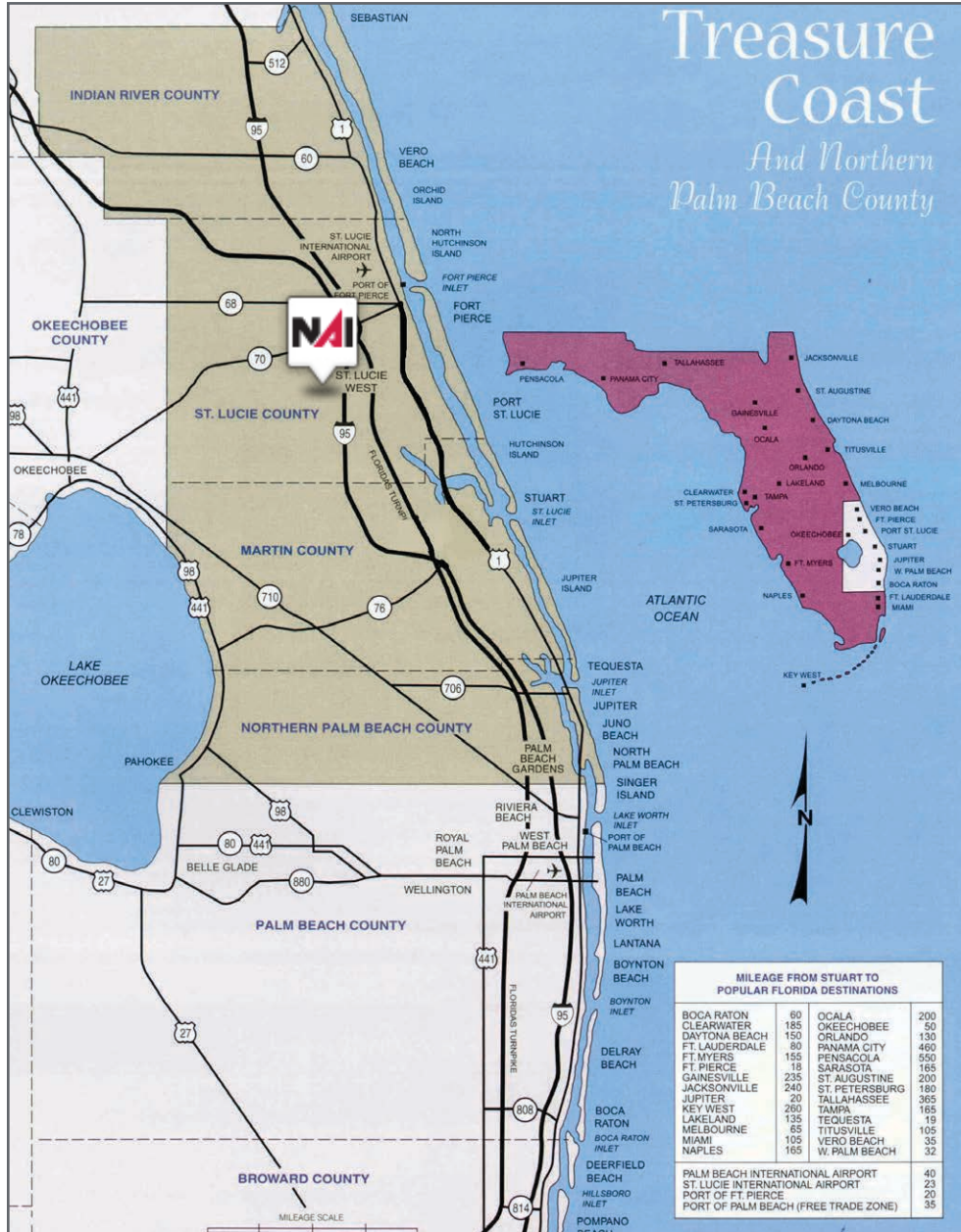
3 Mile:	\$110,933
5 Mile:	\$104,056
10 Mile:	\$99,538

#### Median Age

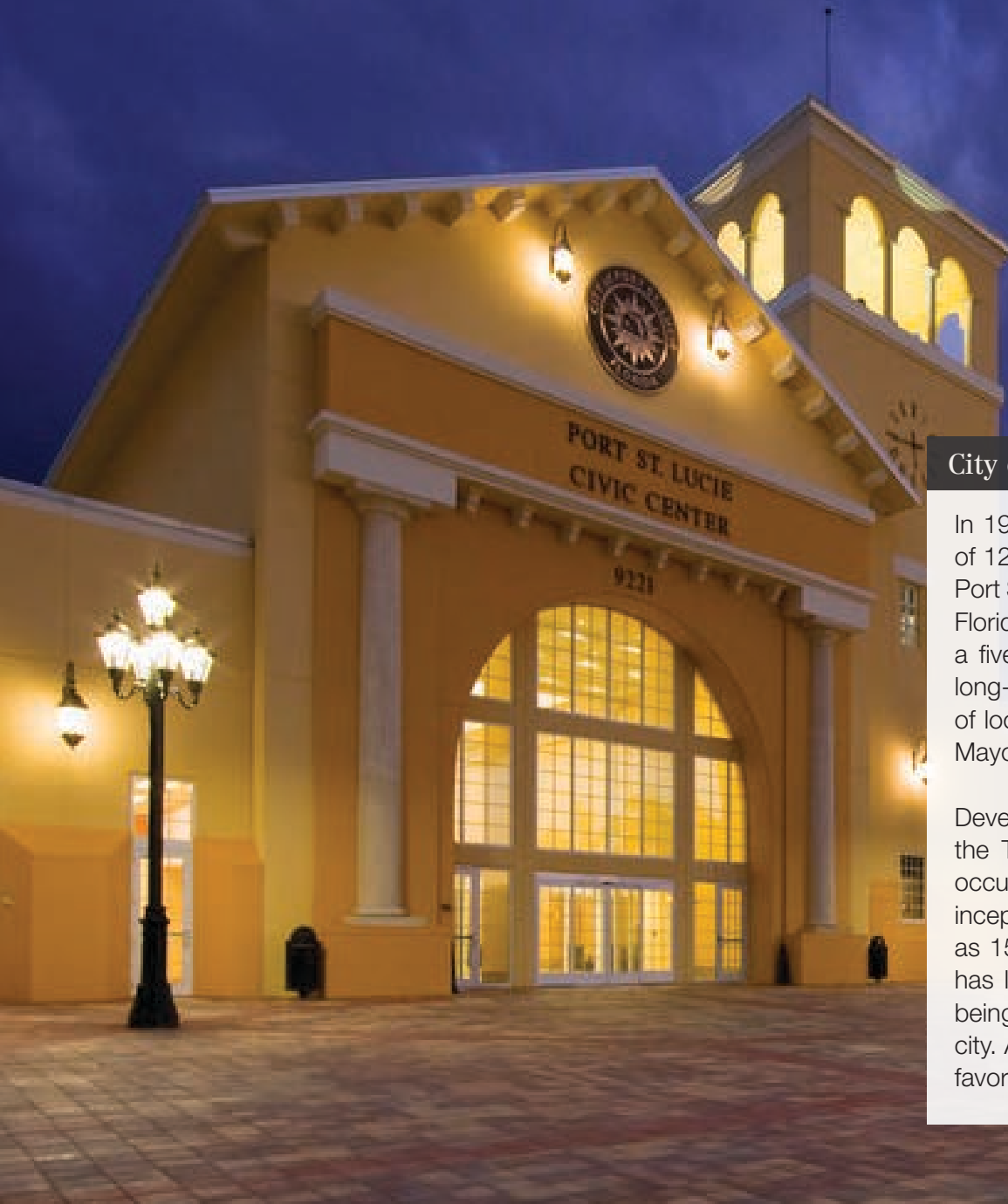
3 Mile:	51.1
5 Mile:	46.3
10 Mile:	45.5











### City of 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 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th 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 a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

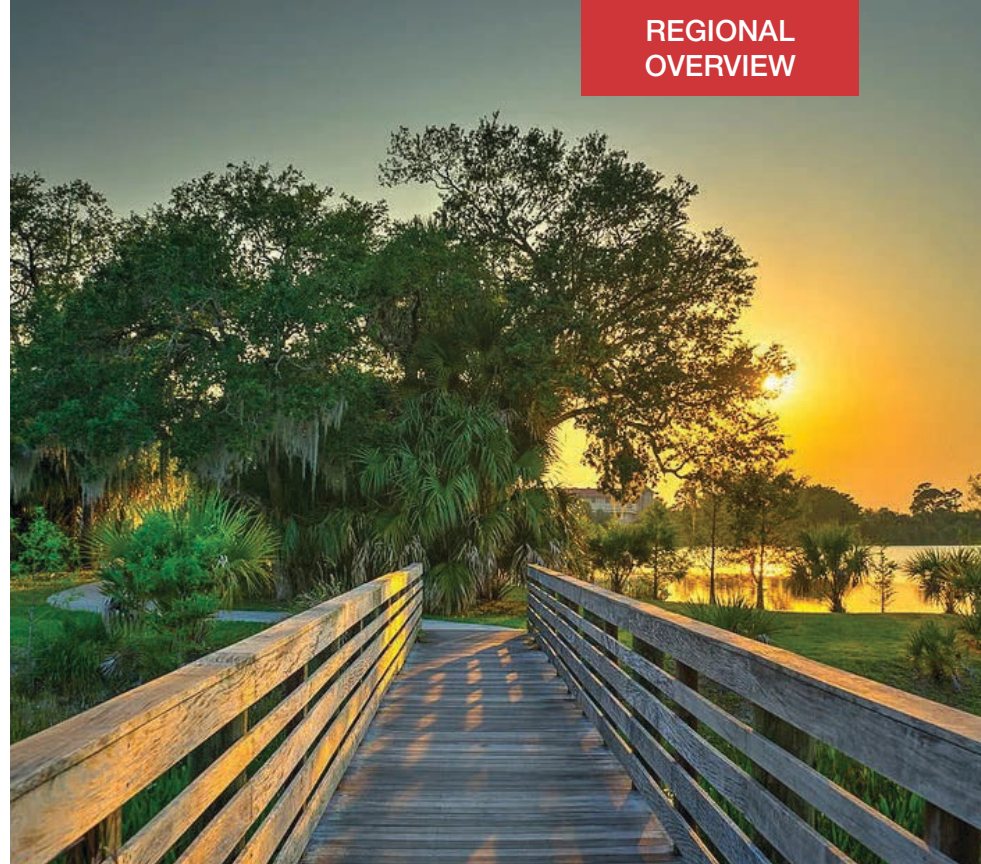


## St. Lucie County, Florida

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 375,226 and has experienced growth of over 35% 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.

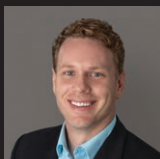
The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (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.



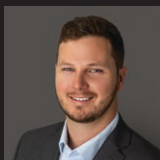




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