

FOR LEASE
\$24.00/SF Gross

Renovated Office Space For Lease | 481 SW Port St Lucie Blvd, Port St Lucie, FL 34953



Presented By:

NAI Southcoast

Douglas Legler

Principal | Broker Associate

+1 772 405 7778

douglas@naisouthcoast.com

Casey Combs

Broker Associate

+1 772 285 8769

ccombs@naisouthcoast.com



Property Details

Location:	481 SW Port St Lucie Boulevard Port St. Lucie, FL 34953
Parcel ID:	3420-540-1584-000-2
Available Space:	±1,250 SF
Price:	\$24.00/SF Gross
Building Size:	±3,900 SF
Traffic Count:	48,000 AADT on Port St Lucie Blvd
Parking:	15 spaces

Property Overview

This ±1,250 SF office space sits on a highly visible corner at SW Port St. Lucie Boulevard and SW Cameo Boulevard, offering excellent exposure and convenient access in a well-traveled part of the city. More than 48,000 vehicles pass the site each day, and a marquee sign at the intersection provides clear visibility for tenants.

The ±3,900 SF building features a new metal roof installed in 2025 and 15 on-site parking spaces for staff and visitors, with easily accessible ingress and egress from SW Cameo Boulevard.

Well-suited for professional or administrative offices, the property combines accessibility, visibility, and recent upgrades in a central Port St. Lucie location.





Winn-Dixie

Walgreens



HEW FITNESS



SUBJECT
±1,250 SF
OFFICE SPACE

Rick's Diner



Señor Jose's



SW CAMEO BLVD

SW PORT ST LUCIE BLVD

48,000 AADT

myDENTIST
OF PORT ST LUCIE

LOOKING
SOUTHWEST



worksocial



SUBJECT

±1,250 SF
OFFICE SPACE

48,000 AADT

SW PORT ST LUCIE BLVD



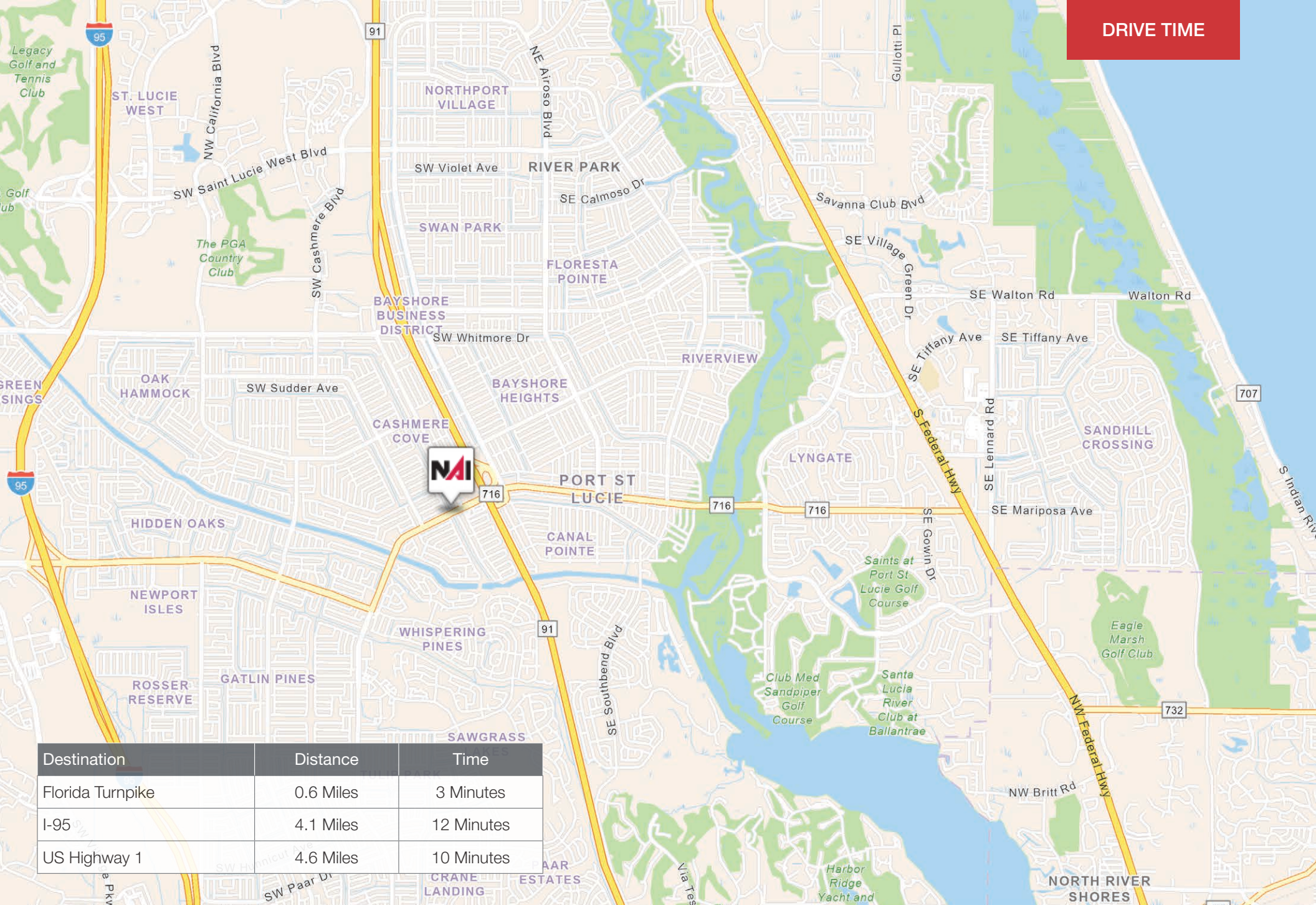
SW CAMEO BLVD



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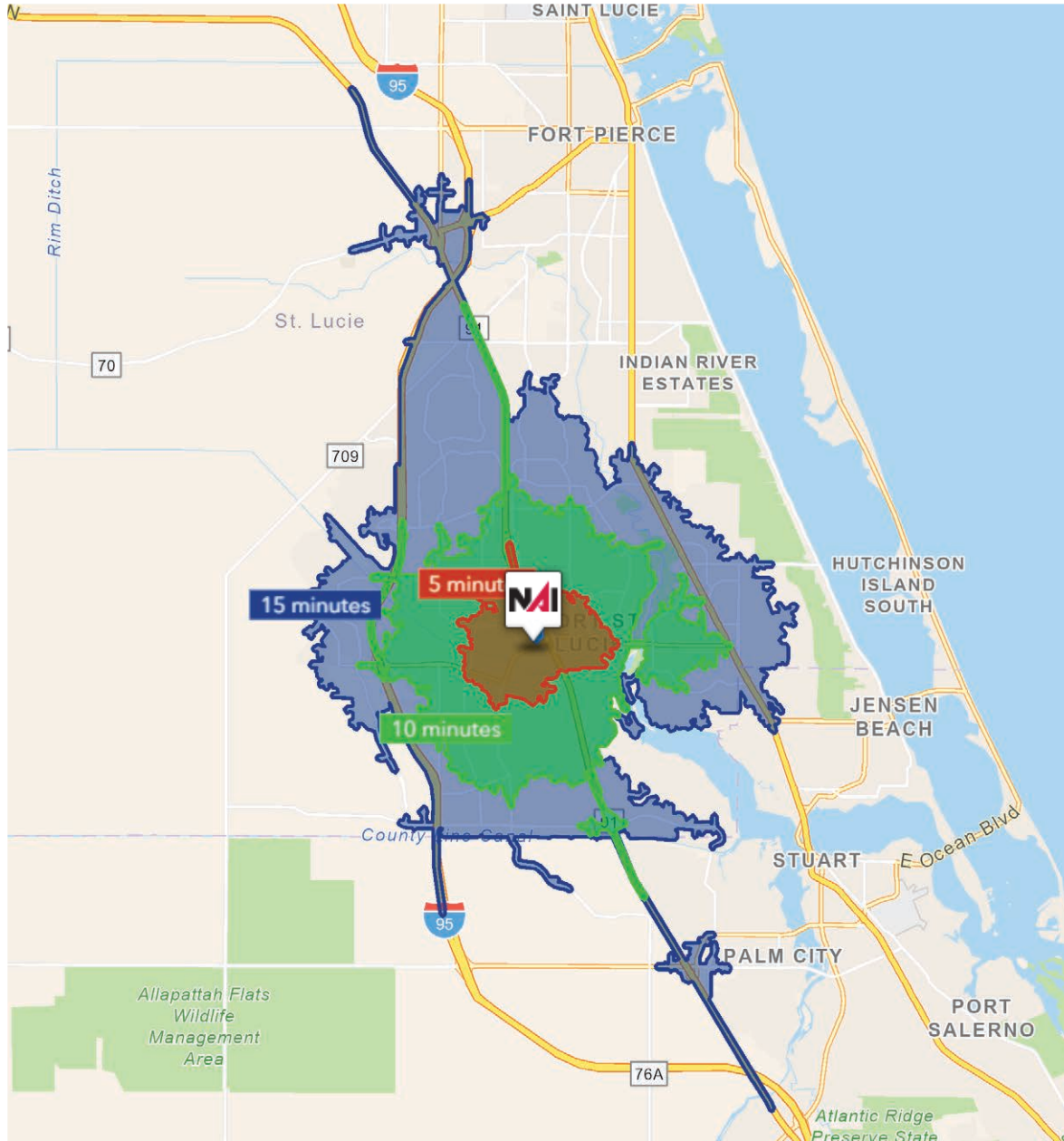
DRIVE TIME



Destination	Distance	Time
Florida Turnpike	0.6 Miles	3 Minutes
I-95	4.1 Miles	12 Minutes
US Highway 1	4.6 Miles	10 Minutes

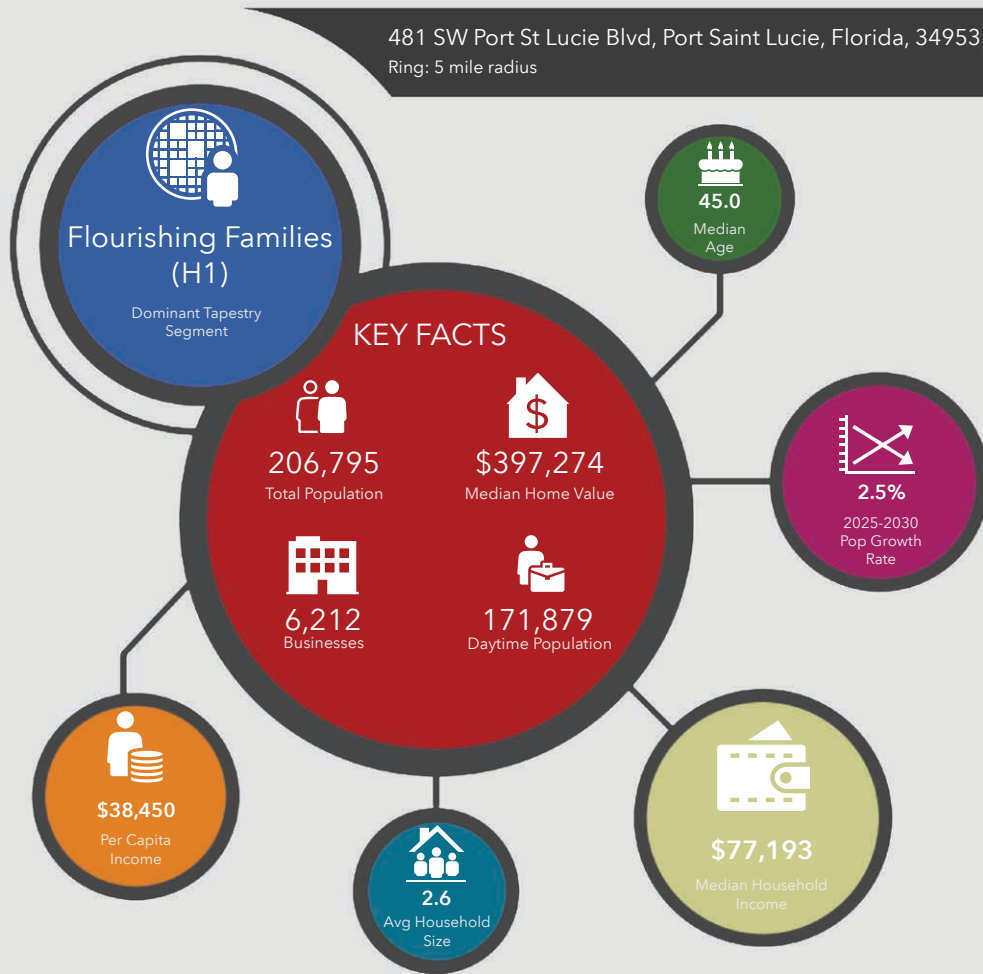
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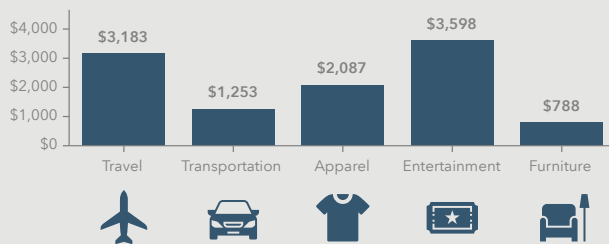


5 Minutes	10 Minutes	15 Minutes
19,834 2010 Population	85,512 2010 Population	162,634 2010 Population
26,390 2025 Population	112,396 2024 Population	222,474 2025 Population
33.05% 2010-2025 Population Growth	31.44% 2010-2025 Population Growth	36.79% 2010-2025 Population Growth
2.67% 2025-2030 (Annual) Est. Population Growth	2.60% 2025-2030 (Annual) Est. Population Growth	2.56% 2025-2030 (Annual) Est. Population Growth
39.8 2025 Median Age	41.3 2025 Median Age	44.1 2025 Median Age
\$89,072 Average Household Income	\$101,704 Average Household Income	\$100,119 Average Household Income
35.6% Percentage with Associates Degree or Better	38.5% Percentage with Associates Degree or Better	40.2% Percentage with Associates Degree or Better
54.8% Percentage in White Collar Profession	53.8% Percentage in White Collar Profession	56.7% Percentage in White Collar Profession

481 SW Port St Lucie Blvd, Port Saint Lucie, Florida, 34953
Ring: 5 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE BROKERAGE

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

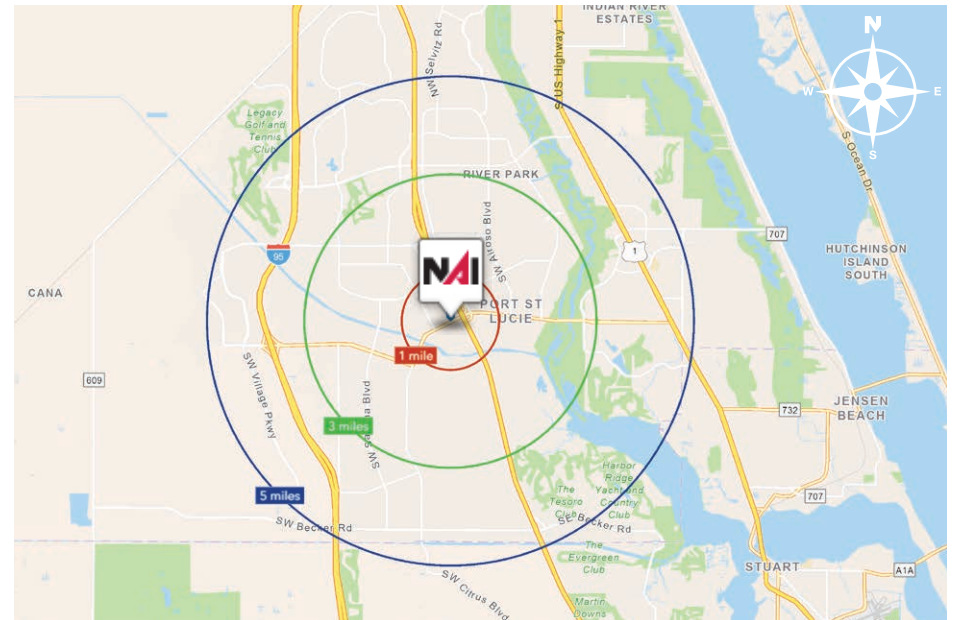
1 Mile:	10,858
3 Mile:	94,403
5 Mile:	206,795

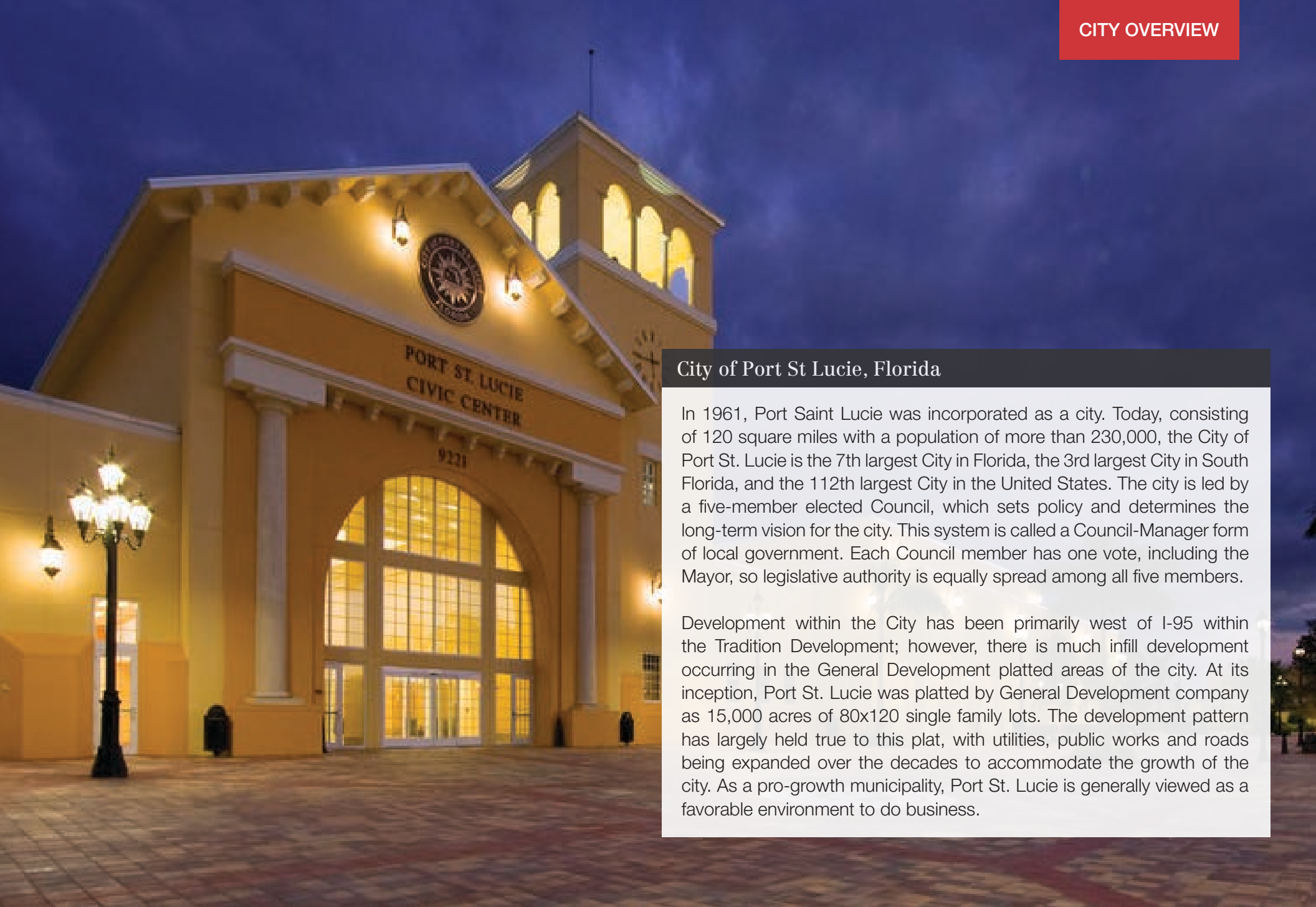
Average Household Income

1 Mile:	\$88,362
3 Mile:	\$101,653
5 Mile:	\$100,995

Median Age

1 Mile:	39.7
3 Mile:	41.2
5 Mile:	45.0





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.

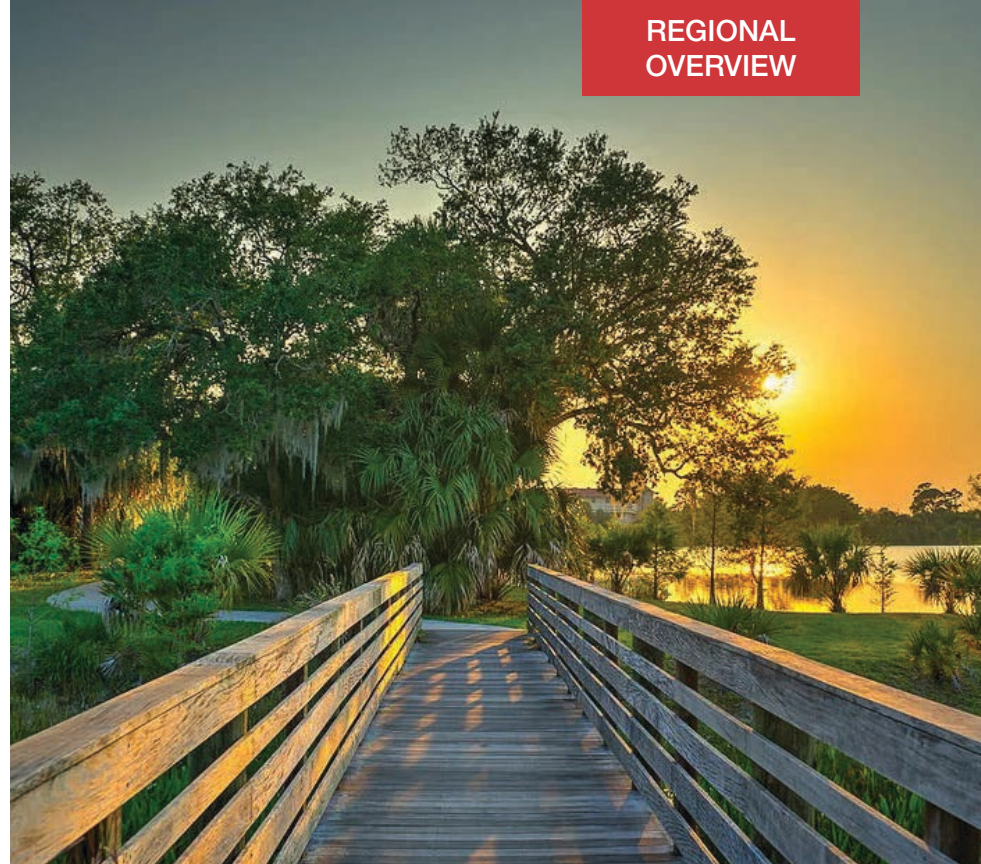
Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 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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