

FOR SALE
\$795,000

Shovel Ready Pad | 1930 SW Fountainview Blvd., Port St. Lucie, FL 34986



Presented By:

NAI Southcoast

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Property Details

Location:	1930 SW Fountainview Boulevard Port St. Lucie, FL 34986
Parcel ID:	3335-600-0002-000-4
Price:	\$795,000
Available Size:	±6,000 SF Pre-Approved Office/Retail
Traffic Count:	42,000 AADT on St. Lucie West Blvd.

Property Overview

This fully approved pad site offers a prime opportunity in the rapidly growing St. Lucie West area. With proposed plans for a 6,000 SF commercial building, the space is ideal for office, medical, or professional businesses. Located next to the Residence Inn by Marriott, Carrabba's, and the developing Town Place at St. Lucie West, the site is surrounded by shopping, dining, and entertainment options.

Strategically positioned to serve both local residents and visitors from the region, this location offers great exposure and easy access to major roads, with an adjacent I-95 interchange. The property includes ample parking and is ready for development, making it a perfect fit for businesses looking to thrive in a growing community.





ST LUCIE WEST BLVD

INTERSTATE 95

AADT: 42,000

cloverpark

amc THEATRES

H Holiday Express

Walmart

Starbucks

DUNKIN'

PEDIATRIC ASSOCIATES

MD NOW URGENT CARE

KLEGG'S OYSTERS & WINE

Hampton Inn & Suites

CARRABBA'S ITALIAN GRILL

HOME 2 SUITES

SW FOUNTAINVIEW BLVD

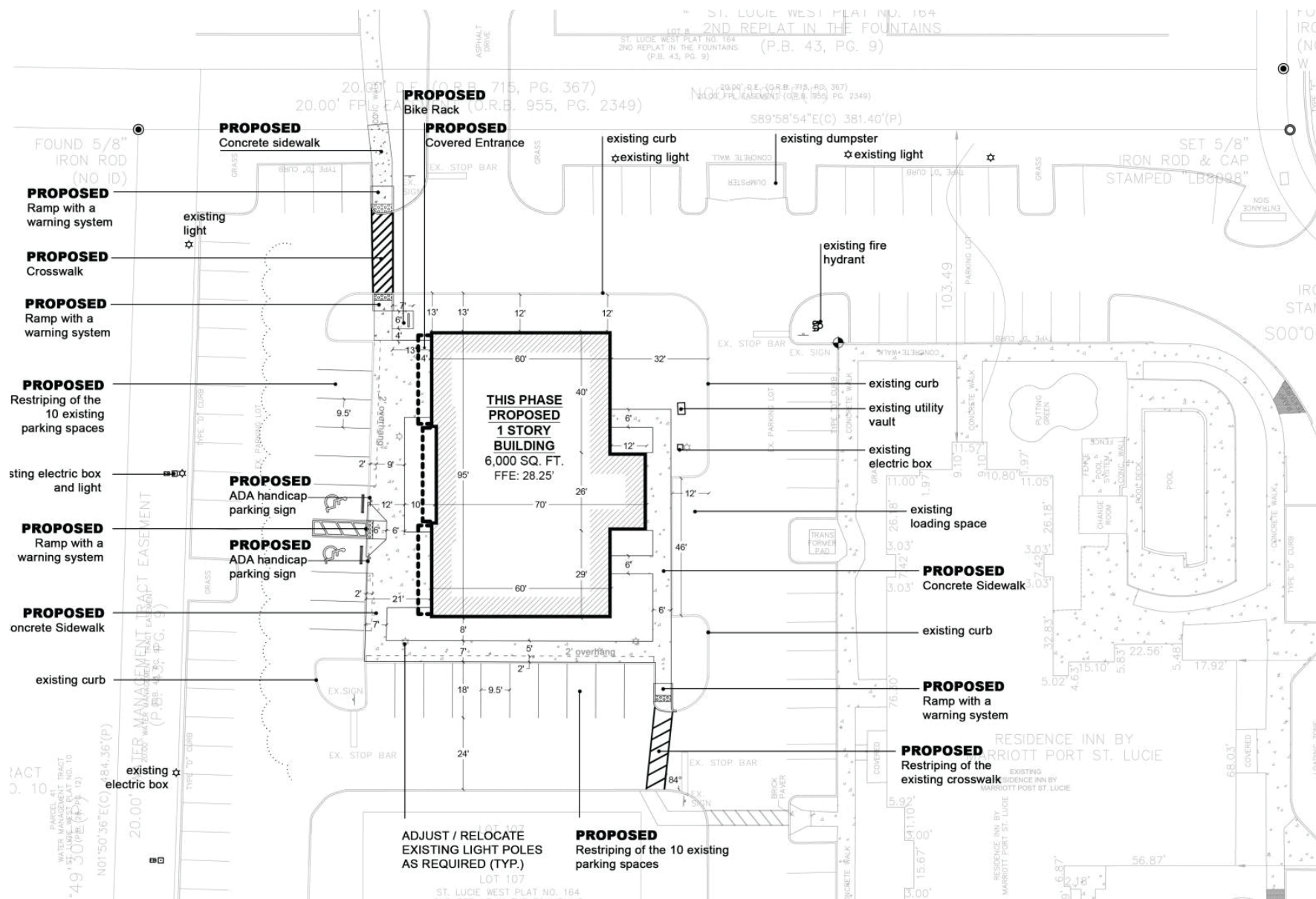
SUBJECT
±6,000 SF APPROVED
OFFICE/RETAIL SITE

Residence INN BY MARRIOTT

TOWN PLACE at ST. LUCIE WEST

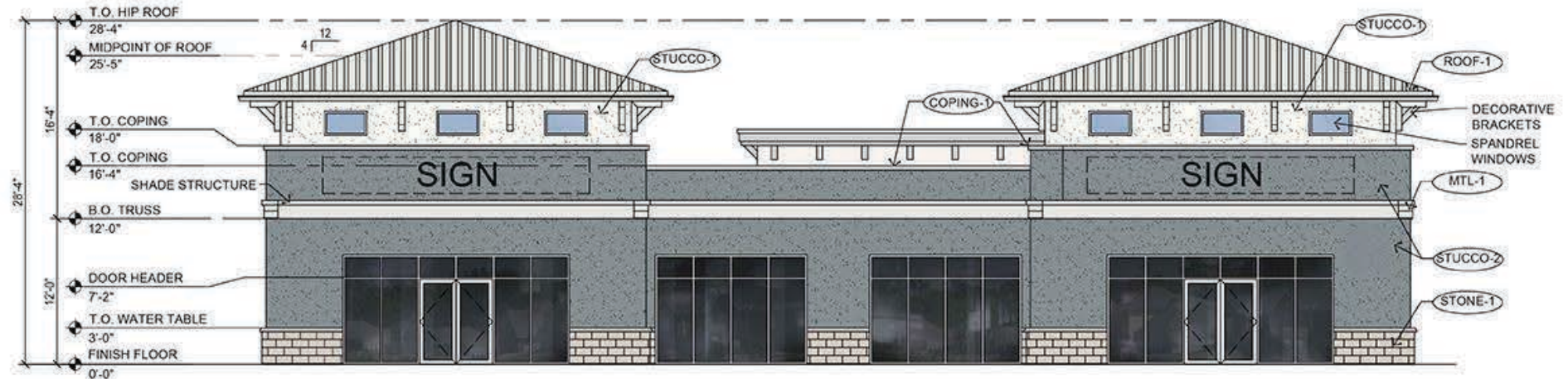
Planned ±6,000 SF Office/Retail Building







1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

PROPERTY HIGHLIGHTS



PRE-APPROVED PLAN

Site is cleared with parking and utilities available ready to begin construction.



COMMERCIAL CENTER

Located in the heart of St. Lucie West among major retail and professional services, including national and regional brands.



IDEAL LOCATION

Tucked away just off St. Lucie West Boulevard for convenient travel but away from traffic noises on the main throughway.



CONVENIENT ACCESS

Less than 1 mile from I-95. This location is convenient to major east-west and north-south travel corridors.



GROWING AREA

Developers continue to build new homes and commercial centers in St. Lucie West and nearby Tradition Village.

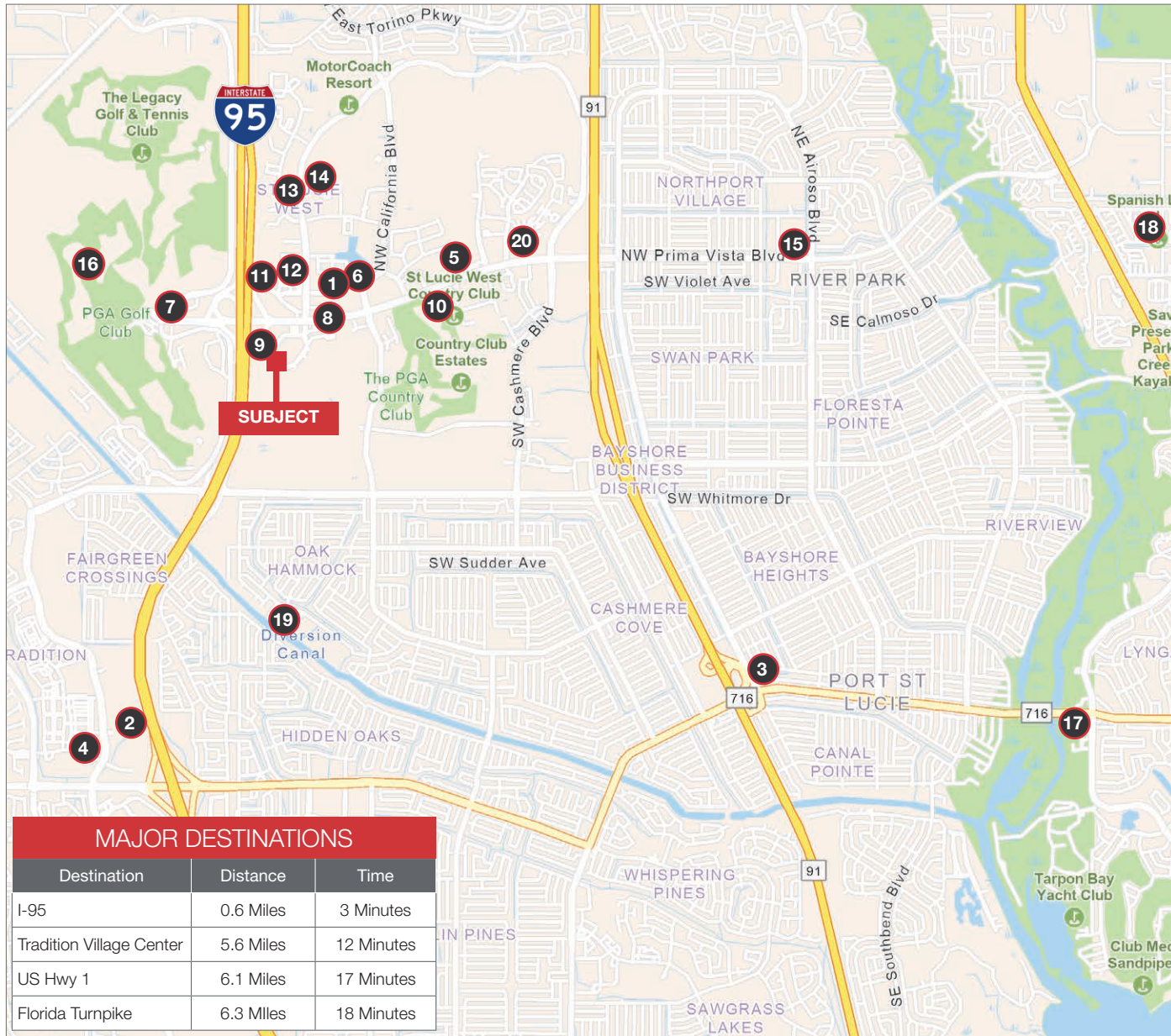


MARKET APPEAL

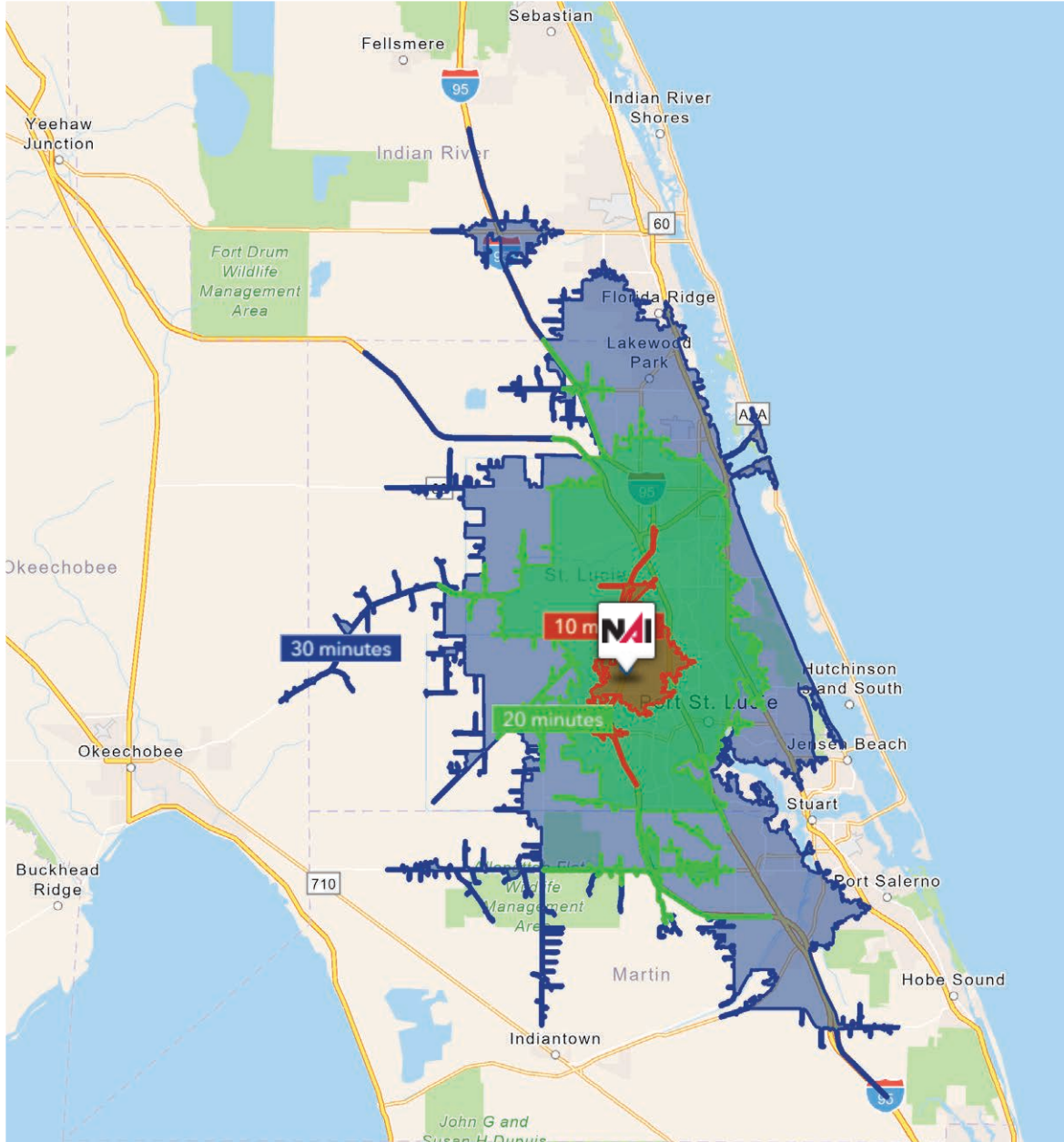
The area offers a high rate of customer attention between the growing local population and concentration of hotel visitors.

PROPERTY HIGHLIGHTS



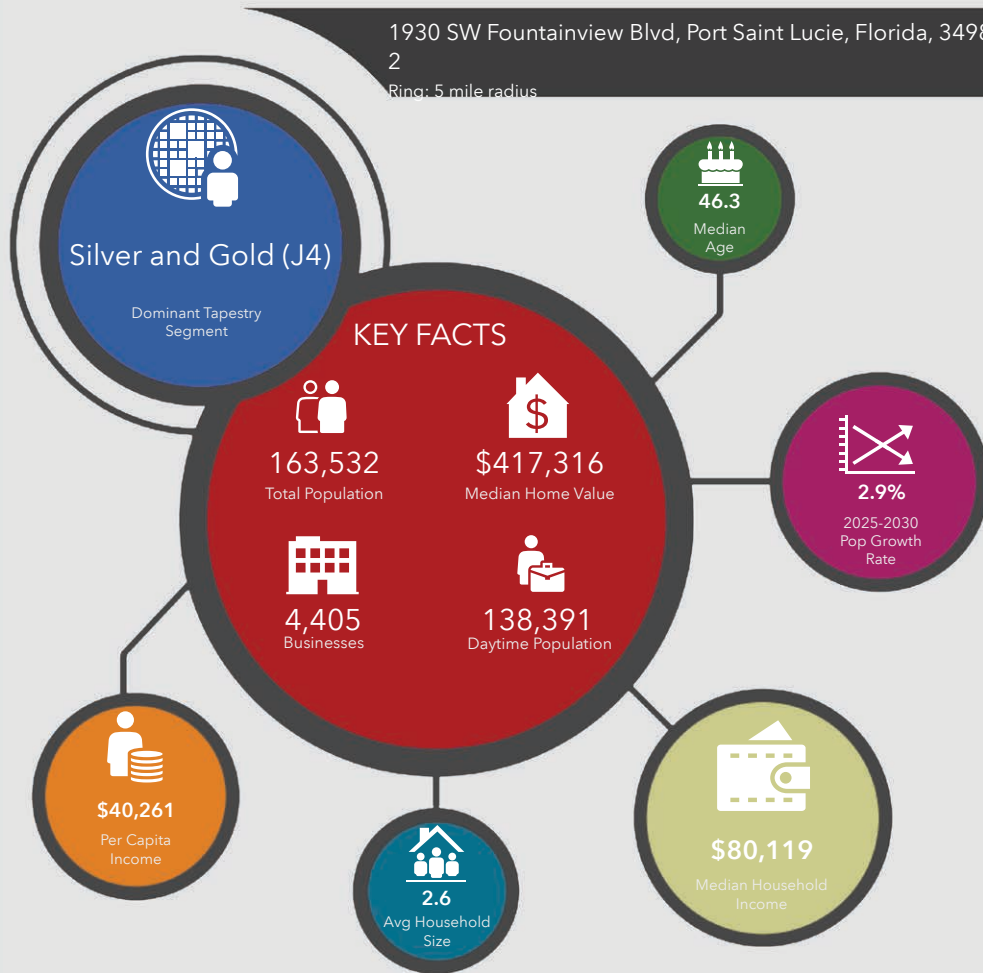


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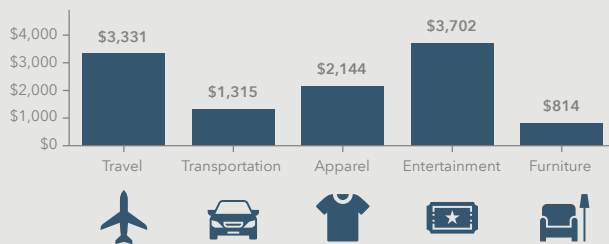


10 Minutes	20 Minutes	30 Minutes
24,136 2010 Population	197,853 2010 Population	331,516 2010 Population
31,155 2025 Population	281,175 2024 Population	441,441 2025 Population
29.0% 2010-2025 Population Growth	42.1% 2010-2025 Population Growth	33.1% 2010-2025 Population Growth
2.13% 2025-2030 (Annual) Est. Population Growth	2.66% 2025-2030 (Annual) Est. Population Growth	2.22% 2025-2030 (Annual) Est. Population Growth
52.0 2025 Median Age	44.1 2025 Median Age	46.5 2025 Median Age
\$110,437 Average Household Income	\$98,092 Average Household Income	\$99,672 Average Household Income
44.1% Percentage with Associates Degree or Better	39.8% Percentage with Associates Degree or Better	41.5% Percentage with Associates Degree or Better
62.5% Percentage in White Collar Profession	56.7% Percentage in White Collar Profession	58.4% Percentage in White Collar Profession

1930 SW Fountainview Blvd, Port Saint Lucie, Florida, 34986
2
Ring: 5 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SPECIALISTS

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

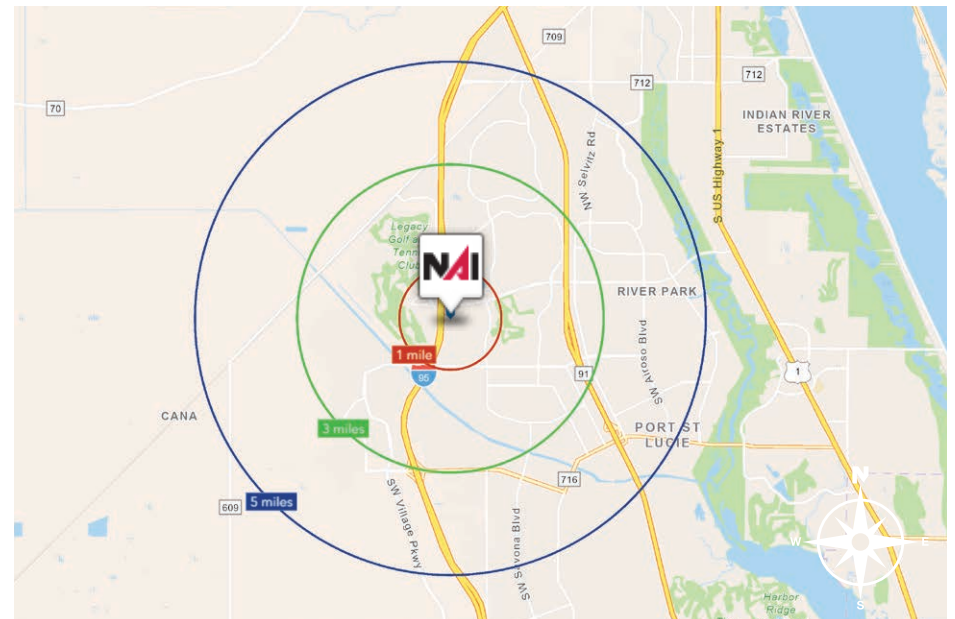
1 Mile:	3,829
3 Mile:	62,118
5 Mile:	163,532

Average Household Income

1 Mile:	\$116,211
3 Mile:	\$108,570
5 Mile:	\$104,561

Median Age

1 Mile:	62.2
3 Mile:	50.7
5 Mile:	46.3





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.

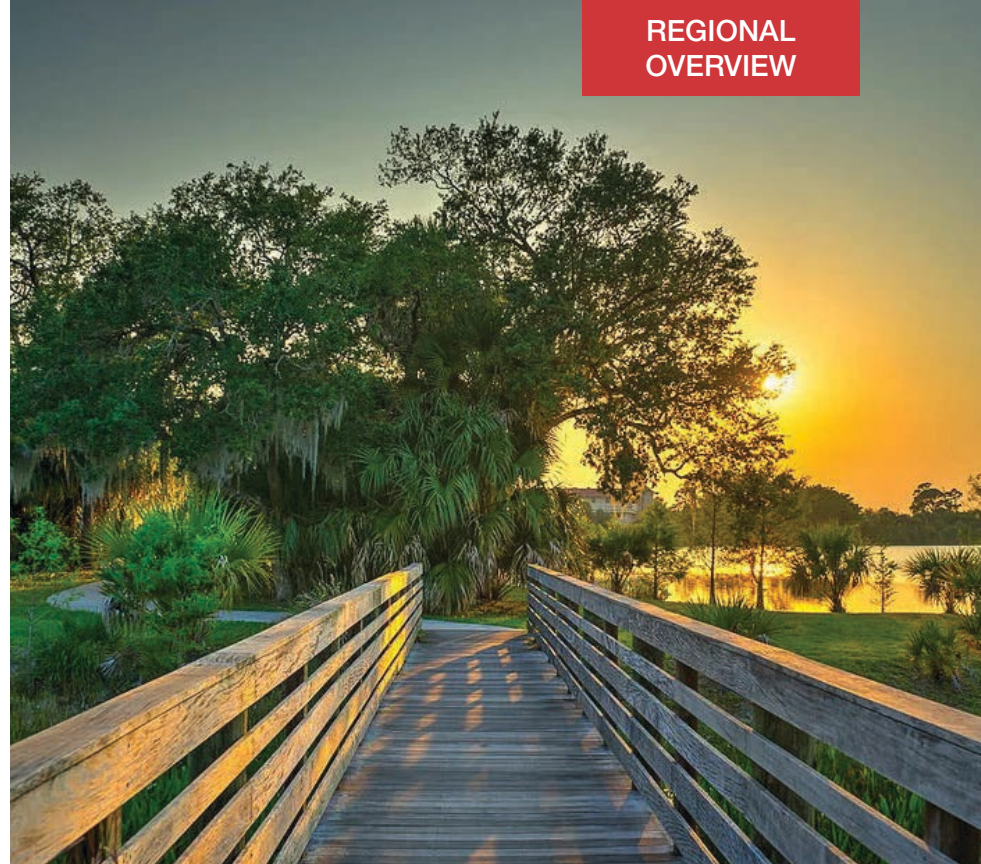
Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120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

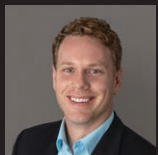
Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central 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 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.



OFFERING SUMMARY

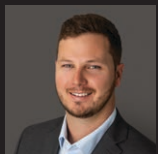


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