

Floresta Dr



57,000 ±
Cars/Day

Port St Lucie Blvd

St Lucie River

Port St Lucie Blvd Development Land

774 SE Port St Lucie Blvd, Port Saint Lucie, Florida 34984

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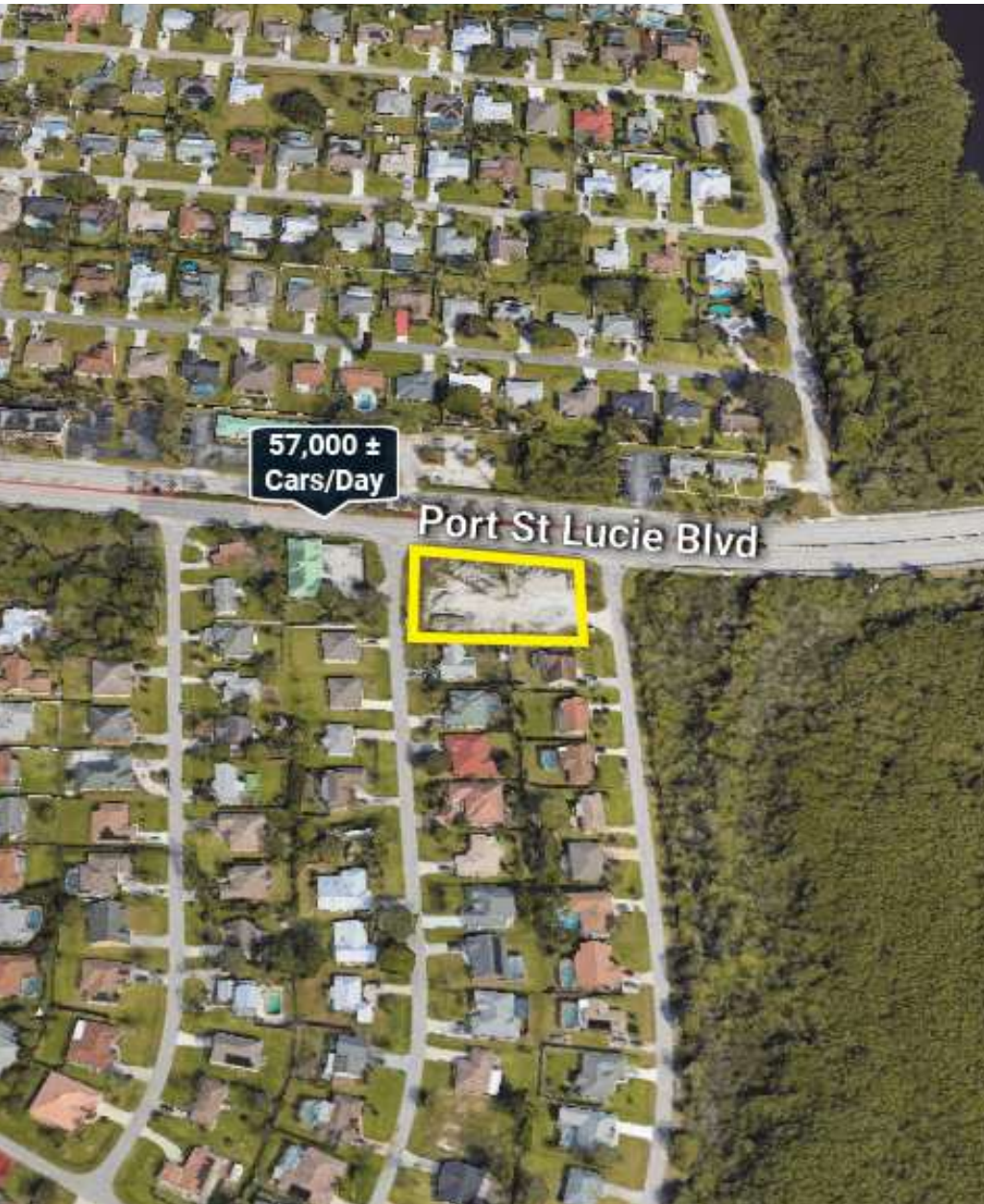
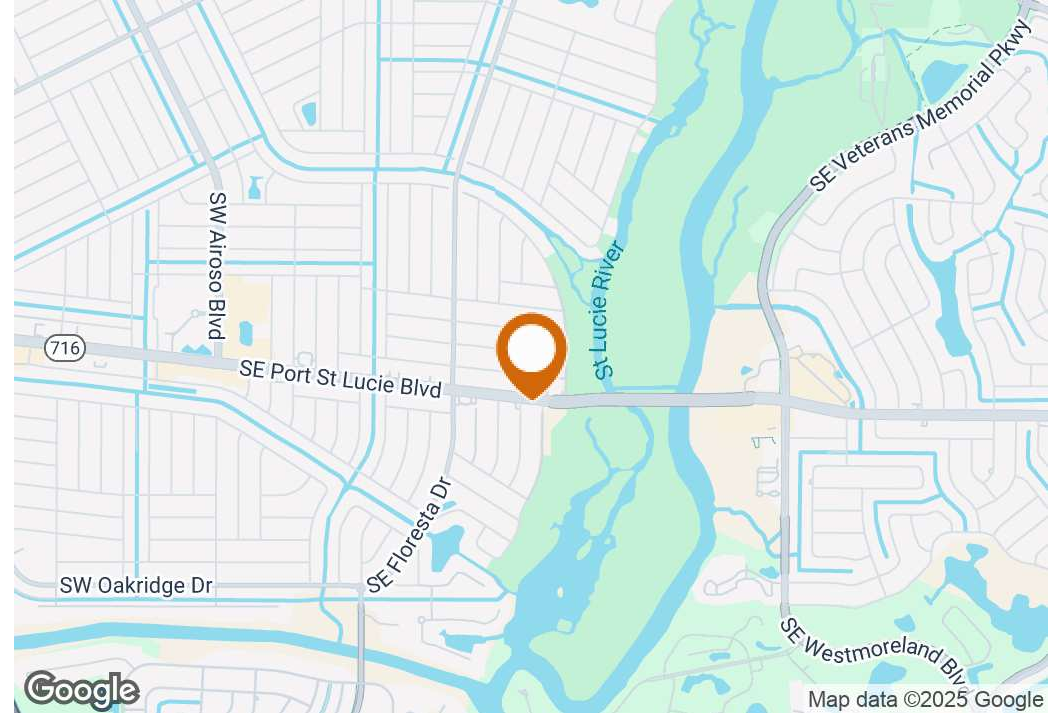


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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,300,000
Lot Size:	0.99 Acres
Year Built:	1989
Zoning:	P
Market:	Port Saint Lucie/Ft. Pierce
Submarket:	Port Saint Lucie
APN:	3420-585-3160-000-7
Traffic Count:	57,000 ± Cars/Day (SE Port St Lucie Blvd)
Property Type:	Development Land

Property Overview

This expansive 1 acre parcel offers a rare chance to develop in one of Florida's fastest-growing cities. With utilities already dedicated to the property and "P" zoning in place, the site is ideally situated for professional or medical office use. It spans an entire block, providing exceptional ingress and egress, and boasts 251 feet of high-visibility frontage along bustling Port St. Lucie Boulevard. Daily traffic counts exceed 57,000 vehicles and continue to rise, ensuring maximum exposure and accessibility for future businesses.

Property Highlights

- 251 Feet of frontage on Port St. Lucie Blvd (traffic counts of 57,000 AADT)
- The City of Port St. Lucie has the fourth fastest growing real estate market in the U.S.
- 1 acre (entire block) with excellent ingress and egress
- Zoned "P" professional or medical office
- Site is ready for development with utilities already dedicated to the property

LOCATION OVERVIEW



Location Description

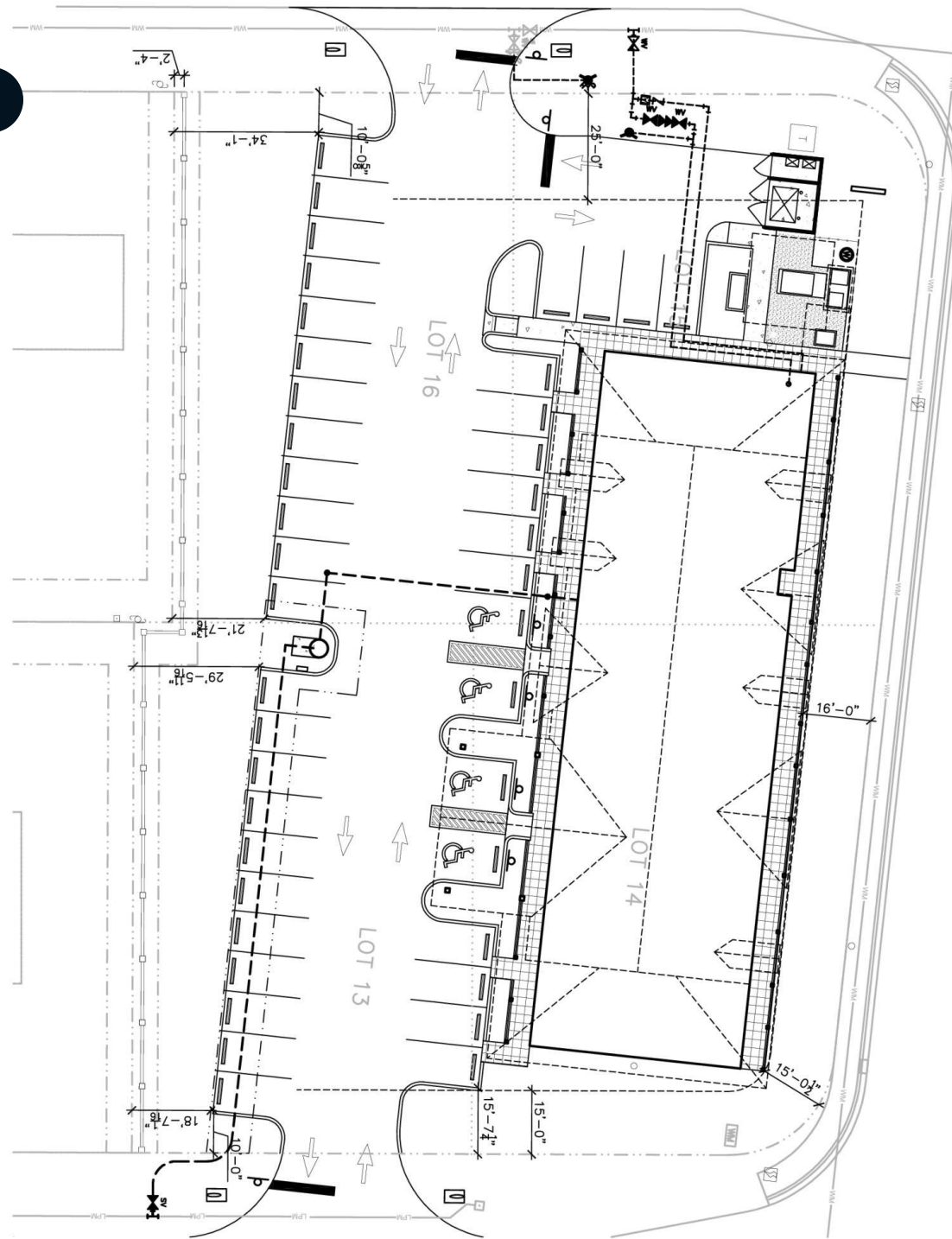
Port St. Lucie is a city in St. Lucie County. It is the most populous municipality in the county and the sixth-most populous city in Florida. Situated on the East coast of Florida about halfway between Miami and Orlando, it is part of the Treasure Coast known for its stunning beaches and waterways.

The site located on Port St. Lucie Boulevard offers prime visibility and accessibility. Easy ingress and egress, and proximity to residential neighborhoods make this an ideal setting for healthcare providers or professional office users seeking a central and well-connected location.

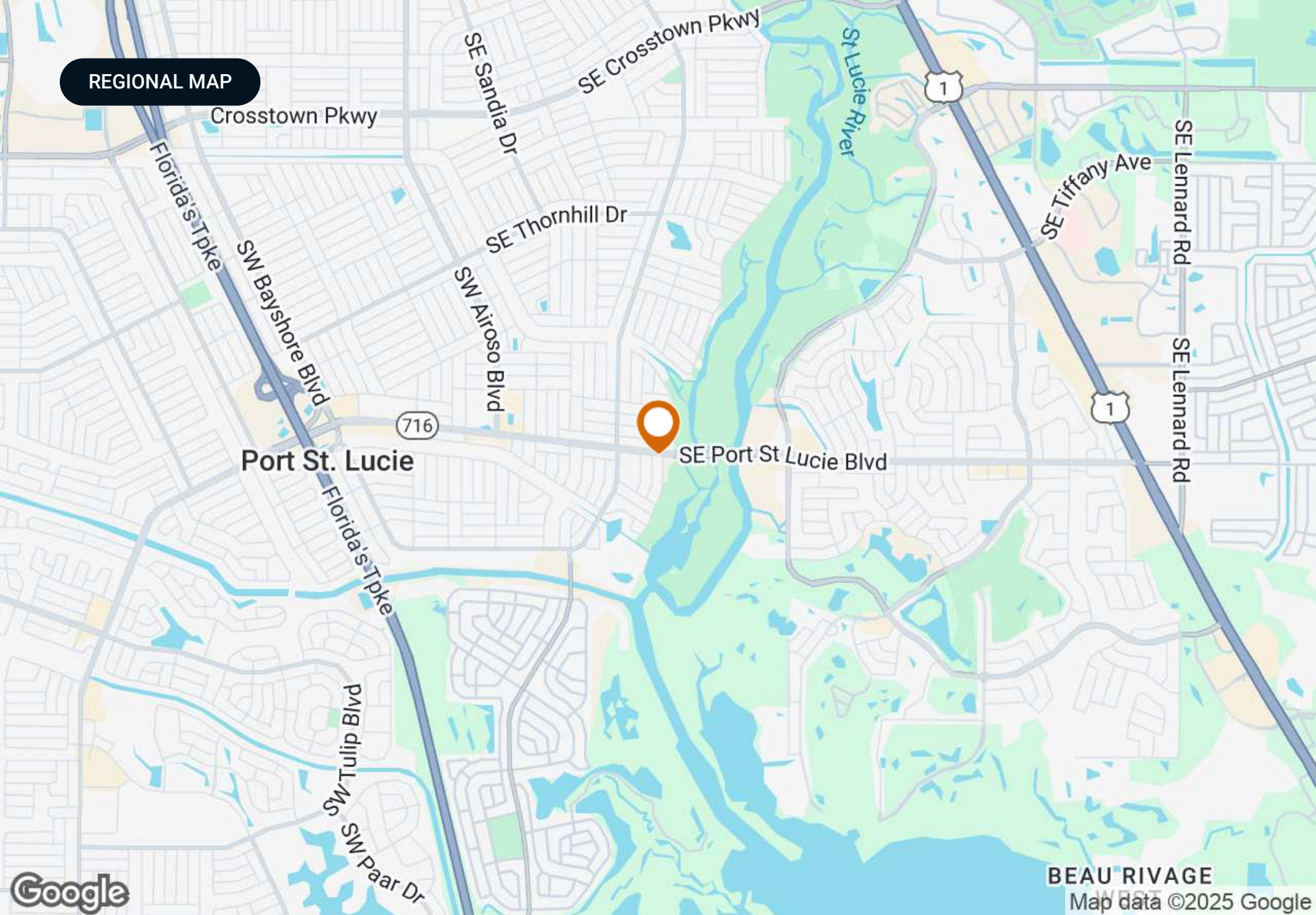
Location Highlights

- Port St. Lucie is the largest city in St. Lucie County and sixth largest in Florida
- Located midway between Miami and Orlando on the Treasure Coast
- Port St. Lucie Boulevard site offers prime visibility and easy access
- Close to residential neighborhoods, ideal for healthcare or professional offices

PROPOSED SITE PLAN

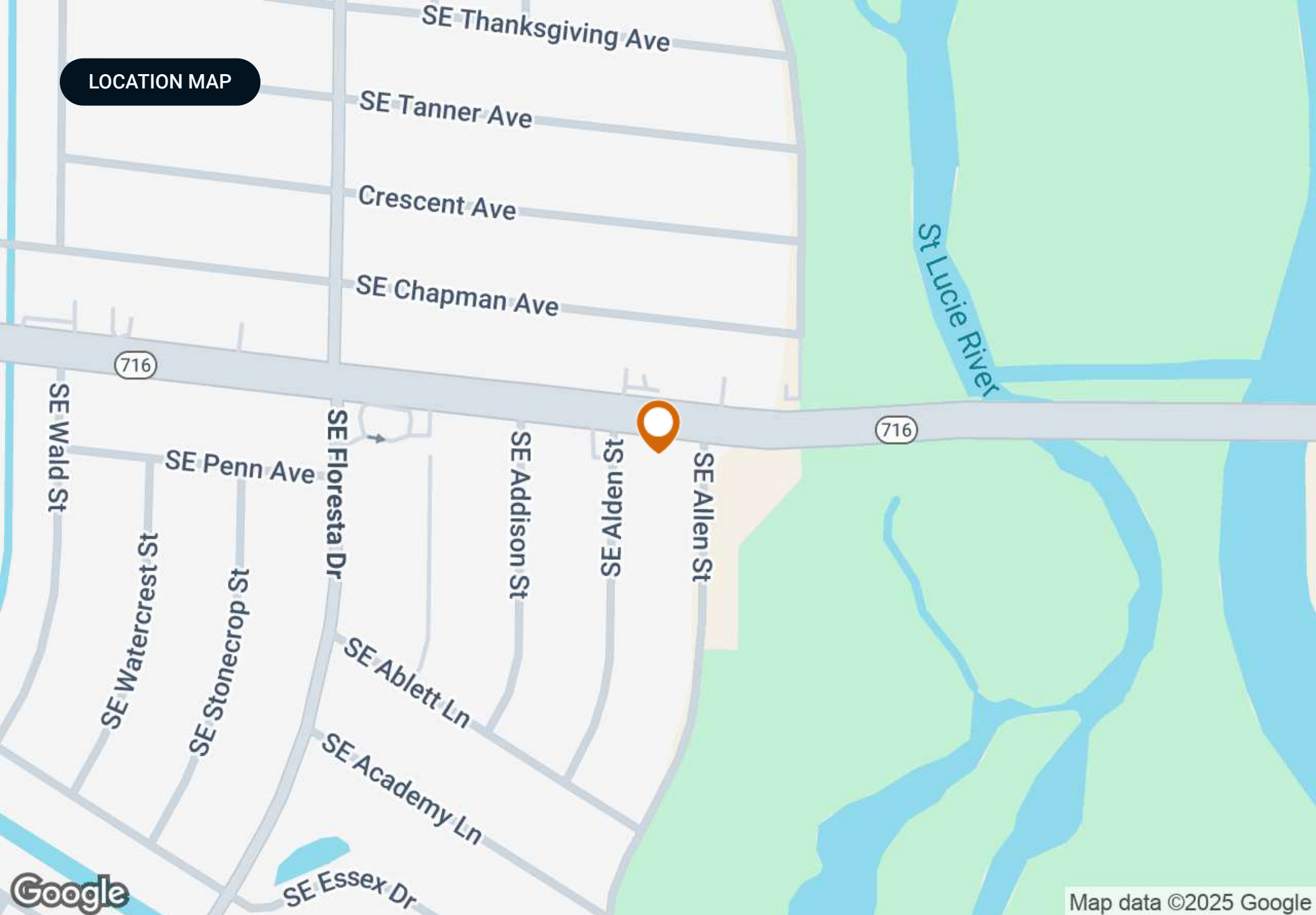


REGIONAL MAP



BEAU RIVAGE
Map data ©2025 Google

LOCATION MAP



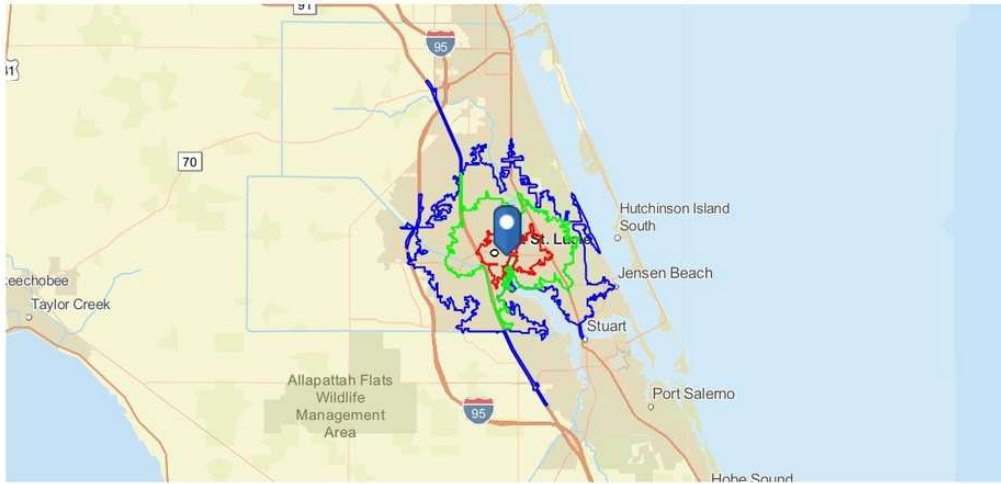
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BENCHMARK DEMOGRAPHICS

Benchmark Demographics

774 SE Port St Lucie Blvd, Port Saint Lucie, Florida, 34984

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	County	Florida	United States
Population Age 0-4	4.71%	4.88%	4.72%	4.44%	4.66%	4.69%	5.39%
Population Age 5 to 9	5.19%	5.25%	5.14%	4.92%	4.97%	5.03%	5.75%
Population Age 10 to 14	5.42%	5.53%	5.49%	5.33%	5.36%	5.34%	5.98%
Population Age 15 to 19	5.33%	5.65%	5.68%	5.22%	5.54%	5.84%	6.47%
Population Age 20 to 34	16.89%	17.68%	17.25%	15.78%	16.29%	18.43%	20.33%
Population Age 35 to 54	24.16%	24.29%	24.16%	23.53%	22.64%	24.41%	25.20%
Population Age 55 to 74	28.22%	26.63%	27.03%	29.27%	28.14%	25.55%	22.82%
Population Age 75+	10.02%	10.14%	10.54%	11.54%	12.38%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
<\$15,000	8.0%	7.1%	6.6%	7.9%	8.0%	8.3%
\$15,000-\$24,999	3.6%	6.0%	5.5%	6.0%	5.8%	5.9%
\$25,000-\$34,999	7.4%	7.8%	7.5%	8.0%	6.7%	6.3%
\$35,000-\$49,999	9.9%	9.3%	9.0%	9.6%	10.5%	9.8%
\$50,000-\$74,999	18.2%	22.9%	21.4%	21.2%	16.9%	15.6%
\$75,000-\$99,999	15.6%	14.4%	14.5%	13.8%	12.9%	12.5%
\$100,000-\$149,999	23.2%	19.6%	19.7%	18.9%	18.4%	17.8%
\$150,000-\$199,999	7.5%	6.9%	7.6%	7.1%	8.7%	9.8%
\$200,000+	6.6%	5.9%	8.1%	7.6%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Population	18,494	84,532	186,101	375,434	23,027,836	339,887,819
Daytime Population	17,239	73,454	154,214	337,118	22,846,618	338,218,372
Employees	8,041	37,289	84,441	155,708	10,832,721	167,630,539
Households	7,052	32,112	71,529	149,302	9,263,074	132,422,916
Average HH Size	2.62	2.61	2.59	2.50	2.43	2.50
Median Age	44.9	43.8	44.6	46.6	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Median Home Value	395,759	372,224	383,170	396,317	416,969	370,578
Owner Occupied %	83.0%	79.6%	80.4%	77.3%	67.2%	64.2%
Renter Occupied %	17.0%	20.4%	19.6%	22.7%	32.8%	35.8%
Total Housing Units	7,460	34,055	76,332	169,060	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Median HH Income	\$78,617	\$70,436	\$74,940	\$70,935	\$78,205	\$81,624
Per Capita Income	\$36,491	\$34,233	\$38,129	\$37,787	\$44,891	\$45,360
Median Net Worth	\$297,199	\$262,140	\$289,097	\$280,396	\$253,219	\$228,144

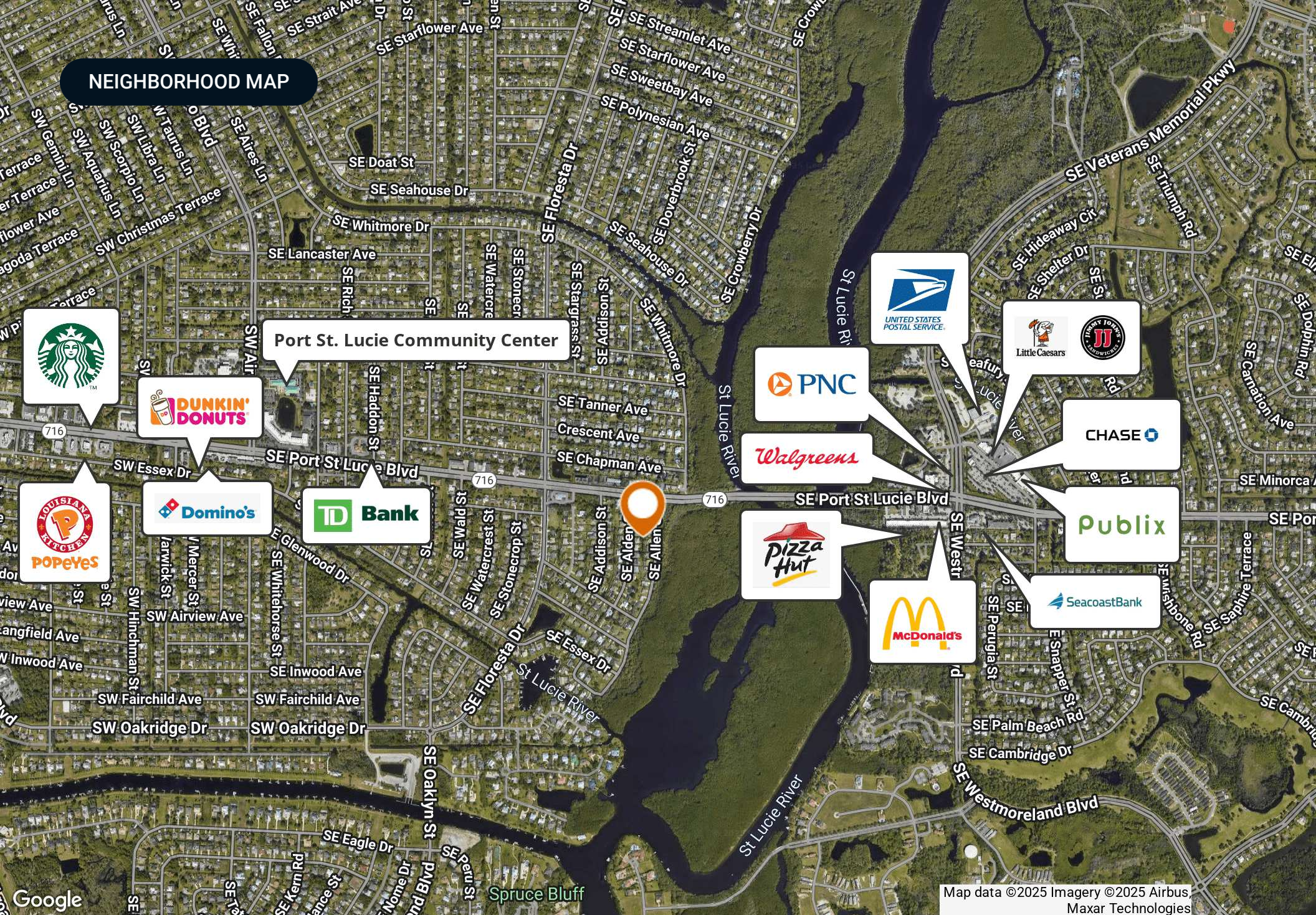


Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -
Saunders Ralston Dantzler Realty

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



NEIGHBORHOOD MAP



Port St. Lucie Community Center



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



MARKET AREA MAP

ST LUCIE WEST

Walmart

Cheddar's

SCRATCH KITCHEN

Staples

Chick-fil-A

Publix

CHARLEY'S

PHILLY STEAKS

LOUISIANA KITCHEN

POPEYES

HCA Florida

St. Lucie Hospital

Crosstown Pkwy

SW Del Rio Blvd

Crosstown Pkwy

SW California Blvd

Winn-Dixie

BEALLS

sam's club

target

Checkers

Advance Auto Parts

Wendy's

KFC

Walmart

Culver's

sam's club

Cleveland Clinic Florida

ZAXBY'S

Walmart

Neighborhood Market

KOHL'S

BEST BUY

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

Senior Advisor

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Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

ADVISOR BIOGRAPHY



Kim Lohry

Senior Advisor

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Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office/Medical Office



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