

FOR LEASE
\$32.00/SF NNN

Freestanding Restaurant w/ Drive-Thru

📍 10401 S US Highway 1, Port St. Lucie, FL 34952



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 Highlights

| | |
|-----------------|--|
| Address: | 10401 S US Highway 1 Port St. Lucie, FL 34952 |
| Parcel #: | 3414-501-4707-030-1 |
| Building Size: | 2,657 SF |
| Land Size: | ±1.04 Acres |
| Lease Rate: | \$32.00/SF NNN |
| Traffic Count: | 43,500 AADT |
| Parking Spaces: | 52 |

Property Overview

This freestanding restaurant building offers a prominent position along S US Highway 1, delivering strong visibility and steady traffic flow with 43,500 AADT. Situated on approximately 1.04 acres, the site features a 2,657 SF building with a functional drive-thru layout and 52 on-site parking spaces, supporting efficient customer circulation and high-volume operations.

Its location provides direct access to a main commercial corridor in Port St. Lucie, offering excellent connectivity across the Treasure Coast and strong exposure to both local and regional traffic. The property's configuration and infrastructure make it suitable for a range of food-service operators seeking a well-located, purpose-built site.







10401 S US Highway 1, Port St. Lucie, Florida 34952

Ring: 10 mile radius

Flourishing Families (H1)

Dominant Tapestry
Segment

KEY FACTS

381,874
Total Population

\$417,514
Median Home Value

15,102
Businesses

359,401
Daytime Population

48.5
Median Age

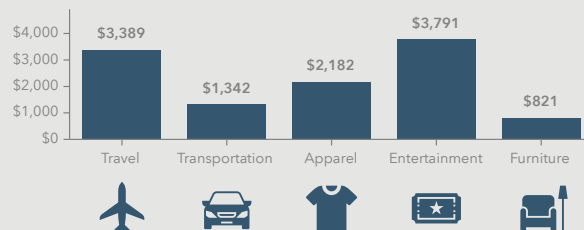
2.1%
2025-2030
Pop. Growth
Rate

\$43,677
Per Capita
Income

2.4
Avg Household
Size

\$77,243
Median Household
Income

KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SERVICES

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

© 2025 Esri

Spending facts are average annual dollars per household

Population

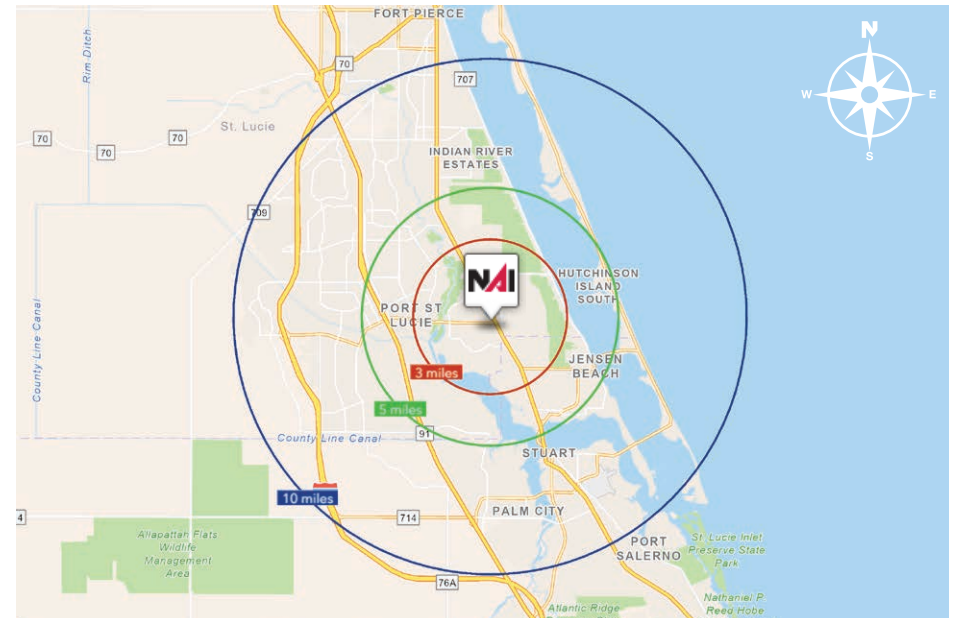
| | |
|-----------|---------|
| 3 Miles: | 50,195 |
| 5 Miles: | 130,934 |
| 10 Miles: | 381,874 |

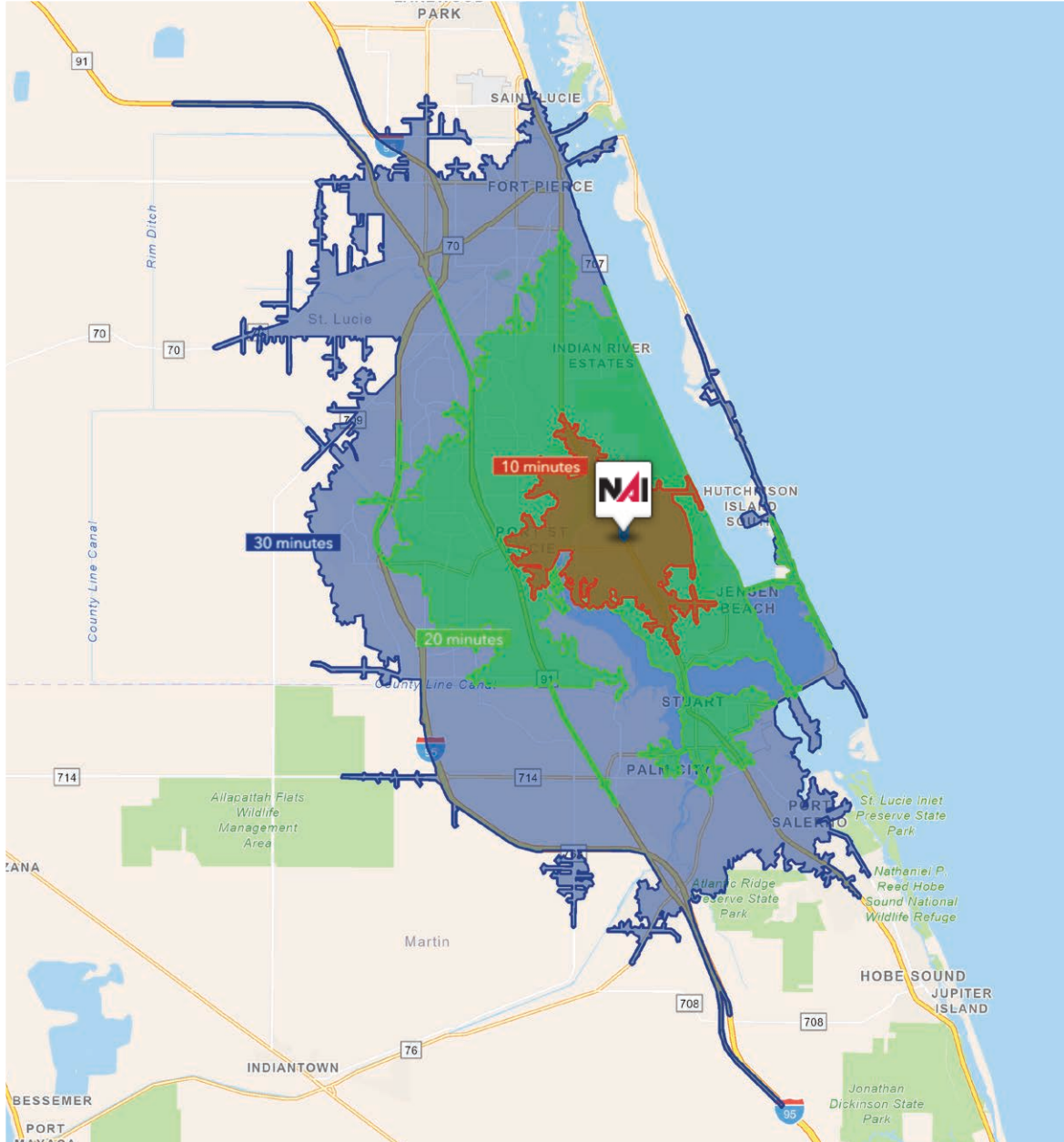
Average Household Income

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

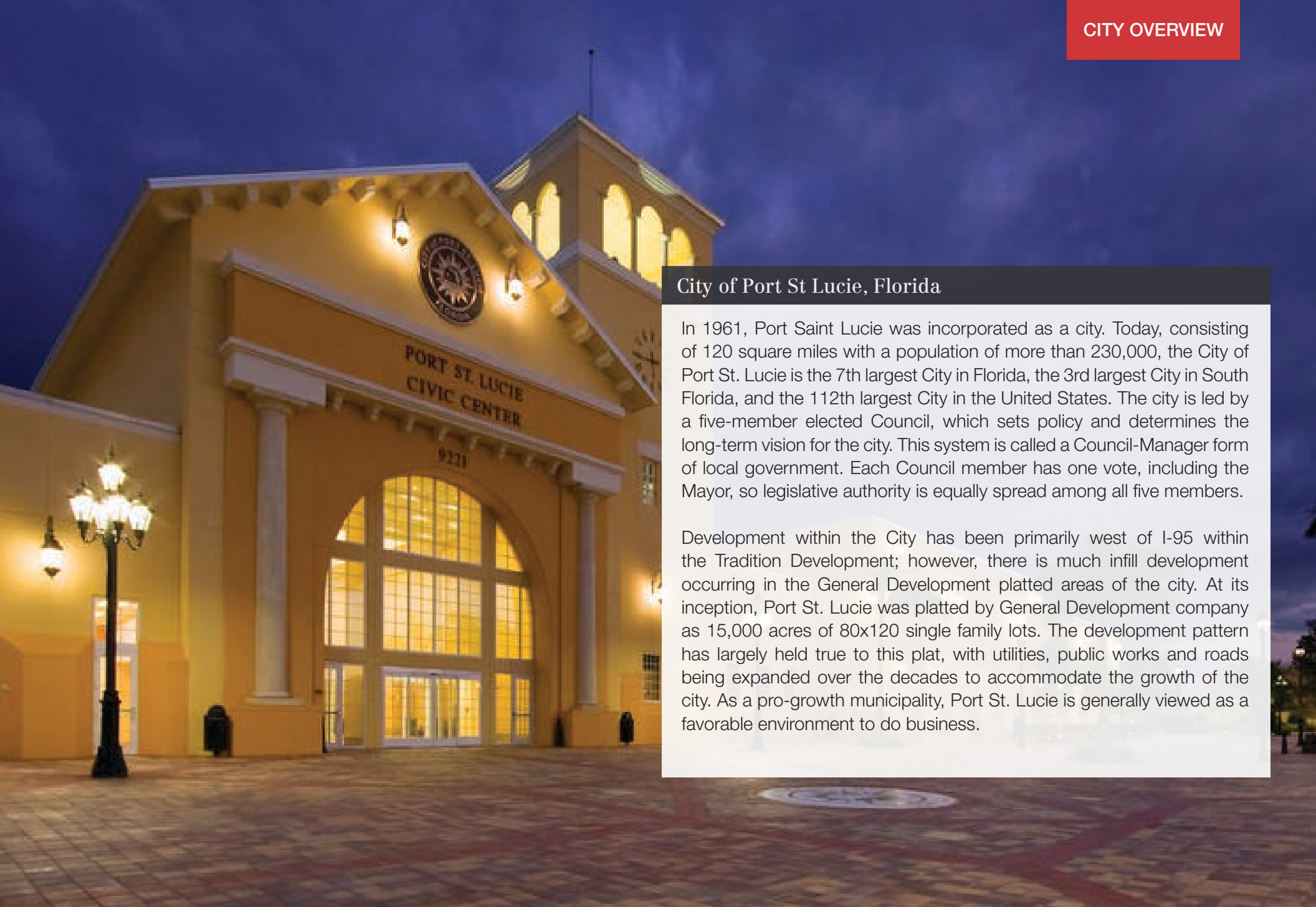
Median Age

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





| 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 |



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.





Douglas Legler
Principal | Broker Associate
+1 772 405 7778
douglas@naisouthcoast.com



Casey Combs
Broker Associate
+1 772 285 8769
ccombs@naisouthcoast.com

Freestanding Restaurant w/ Drive-Thru

10401 S US Highway 1, Port St. Lucie, FL 34952

FOR LEASE:
\$32.00/SF NNN