



Natalie's Canal

1314 SW Biltmore Street, Port Saint Lucie, FL 34983

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Bayshore Blvd, Port St. Lucie

Natalie's Canal

Negotiable

Retail stores are nestled between beautiful Saint Lucie West Blvd and Crosstown Parkway, on Southwest Bayshore Blvd. Excellent communities and schools, great exposure to affluent area under constant growth and expansion. Great layout within the 900 and 1800 SF spaces available. Open to various business models and ideas, excellent timing to secure while in the renovation stages, just in time for the winter season surge. 1800 SF retail store has 2 rear bay doors, 1 side bay door. Come in or call for showing, welcomed by a friendly staff, always on site Mo-Fr. 9am-5pm. Move-in requirements are favorable...

For more information visit:

<http://www.crelisting.net/M779xfd5A/?StepID=107>

Total Space Available: 2,700 SF

Rental Rate: Negotiable

Min. Divisible: 900 SF

Max. Contiguous: 1,800 SF

Property Type: Retail

Property Sub-type: Strip Center

Building Size: 71,035 SF

Gross Leasable Area: 71,035 SF

Lot Size: 6 AC

Space 1

Space Available	1,800 SF
Rental Rate	Negotiable
Space / Lot Type	Strip Center
Additional Space / Lot Types	Flex Space
Lease Type	Other
Date Available	Oct 2017

900 & 1800 SF retail space under renovations. Estimated availability just in time for winter season surge. Great space, excellent exposure, neighboring popular local restaurant chain.

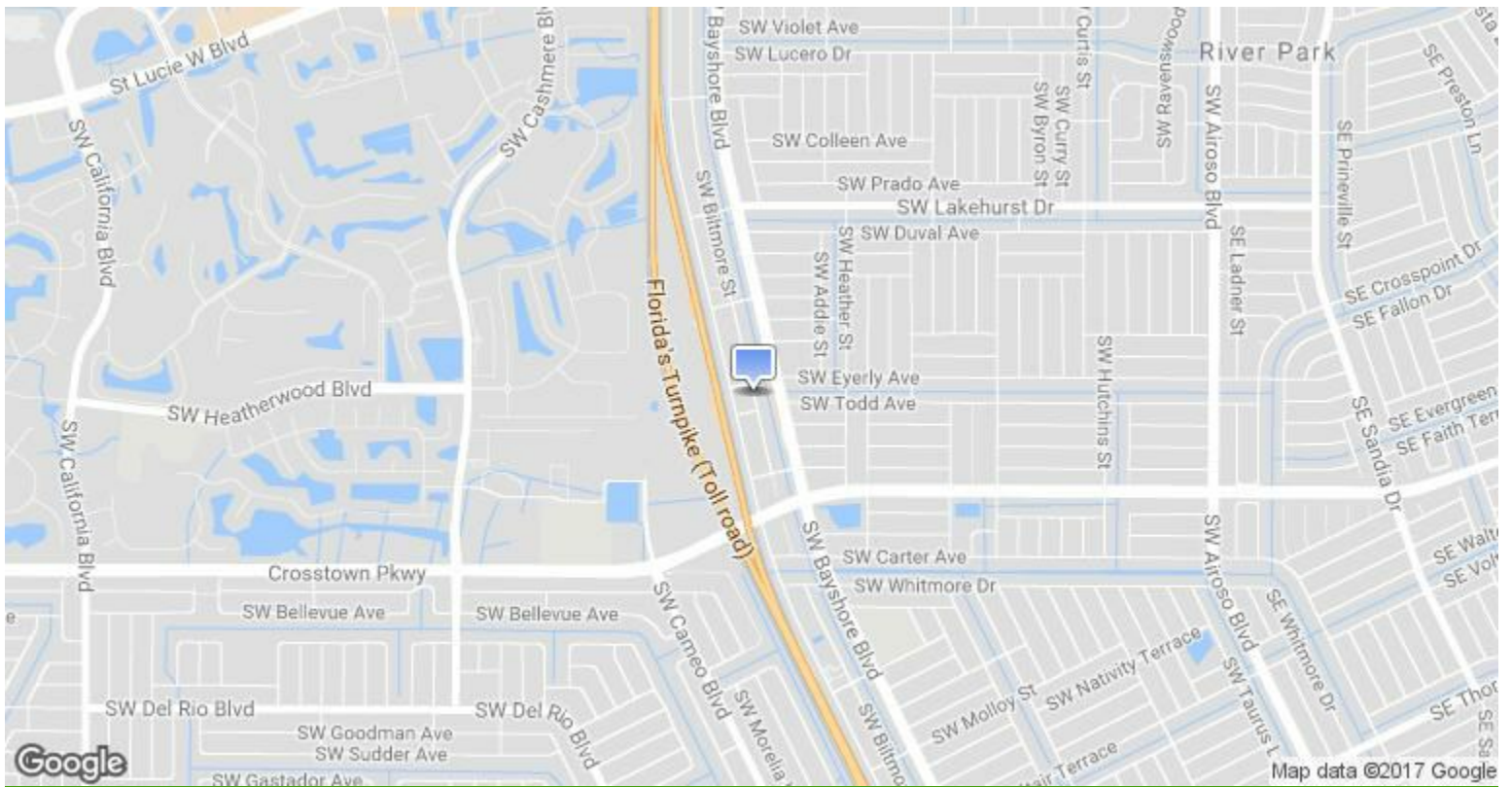
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Space 1

Space Available	900 SF
Rental Rate	Negotiable
Space / Lot Type	Strip Center
Additional Space / Lot Types	Flex Space
Max. Contiguous	1,800 SF
Lease Type	Other
Date Available	Nov 2017

900 & 1800 SF retail space under renovations. Estimated availability just in time for winter season surge. Great space, excellent exposure, neighboring popular local restaurant chain.

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Canal Management's "Natalie's Canal" property is over 71,000 SF of retail, warehouses, storage and parking combined. Strategically located within high-traffic area offering commerce, restaurants, shopping, and very easy access to and from Florida's Turnpike and I-95.

Property Photos



Bayshore Blvd, Port St. Lucie



Bayshore Blvd, Port St. Lucie

Property Photos



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Property Photos



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Bayshore Blvd, Port St. Lucie

Property Photos



900 SF-1

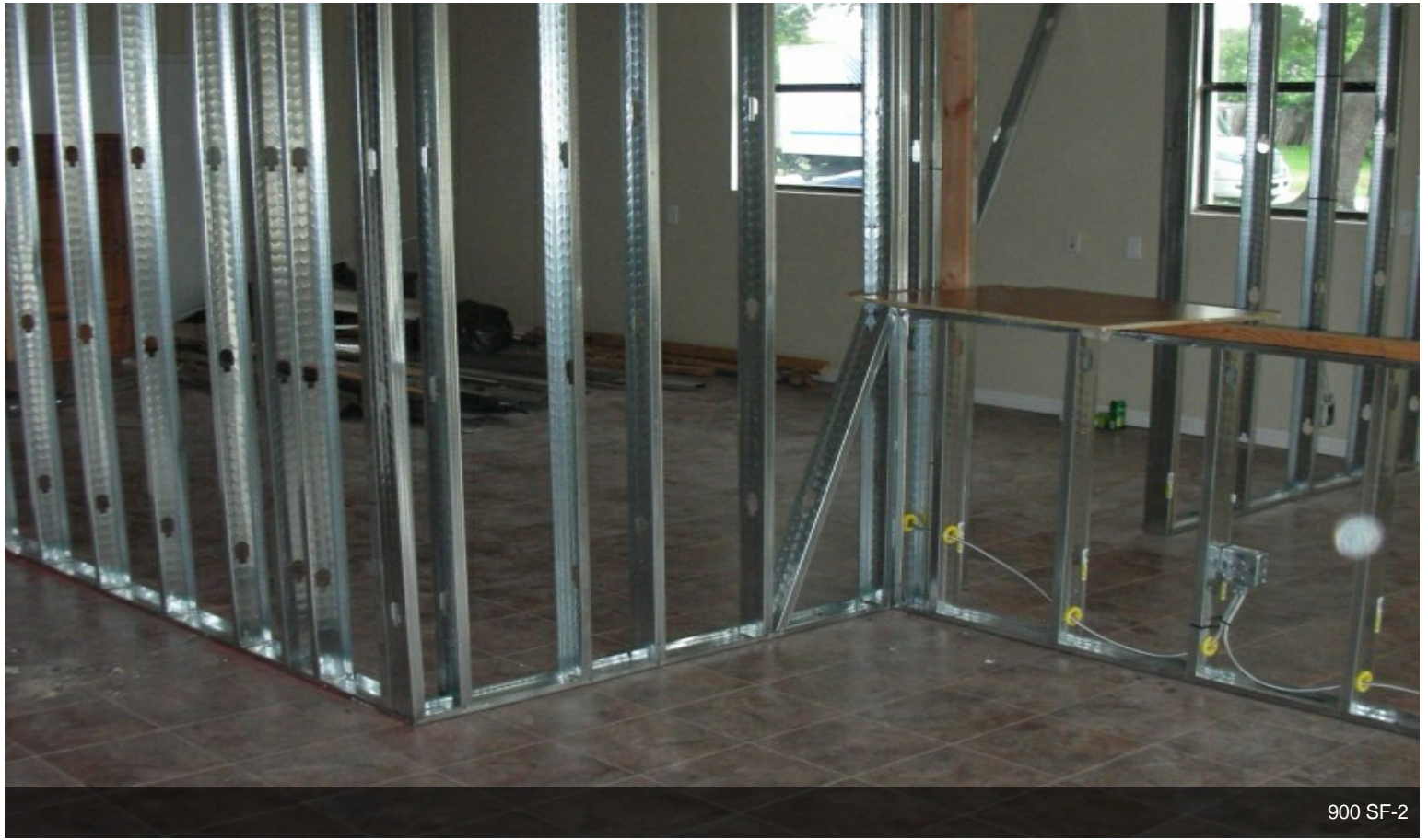


900 SF-1

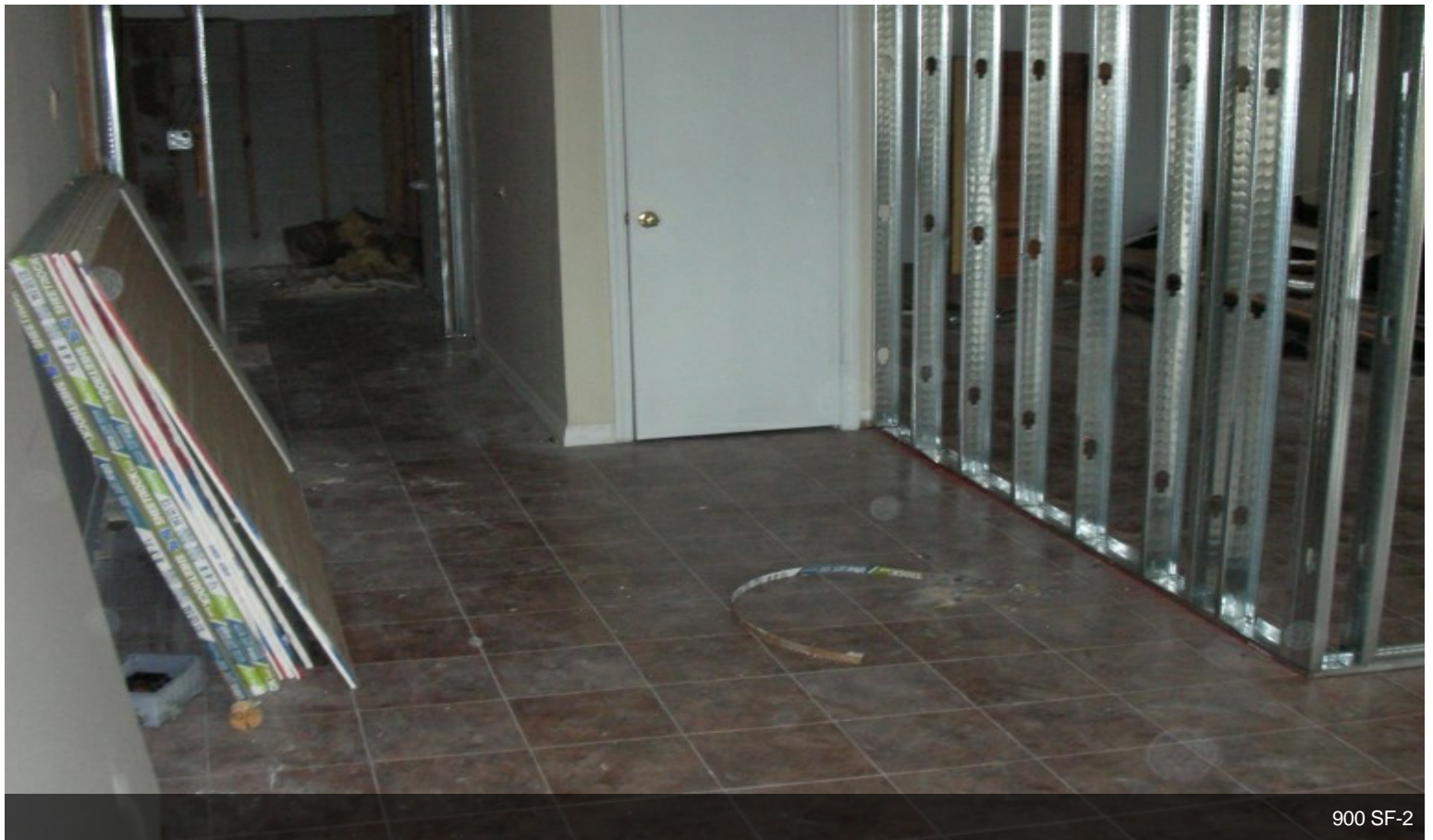
Property Photos



Property Photos



900 SF-2



900 SF-2

Property Photos

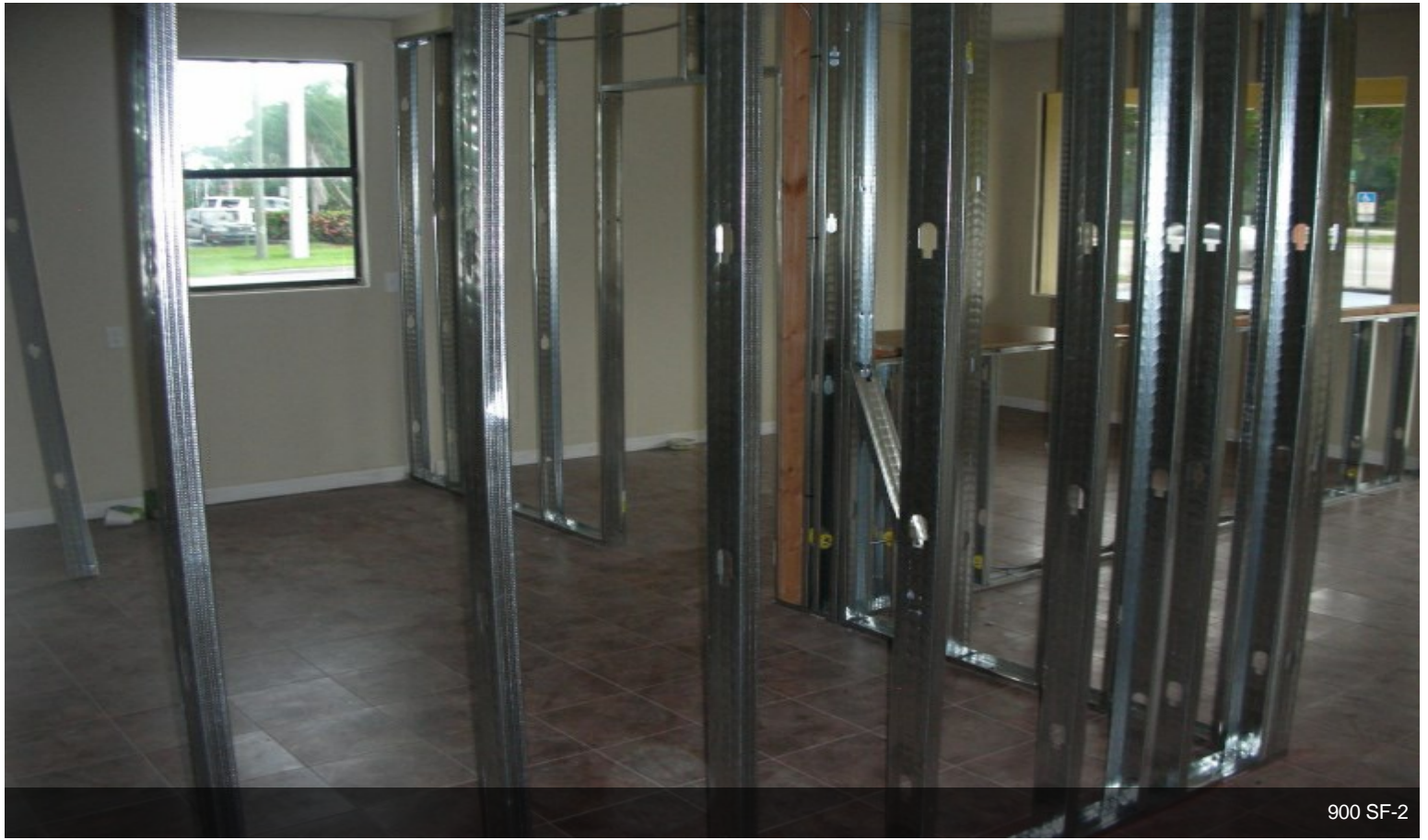


900 SF-2



900 SF-2

Property Photos



900 SF-2



900 SF-2

Property Photos



900 SF-2



1800 SF Corner Store

Property Photos



1800 SF Corner Store



1800 SF Corner Store

Property Photos



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Property Photos



1800 SF Corner Store



1800 SF Corner Store

Property Photos



1800 SF Corner Store



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Property Photos



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Property Photos



1800 SF Corner Store

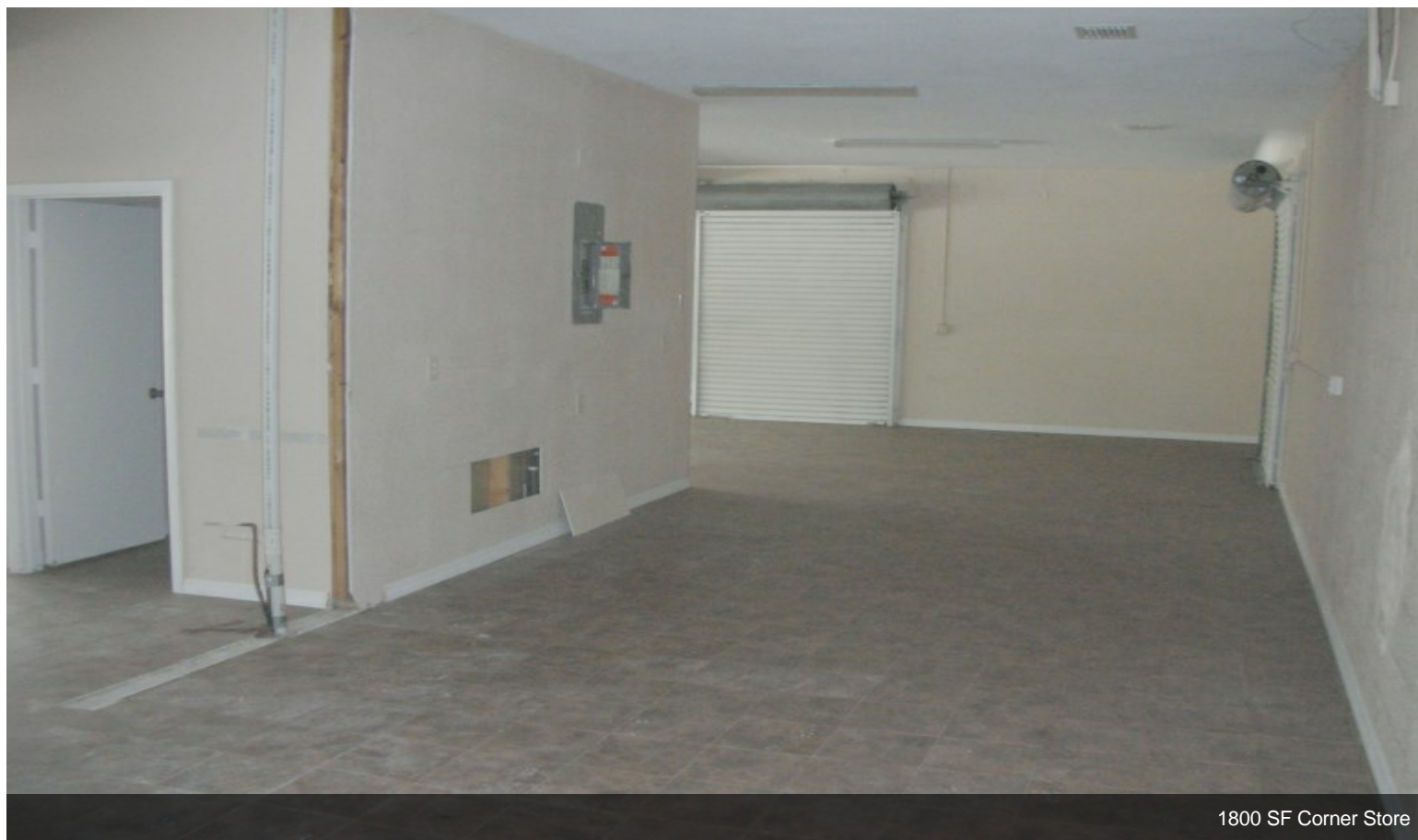


1800 SF Corner Store

Property Photos



1800 SF Corner Store



1800 SF Corner Store

Property Photos



1800 SF Corner Store



1800 SF Corner Store

Property Photos



1800 SF Corner Store



1800 SF Corner Store

Property Photos



1800 SF Corner Store



1800 SF Corner Store Parking Facing Bayshore Drive

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	3,972	39,444	77,908
2015 Female Population	3,945	41,513	82,947
% 2015 Male Population	50.17%	48.72%	48.43%
% 2015 Female Population	49.83%	51.28%	51.57%
2015 Total Population: Adult	6,042	63,347	125,786
2015 Total Daytime Population	6,015	68,027	138,759
2015 Total Employees	1,388	18,497	39,492
2015 Total Population: Median Age	39	43	43
2015 Total Population: Adult Median Age	49	52	52
2015 Total population: Under 5 years	447	4,141	8,353
2015 Total population: 5 to 9 years	541	4,944	10,104
2015 Total population: 10 to 14 years	585	5,401	10,715
2015 Total population: 15 to 19 years	521	5,130	9,760
2015 Total population: 20 to 24 years	483	4,533	8,703
2015 Total population: 25 to 29 years	476	4,380	8,564
2015 Total population: 30 to 34 years	508	4,584	9,116
2015 Total population: 35 to 39 years	474	4,462	9,317
2015 Total population: 40 to 44 years	542	5,228	10,559
2015 Total population: 45 to 49 years	549	5,639	10,826
2015 Total population: 50 to 54 years	565	5,953	11,443
2015 Total population: 55 to 59 years	501	5,577	11,105
2015 Total population: 60 to 64 years	449	4,941	10,061
2015 Total population: 65 to 69 years	391	4,941	10,096
2015 Total population: 70 to 74 years	343	4,055	8,037
2015 Total population: 75 to 79 years	204	2,964	5,815
2015 Total population: 80 to 84 years	167	2,175	4,255
2015 Total population: 85 years and over	171	1,909	4,026
% 2015 Total population: Under 5 years	5.65%	5.12%	5.19%
% 2015 Total population: 5 to 9 years	6.83%	6.11%	6.28%
% 2015 Total population: 10 to 14 years	7.39%	6.67%	6.66%
% 2015 Total population: 15 to 19 years	6.58%	6.34%	6.07%
% 2015 Total population: 20 to 24 years	6.10%	5.60%	5.41%
% 2015 Total population: 25 to 29 years	6.01%	5.41%	5.32%
% 2015 Total population: 30 to 34 years	6.42%	5.66%	5.67%
% 2015 Total population: 35 to 39 years	5.99%	5.51%	5.79%
% 2015 Total population: 40 to 44 years	6.85%	6.46%	6.56%
% 2015 Total population: 45 to 49 years	6.93%	6.97%	6.73%
% 2015 Total population: 50 to 54 years	7.14%	7.35%	7.11%
% 2015 Total population: 55 to 59 years	6.33%	6.89%	6.90%
% 2015 Total population: 60 to 64 years	5.67%	6.10%	6.25%
% 2015 Total population: 65 to 69 years	4.94%	6.10%	6.28%
% 2015 Total population: 70 to 74 years	4.33%	5.01%	5.00%
% 2015 Total population: 75 to 79 years	2.58%	3.66%	3.62%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	2.11%	2.69%	2.65%
% 2015 Total population: 85 years and over	2.16%	2.36%	2.50%
2015 White alone	5,623	60,925	118,907
2015 Black or African American alone	1,408	12,050	25,963
2015 American Indian and Alaska Native alone	21	324	648
2015 Asian alone	182	1,635	3,538
2015 Native Hawaiian and OPI alone	3	51	124
2015 Some Other Race alone	479	3,304	6,441
2015 Two or More Races alone	201	2,668	5,234
2015 Hispanic	1,828	15,362	30,097
2015 Not Hispanic	6,089	65,595	130,758
% 2015 White alone	71.02%	75.26%	73.92%
% 2015 Black or African American alone	17.78%	14.88%	16.14%
% 2015 American Indian and Alaska Native alone	0.27%	0.40%	0.40%
% 2015 Asian alone	2.30%	2.02%	2.20%
% 2015 Native Hawaiian and OPI alone	0.04%	0.06%	0.08%
% 2015 Some Other Race alone	6.05%	4.08%	4.00%
% 2015 Two or More Races alone	2.54%	3.30%	3.25%
% 2015 Hispanic	23.09%	18.98%	18.71%
% 2015 Not Hispanic	76.91%	81.02%	81.29%
2015 Not Hispanic: White alone	4,277	40,725	69,387
2015 Not Hispanic: Black or African American alone	348	2,752	4,726
2015 Not Hispanic: American Indian and Alaska Native alone	13	90	166
2015 Not Hispanic: Asian alone	46	514	1,024
2015 Not Hispanic: Native Hawaiian and OPI alone	2	12	17
2015 Not Hispanic: Some Other Race alone	28	86	143
2015 Not Hispanic: Two or More Races	62	518	917
% 2015 Not Hispanic: White alone	82.03%	85.09%	84.63%
% 2015 Not Hispanic: Black or African American alone	6.67%	5.75%	5.76%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.25%	0.19%	0.20%
% 2015 Not Hispanic: Asian alone	0.88%	1.07%	1.25%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.04%	0.03%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.54%	0.18%	0.17%
% 2015 Not Hispanic: Two or More Races	1.19%	1.08%	1.12%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	7,917	80,957	160,855
2015 Households	2,754	29,686	59,980

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	683	4,327	11,761
Household Change 2010-2015	211	1,118	3,335
% Population Change 2010-2015	9.44%	5.65%	7.89%
% Household Change 2010-2015	8.30%	3.91%	5.89%
Population Change 2000-2015	2,703	33,096	78,865
Household Change 2000-2015	795	11,460	27,594
% Population Change 2000 to 2015	51.84%	69.15%	96.19%
% Household Change 2000 to 2015	40.58%	62.88%	85.20%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	2,054	19,330	35,593
2015 Occupied Housing Units	1,959	18,226	32,386
2015 Owner Occupied Housing Units	1,664	16,004	27,525
2015 Renter Occupied Housing Units	295	2,222	4,861
2015 Vacant Housings Units	95	1,104	3,206
% 2015 Occupied Housing Units	95.37%	94.29%	90.99%
% 2015 Owner occupied housing units	84.94%	87.81%	84.99%
% 2015 Renter occupied housing units	15.06%	12.19%	15.01%
% 2000 Vacant housing units	4.63%	5.71%	9.01%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$48,288	\$48,527	\$48,187
2015 Household Income: Average	\$65,112	\$64,154	\$63,899
2015 Per Capita Income	\$22,828	\$23,579	\$23,926
2015 Household income: Less than \$10,000	190	2,078	4,221
2015 Household income: \$10,000 to \$14,999	165	1,457	2,766
2015 Household income: \$15,000 to \$19,999	146	1,567	3,492
2015 Household income: \$20,000 to \$24,999	111	1,613	3,722
2015 Household income: \$25,000 to \$29,999	151	1,741	3,326
2015 Household income: \$30,000 to \$34,999	132	1,644	3,253
2015 Household income: \$35,000 to \$39,999	159	1,560	3,176
2015 Household income: \$40,000 to \$44,999	175	1,599	3,398
2015 Household income: \$45,000 to \$49,999	225	2,245	4,134
2015 Household income: \$50,000 to \$59,999	243	2,568	5,223
2015 Household income: \$60,000 to \$74,999	314	3,210	5,983
2015 Household income: \$75,000 to \$99,999	347	3,914	7,965
2015 Household income: \$100,000 to \$124,999	168	1,951	4,227
2015 Household income: \$125,000 to \$149,999	48	887	1,725
2015 Household income: \$150,000 to \$199,999	84	813	1,742
2015 Household income: \$200,000 or more	96	839	1,627
% 2015 Household income: Less than \$10,000	6.90%	7.00%	7.04%
% 2015 Household income: \$10,000 to \$14,999	5.99%	4.91%	4.61%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	5.30%	5.28%	5.82%
% 2015 Household income: \$20,000 to \$24,999	4.03%	5.43%	6.21%
% 2015 Household income: \$25,000 to \$29,999	5.48%	5.86%	5.55%
% 2015 Household income: \$30,000 to \$34,999	4.79%	5.54%	5.42%
% 2015 Household income: \$35,000 to \$39,999	5.77%	5.26%	5.30%
% 2015 Household income: \$40,000 to \$44,999	6.35%	5.39%	5.67%
% 2015 Household income: \$45,000 to \$49,999	8.17%	7.56%	6.89%
% 2015 Household income: \$50,000 to \$59,999	8.82%	8.65%	8.71%
% 2015 Household income: \$60,000 to \$74,999	11.40%	10.81%	9.97%
% 2015 Household income: \$75,000 to \$99,999	12.60%	13.18%	13.28%
% 2015 Household income: \$100,000 to \$124,999	6.10%	6.57%	7.05%
% 2015 Household income: \$125,000 to \$149,999	1.74%	2.99%	2.88%
% 2015 Household income: \$150,000 to \$199,999	3.05%	2.74%	2.90%
% 2015 Household income: \$200,000 or more	3.49%	2.83%	2.71%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$739,686	\$7,912,092	\$15,984,446
2015 Jewelry stores	\$265,645	\$2,875,008	\$5,798,516
2015 Mens clothing stores	\$872,906	\$9,424,663	\$18,977,603
2015 Shoe stores	\$876,845	\$9,485,745	\$19,160,061
2015 Womens clothing stores	\$1,502,314	\$16,314,729	\$32,860,023
2015 Automobile dealers	\$11,782,122	\$128,487,883	\$258,642,206
2015 Automotive parts and accessories stores	\$2,315,064	\$25,252,961	\$50,797,975
2015 Other motor vehicle dealers	\$334,639	\$3,663,210	\$7,353,767
2015 Tire dealers	\$1,034,750	\$11,282,224	\$22,705,611
2015 Hardware stores	\$48,272	\$534,347	\$1,062,628
2015 Home centers	\$495,875	\$5,452,633	\$10,908,534
2015 Nursery and garden centers	\$602,356	\$6,627,204	\$13,285,769
2015 Outdoor power equipment stores	\$273,281	\$3,010,013	\$6,028,577
2015 Paint andwallpaper stores	\$57,006	\$625,439	\$1,251,133
2015 Appliance, television, and other electronics stores	\$1,597,931	\$17,408,055	\$34,953,794
2015 Camera andphotographic supplies stores	\$118,682	\$1,295,663	\$2,610,299
2015 Computer andsoftware stores	\$4,302,370	\$46,746,950	\$94,233,944
2015 Beer, wine, and liquor stores	\$745,365	\$8,080,952	\$16,244,198
2015 Convenience stores	\$3,298,554	\$35,474,081	\$71,499,018
2015 Restaurant Expenditures	\$3,106,326	\$33,725,747	\$67,844,875
2015 Supermarkets and other grocery (except convenience) stores	\$12,210,789	\$132,549,720	\$267,206,369
2015 Furniture stores	\$1,108,751	\$12,042,002	\$24,235,808
2015 Home furnishings stores	\$3,924,723	\$42,934,191	\$86,314,906
2015 General merchandise stores	\$20,459,119	\$223,305,643	\$449,066,596
2015 Gasoline stations with convenience stores	\$10,474,337	\$113,370,750	\$228,394,117
2015 Other gasoline stations	\$7,564,631	\$82,064,413	\$165,297,874
2015 Department stores (excl leased depts)	\$20,193,474	\$220,430,635	\$443,268,080
2015 General merchandise stores	\$20,459,119	\$223,305,643	\$449,066,596
2015 Other health and personal care stores	\$792,905	\$8,667,188	\$17,453,562

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$3,211,651	\$35,179,900	\$70,794,765
2015 Pet and pet supplies stores	\$872,224	\$9,537,486	\$19,180,041
2015 Book, periodical, and music stores	\$132,482	\$1,452,166	\$2,920,288
2015 Hobby, toy, and game stores	\$369,273	\$4,024,989	\$8,104,610
2015 Musical instrument and supplies stores	\$36,637	\$399,377	\$804,380
2015 Sewing, needlework, and piece goods stores	\$68,723	\$766,411	\$1,540,486
2015 Sporting goods stores	\$357,206	\$3,887,493	\$7,838,320