

FOR SALE

Net Leased Retail Investment Property - Port St Lucie, FL



SLC Commercial
Realty & Development



Property Description: Freestanding Checker's Drive-In Restaurant on absolute triple net ground lease. Open in this location since 1991. The lease on this corporate owned store has recently been extended for a new 10 year term. Tenant has targeted this location for a "reimage" at Tenant's expense.

LOCATION: 10461 S. US Highway 1, Port St. Lucie, FL 34952

SIZE: 1,806 SF +/- free-standing building on .79 Acre

ZONING: PUD - City of Port St. Lucie

DAILY TRAFFIC: 32,000 Annual Average Daily Traffic (AADT)

NOI/TERM: NNN annual rental at \$83,535.00 fixed thru expiration of lease term on 12/31/27.
Two 5 year options to renew with 10% bumps.

Sale Price: **\$1,515,818.00 (5.5% cap)**

Jeffrey D. Chamberlin, CCIM, SIOR

President/Broker

Office: 772.220.4096

chamberlin@slccommercial.com



SLC COMMERCIAL | 2488 SE Willoughby Blvd, Stuart, FL 34994 | 772.220.4096 | www.slccommercial.com

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



Parcel Map/Photo



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Retail Goods & Services Demos



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Retail Goods and Services Expenditures

10461 S US Highway 1, Port Saint Lucie, Florida, 34952
Ring: **1 mile radius**

Prepared by SLC Commercial
Latitude: 27.27381
Longitude: -80.29008

Top Tapestry Segments	Percent	Demographic Summary	2017	2022
Midlife Constants (5E)	33.3%	Population	8,004	8,699
Metro Fusion (11C)	25.5%	Households	3,308	3,577
Heartland Communities (6F)	19.0%	Families	2,183	2,351
Comfortable Empty Nesters (5A)	17.0%	Median Age	45.5	44.6
Small Town Simplicity (12C)	3.8%	Median Household Income	\$42,412	\$47,243
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		69	\$1,494.48	\$4,943,729
Men's		70	\$294.13	\$972,977
Women's		69	\$509.34	\$1,684,913
Children's		71	\$237.59	\$785,946
Footwear		70	\$323.19	\$1,069,100
Watches & Jewelry		65	\$77.10	\$255,061
Apparel Products and Services (1)		65	\$53.12	\$175,731
Computer				
Computers and Hardware for Home Use		69	\$119.48	\$395,241
Portable Memory		70	\$3.70	\$12,231
Computer Software		68	\$7.84	\$25,932
Computer Accessories		69	\$12.44	\$41,143
Entertainment & Recreation				
Fees and Admissions		71	\$2,230.49	\$7,378,453
Membership Fees for Clubs (2)		64	\$410.12	\$1,356,679
Fees for Participant Sports, excl. Trips		65	\$136.31	\$450,920
Tickets to Theatre/Operas/Concerts		66	\$65.93	\$218,084
Tickets to Movies/Museums/Parks		65	\$38.95	\$128,845
Tickets to Movies/Museums/Parks		66	\$50.75	\$167,889
Admission to Sporting Events, excl. Trips		68	\$37.97	\$125,600
Fees for Recreational Lessons		60	\$79.65	\$263,474
Dating Services		69	\$0.56	\$1,869
TV/Video/Audio		74	\$949.48	\$3,140,886
Cable and Satellite Television Services		75	\$714.31	\$2,362,950
Televisions		70	\$84.08	\$278,147
Satellite Dishes		64	\$0.93	\$3,079
VCRs, Video Cameras, and DVD Players		73	\$4.79	\$15,850
Miscellaneous Video Equipment		71	\$6.85	\$22,658
Video Cassettes and DVDs		74	\$11.22	\$37,122
Video Game Hardware/Accessories		74	\$21.64	\$71,588
Video Game Software		75	\$11.69	\$38,663
Streaming/Downloaded Video		70	\$17.98	\$59,474
Rental of Video Cassettes and DVDs		72	\$10.97	\$36,289
Installation of Televisions		62	\$0.55	\$1,819
Audio (3)		69	\$61.42	\$203,182
Rental and Repair of TV/Radio/Sound Equipment		75	\$3.04	\$10,063
Pets		74	\$441.95	\$1,461,965
Toys/Games/Crafts/Hobbies (4)		72	\$87.11	\$288,164
Recreational Vehicles and Fees (5)		72	\$73.40	\$242,817
Sports/Recreation/Exercise Equipment (6)		70	\$119.01	\$393,682
Photo Equipment and Supplies (7)		68	\$37.90	\$125,389
Reading (8)		73	\$91.26	\$301,891
Catered Affairs (9)		67	\$20.25	\$66,980
Food		73	\$6,067.30	\$20,070,620
Food at Home		74	\$3,704.24	\$12,253,619
Bakery and Cereal Products		74	\$489.68	\$1,619,872
Meats, Poultry, Fish, and Eggs		74	\$848.20	\$2,805,852
Dairy Products		74	\$395.11	\$1,307,039
Fruits and Vegetables		72	\$704.37	\$2,330,047
Snacks and Other Food at Home (10)		74	\$1,266.87	\$4,190,809
Food Away from Home		71	\$2,363.06	\$7,817,002
Alcoholic Beverages		69	\$384.02	\$1,270,323

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2017 and 2022; Consumer Spending data are derived from the 2014 and 2015 Consumer Expenditure Surveys, Bureau of Labor Statistics.

October 10, 2017



Retail Goods and Services Expenditures

10461 S US Highway 1, Port Saint Lucie, Florida, 34952
Ring: **1 mile radius**

Prepared by SLC Commercial
Latitude: 27.27381
Longitude: -80.29008

	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	70	\$4,317.06	\$14,280,827
Value of Retirement Plans	69	\$16,903.81	\$55,917,794
Value of Other Financial Assets	79	\$1,030.33	\$3,408,337
Vehicle Loan Amount excluding Interest	77	\$2,096.72	\$6,935,958
Value of Credit Card Debt	70	\$408.62	\$1,351,701
Health			
Nonprescription Drugs	75	\$95.79	\$316,867
Prescription Drugs	77	\$297.22	\$983,209
Eyeglasses and Contact Lenses	73	\$69.34	\$229,373
Home			
Mortgage Payment and Basics (11)	67	\$5,767.45	\$19,078,719
Maintenance and Remodeling Services	69	\$1,332.72	\$4,408,649
Maintenance and Remodeling Materials (12)	72	\$292.04	\$966,056
Utilities, Fuel, and Public Services	75	\$3,755.73	\$12,423,970
Household Furnishings and Equipment			
Household Textiles (13)	70	\$66.64	\$220,451
Furniture	71	\$404.19	\$1,337,052
Rugs	68	\$15.69	\$51,907
Major Appliances (14)	73	\$233.40	\$772,079
Housewares (15)	72	\$68.24	\$225,742
Small Appliances	72	\$34.90	\$115,434
Luggage	65	\$7.67	\$25,356
Telephones and Accessories	71	\$49.41	\$163,460
Household Operations			
Child Care	65	\$311.56	\$1,030,644
Lawn and Garden (16)	74	\$308.69	\$1,021,163
Moving/Storage/Freight Express	68	\$43.63	\$144,319
Housekeeping Supplies (17)	74	\$525.48	\$1,738,281
Insurance			
Owners and Renters Insurance	75	\$386.59	\$1,278,847
Vehicle Insurance	73	\$859.99	\$2,844,842
Life/Other Insurance	70	\$300.21	\$993,086
Health Insurance	74	\$2,686.51	\$8,886,989
Personal Care Products (18)	71	\$334.66	\$1,107,069
School Books and Supplies (19)	70	\$108.44	\$358,727
Smoking Products	83	\$344.68	\$1,140,191
Transportation			
Payments on Vehicles excluding Leases	75	\$1,676.22	\$5,544,928
Gasoline and Motor Oil	75	\$2,073.79	\$6,860,100
Vehicle Maintenance and Repairs	73	\$784.45	\$2,594,968
Travel			
Airline Fares	65	\$329.77	\$1,090,886
Lodging on Trips	68	\$358.78	\$1,186,833
Auto/Truck Rental on Trips	66	\$17.31	\$57,245
Food and Drink on Trips	69	\$339.48	\$1,123,004

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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October 10, 2017



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Realty & Development

Retail Goods and Services Expenditures

10461 S US Highway 1, Port Saint Lucie, Florida, 34952
Ring: **3 mile radius**

Prepared by SLC Commercial
Latitude: 27.27381
Longitude: -80.29008

Top Tapestry Segments	Percent	Demographic Summary	2017	2022
Senior Escapes (9D)	14.3%	Population	46,742	49,866
Midlife Constants (5E)	12.4%	Households	19,881	21,130
Rustbelt Traditions (5D)	11.6%	Families	12,802	13,551
Silver & Gold (9A)	11.4%	Median Age	49.9	50.5
Heartland Communities (6F)	6.8%	Median Household Income	\$44,974	\$50,616
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
		75	\$1,616.20	\$32,131,727
Men's		75	\$316.27	\$6,287,821
Women's		76	\$564.99	\$11,232,584
Children's		72	\$240.40	\$4,779,325
Footwear		75	\$346.05	\$6,879,774
Watches & Jewelry		74	\$87.73	\$1,744,257
Apparel Products and Services (1)		74	\$60.76	\$1,207,966
Computer				
Computers and Hardware for Home Use		75	\$130.18	\$2,588,149
Portable Memory		75	\$3.98	\$79,149
Computer Software		74	\$8.53	\$169,547
Computer Accessories		78	\$14.15	\$281,288
Entertainment & Recreation				
Fees and Admissions		79	\$2,451.34	\$48,735,036
Membership Fees for Clubs (2)		73	\$465.26	\$9,249,813
Fees for Participant Sports, excl. Trips		75	\$157.88	\$3,138,894
Tickets to Theatre/Operas/Concerts		78	\$77.50	\$1,540,837
Tickets to Movies/Museums/Parks		74	\$43.79	\$870,552
Tickets to Sporting Events, excl. Trips		72	\$55.60	\$1,105,434
Admission to Sporting Events, excl. Trips		73	\$40.73	\$809,718
Fees for Recreational Lessons		67	\$89.16	\$1,772,614
Dating Services		73	\$0.59	\$11,763
TV/Video/Audio		80	\$1,029.98	\$20,476,937
Cable and Satellite Television Services		82	\$779.12	\$15,489,637
Televisions		76	\$91.22	\$1,813,509
Satellite Dishes		76	\$1.10	\$21,953
VCRs, Video Cameras, and DVD Players		77	\$5.05	\$100,415
Miscellaneous Video Equipment		75	\$7.21	\$143,396
Video Cassettes and DVDs		78	\$11.90	\$236,588
Video Game Hardware/Accessories		73	\$21.42	\$425,773
Video Game Software		75	\$11.55	\$229,570
Streaming/Downloaded Video		74	\$19.02	\$378,198
Rental of Video Cassettes and DVDs		76	\$11.56	\$229,908
Installation of Televisions		81	\$0.72	\$14,255
Audio (3)		75	\$67.03	\$1,332,693
Rental and Repair of TV/Radio/Sound Equipment		76	\$3.07	\$61,041
Pets		82	\$491.24	\$9,766,259
Toys/Games/Crafts/Hobbies (4)		76	\$91.55	\$1,820,073
Recreational Vehicles and Fees (5)		78	\$79.61	\$1,582,819
Sports/Recreation/Exercise Equipment (6)		74	\$127.42	\$2,533,166
Photo Equipment and Supplies (7)		74	\$41.27	\$820,434
Reading (8)		82	\$102.11	\$2,030,051
Catered Affairs (9)		75	\$22.91	\$455,485
Food		78	\$6,529.75	\$129,817,934
Food at Home		79	\$3,967.35	\$78,874,926
Bakery and Cereal Products		79	\$522.97	\$10,397,181
Meats, Poultry, Fish, and Eggs		79	\$901.42	\$17,921,120
Dairy Products		79	\$420.18	\$8,353,533
Fruits and Vegetables		78	\$761.24	\$15,134,291
Snacks and Other Food at Home (10)		79	\$1,361.54	\$27,068,800
Food Away from Home		77	\$2,562.40	\$50,943,008
Alcoholic Beverages		76	\$420.52	\$8,360,421

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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Retail Goods and Services Expenditures

10461 S US Highway 1, Port Saint Lucie, Florida, 34952
Ring: **3 mile radius**

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Latitude: 27.27381
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	84	\$5,231.50	\$104,007,412
Value of Retirement Plans	80	\$19,414.89	\$385,987,429
Value of Other Financial Assets	91	\$1,186.23	\$23,583,440
Vehicle Loan Amount excluding Interest	81	\$2,212.14	\$43,979,532
Value of Credit Card Debt	76	\$444.09	\$8,828,977
Health			
Nonprescription Drugs	83	\$105.73	\$2,102,062
Prescription Drugs	88	\$339.85	\$6,756,491
Eyeglasses and Contact Lenses	81	\$76.05	\$1,511,909
Home			
Mortgage Payment and Basics (11)	77	\$6,652.50	\$132,258,318
Maintenance and Remodeling Services	82	\$1,587.93	\$31,569,723
Maintenance and Remodeling Materials (12)	80	\$323.15	\$6,424,577
Utilities, Fuel, and Public Services	81	\$4,068.92	\$80,894,168
Household Furnishings and Equipment			
Household Textiles (13)	77	\$73.47	\$1,460,650
Furniture	77	\$442.21	\$8,791,632
Rugs	75	\$17.36	\$345,061
Major Appliances (14)	83	\$267.27	\$5,313,677
Housewares (15)	81	\$76.72	\$1,525,270
Small Appliances	78	\$37.53	\$746,192
Luggage	73	\$8.62	\$171,422
Telephones and Accessories	78	\$53.88	\$1,071,175
Household Operations			
Child Care	67	\$320.03	\$6,362,532
Lawn and Garden (16)	85	\$356.86	\$7,094,821
Moving/Storage/Freight Express	76	\$48.84	\$970,907
Housekeeping Supplies (17)	81	\$577.36	\$11,478,527
Insurance			
Owners and Renters Insurance	85	\$440.48	\$8,757,256
Vehicle Insurance	80	\$939.38	\$18,675,788
Life/Other Insurance	79	\$335.65	\$6,673,121
Health Insurance	82	\$3,010.69	\$59,855,536
Personal Care Products (18)	78	\$365.07	\$7,258,021
School Books and Supplies (19)	74	\$114.45	\$2,275,284
Smoking Products	84	\$349.24	\$6,943,244
Transportation			
Payments on Vehicles excluding Leases	80	\$1,789.09	\$35,568,868
Gasoline and Motor Oil	80	\$2,222.14	\$44,178,315
Vehicle Maintenance and Repairs	80	\$857.86	\$17,055,027
Travel			
Airline Fares	74	\$375.47	\$7,464,728
Lodging on Trips	77	\$404.79	\$8,047,697
Auto/Truck Rental on Trips	76	\$20.06	\$398,792
Food and Drink on Trips	77	\$380.28	\$7,560,305

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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Retail Goods and Services Expenditures

10461 S US Highway 1, Port Saint Lucie, Florida, 34952
Ring: **5 mile radius**

Prepared by SLC Commercial
Latitude: 27.27381
Longitude: -80.29008

Top Tapestry Segments	Percent	Demographic Summary	2017	2022
Rustbelt Traditions (5D)	11.5%	Population	113,259	120,117
The Elders (9C)	11.4%	Households	47,469	50,100
American Dreamers (7C)	9.7%	Families	30,882	32,490
Senior Escapes (9D)	8.9%	Median Age	49.2	50.1
Midlife Constants (5E)	8.3%	Median Household Income	\$46,668	\$52,264
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
Men's		78	\$1,687.76	\$80,116,359
Women's		78	\$329.45	\$15,638,817
Children's		80	\$590.41	\$28,026,130
Footwear		74	\$249.35	\$11,836,610
Watches & Jewelry		78	\$361.00	\$17,136,112
Apparel Products and Services (1)		78	\$92.54	\$4,392,715
		80	\$65.01	\$3,085,973
Computer				
Computers and Hardware for Home Use		79	\$136.15	\$6,462,906
Portable Memory		78	\$4.14	\$196,528
Computer Software		78	\$8.95	\$424,921
Computer Accessories		82	\$14.86	\$705,327
Entertainment & Recreation				
Fees and Admissions		82	\$2,553.82	\$121,227,443
Membership Fees for Clubs (2)		77	\$492.27	\$23,367,635
Fees for Participant Sports, excl. Trips		80	\$167.50	\$7,950,961
Tickets to Theatre/Operas/Concerts		83	\$82.56	\$3,919,159
Tickets to Movies/Museums/Parks		77	\$46.11	\$2,188,642
Admission to Sporting Events, excl. Trips		76	\$58.37	\$2,770,760
Fees for Recreational Lessons		76	\$42.52	\$2,018,183
Dating Services		71	\$94.61	\$4,491,084
TV/Video/Audio		75	\$0.61	\$28,846
Cable and Satellite Television Services		83	\$1,069.69	\$50,777,099
Televisions		85	\$808.83	\$38,394,161
Satellite Dishes		80	\$95.42	\$4,529,464
VCRs, Video Cameras, and DVD Players		81	\$1.18	\$55,836
Miscellaneous Video Equipment		80	\$5.20	\$246,659
Video Cassettes and DVDs		79	\$7.54	\$357,744
Video Game Hardware/Accessories		80	\$12.24	\$581,123
Video Game Software		75	\$21.97	\$1,042,885
Streaming/Downloaded Video		77	\$11.86	\$563,028
Rental of Video Cassettes and DVDs		77	\$19.72	\$936,068
Installation of Televisions		78	\$11.96	\$567,609
Audio (3)		88	\$0.78	\$37,005
Rental and Repair of TV/Radio/Sound Equipment		78	\$69.83	\$3,314,958
Pets		79	\$3.17	\$150,559
Toys/Games/Crafts/Hobbies (4)		85	\$508.40	\$24,133,376
Recreational Vehicles and Fees (5)		78	\$94.90	\$4,504,607
Sports/Recreation/Exercise Equipment (6)		81	\$82.82	\$3,931,187
Photo Equipment and Supplies (7)		77	\$131.83	\$6,257,847
Reading (8)		78	\$43.26	\$2,053,444
Catered Affairs (9)		85	\$106.30	\$5,045,896
Food		80	\$24.36	\$1,156,353
Food at Home		81	\$6,777.75	\$321,733,153
Bakery and Cereal Products		82	\$4,106.05	\$194,910,182
Meats, Poultry, Fish, and Eggs		82	\$541.26	\$25,693,149
Dairy Products		82	\$932.37	\$44,258,627
Fruits and Vegetables		81	\$433.21	\$20,564,163
Snacks and Other Food at Home (10)		81	\$789.92	\$37,496,763
Food Away from Home		82	\$1,409.29	\$66,897,479
Alcoholic Beverages		80	\$2,671.70	\$126,822,972
		79	\$438.29	\$20,805,344

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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Retail Goods and Services Expenditures

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Ring: **5 mile radius**

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Latitude: 27.27381
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	90	\$5,556.35	\$263,754,444
Value of Retirement Plans	84	\$20,374.15	\$967,140,585
Value of Other Financial Assets	94	\$1,227.09	\$58,248,508
Vehicle Loan Amount excluding Interest	84	\$2,287.67	\$108,593,349
Value of Credit Card Debt	79	\$463.04	\$21,980,143
Health			
Nonprescription Drugs	86	\$109.45	\$5,195,300
Prescription Drugs	91	\$353.48	\$16,779,331
Eyeglasses and Contact Lenses	83	\$78.88	\$3,744,151
Home			
Mortgage Payment and Basics (11)	82	\$7,049.78	\$334,646,158
Maintenance and Remodeling Services	87	\$1,683.52	\$79,915,184
Maintenance and Remodeling Materials (12)	83	\$335.79	\$15,939,845
Utilities, Fuel, and Public Services	84	\$4,224.28	\$200,522,185
Household Furnishings and Equipment			
Household Textiles (13)	80	\$76.72	\$3,641,880
Furniture	81	\$463.09	\$21,982,182
Rugs	78	\$18.15	\$861,711
Major Appliances (14)	87	\$279.46	\$13,265,897
Housewares (15)	84	\$80.16	\$3,805,062
Small Appliances	80	\$38.89	\$1,846,100
Luggage	77	\$9.13	\$433,216
Telephones and Accessories	81	\$56.31	\$2,672,986
Household Operations			
Child Care	70	\$336.75	\$15,985,402
Lawn and Garden (16)	89	\$373.32	\$17,721,361
Moving/Storage/Freight Express	80	\$51.04	\$2,422,607
Housekeeping Supplies (17)	84	\$600.35	\$28,498,090
Insurance			
Owners and Renters Insurance	89	\$461.14	\$21,889,635
Vehicle Insurance	83	\$977.78	\$46,414,476
Life/Other Insurance	82	\$351.11	\$16,666,824
Health Insurance	86	\$3,141.83	\$149,139,653
Personal Care Products (18)	81	\$379.52	\$18,015,366
School Books and Supplies (19)	77	\$119.28	\$5,662,035
Smoking Products	84	\$351.60	\$16,690,052
Transportation			
Payments on Vehicles excluding Leases	83	\$1,862.10	\$88,391,829
Gasoline and Motor Oil	83	\$2,299.70	\$109,164,490
Vehicle Maintenance and Repairs	83	\$891.14	\$42,301,690
Travel			
Airline Fares	78	\$395.75	\$18,785,645
Lodging on Trips	81	\$425.02	\$20,175,151
Auto/Truck Rental on Trips	80	\$21.13	\$1,002,825
Food and Drink on Trips	81	\$398.36	\$18,909,826

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2017 and 2022; Consumer Spending data are derived from the 2014 and 2015 Consumer Expenditure Surveys, Bureau of Labor Statistics.

October 10, 2017

Disclaimers

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