

Bridge Plaza Outparcel Build to Suit

Port St. Lucie Blvd & Westmoreland Blvd, Port St. Lucie, FL 34952

NAI Southcoast



Presented by
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For Sale:

\$975,000

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Property Details

Location: Port Saint Lucie Blvd between the Saint Lucie River to the west and Westmorland Blvd to the East. An out parcel of Bridge Plaza.

Size: 37,500+/- sq. ft. 250 ft. x 150 ft. supporting a 9,000 +/- sq ft two building based on information from the City.

Zoning: General Commercial

Use: The zoning supports many uses but we feel the best use may be a restaurant with a second story deck taking advantage of the River views. This will be a true destination with access to the River Walk and all the amenities surrounding this beautiful destination.

Parking: Bridge Plaza has 211 parking spaces and this parcel has cross parking agreements with the Plaza and other out parcels.

Access: Located at the signalized intersection of Port Saint Lucie Blvd. and Westmorland Blvd. with two entrances on Port Saint Lucie Blvd and one on Westmorland.

Traffic: 49,900+/- Annual Average Daily Traffic

Price: \$975,000.00 – Owner will consider a Land Lease or Build to Suit. Price based on Tenant, use, etc.



Property Overview

Located in Port Saint Lucie's Bridge Plaza on Port Saint Lucie Blvd between Westmorland and the Saint Lucie River. The site benefits from being located within the Port District of the City of Port Saint Lucie. There is access to the Board Walk via a walkway along the beautiful Mangroves and native vegetation. Just to the south is the beautiful Botanical Garden, Historic Village and Pioneer Park, a great destination for families to explore the lush grounds and playgrounds.

The Port District - Useful Links

<https://www.cityofpsl.com/home/showdocument?id=9894&t=637624828133697438>

<https://www.cityofpsl.com/government/departments/community-redevelopment/riverwalk-boardwalk-extension-project>

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Bridge Plaza Parking Assessment

The Bridge Plaza was built in 1985 and is located just east of the St. Lucie River and on the southwest side of the intersection of Westmoreland Blvd and Port St. Lucie Blvd. The plaza is home to a McDonalds, Mobile gas station, Lefty's Wing and Grill, Escape Room PSL, Pizza Hut, and multiple other retail/restaurant locations. The city of Port St. Lucie is looking to turn the area that the plaza is in into the Port District, connecting the St. Lucie River to the community. The plaza itself was connected to the boardwalk recently, and a parking assessment is needed to determine if the plaza and the surrounding area has enough parking to build new restaurants and retail spaces.

Parking Assessment

The Bridge Plaza Parking lot has 211 parking spots, including 9 ADA spaces.

The breakdown of those parking spots is as followed:

- Retail area: 128 spots including 5 ADA spaces.
- McDonalds: 66 spots including 3 ADA spaces.

Mobile: 17 spots including 1 ADA space.

The area of the buildings was provided by the Bridge Plaza Site Plan of 1985. The McDonalds has a square footage of 4,304, the Mobile gas station has a square footage of 875 and the retail space has a square footage of 38,524 (as seen in Chart 1). Since the 1985 plan combined the square footage of each building, the same has been done to access



the parking at this current time All together, the buildings of Bridge Plaza have a square footage of 43,703. Utilizing section 158.221 of the Port St. Lucie Code of Ordinances there needs to be 1 space for every 250 square feet of floor area for buildings over 30,000 square feet. 175 spaces are required to keep Bridge Plaza up to code. The 211 parking spaces exceeds the necessary amount by 36 spaces. The 36 additional spaces mean 9,000 square feet of commercial space could be built and the plaza would still be at code.

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The Boardwalk



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Property Highlights

- Located at a signalized intersection
- Two entrances off Port St. Lucie Boulevard



St. Lucie River



Bridge Plaza
Outparcel

SE PORT ST LUCIE BLVD



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Bridge Plaza
Outparcel

SE PORT ST. LUCIE BLVD

SE WESTMORELAND BLVD

St. Lucie River

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St. Lucie River

SE PORT ST. LUCIE BLVD

Bridge Plaza Outparcel



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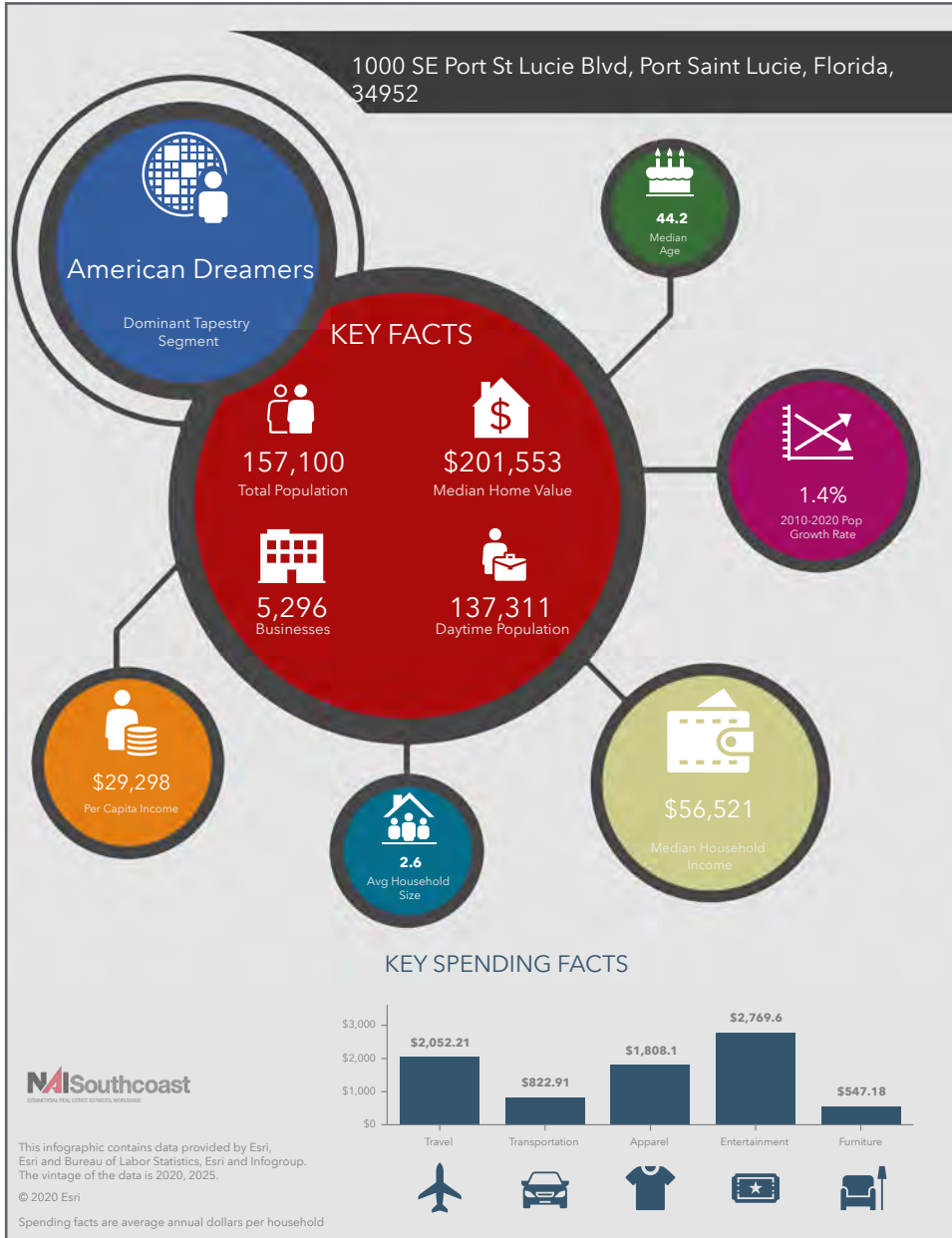
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2021 Demographics



Population

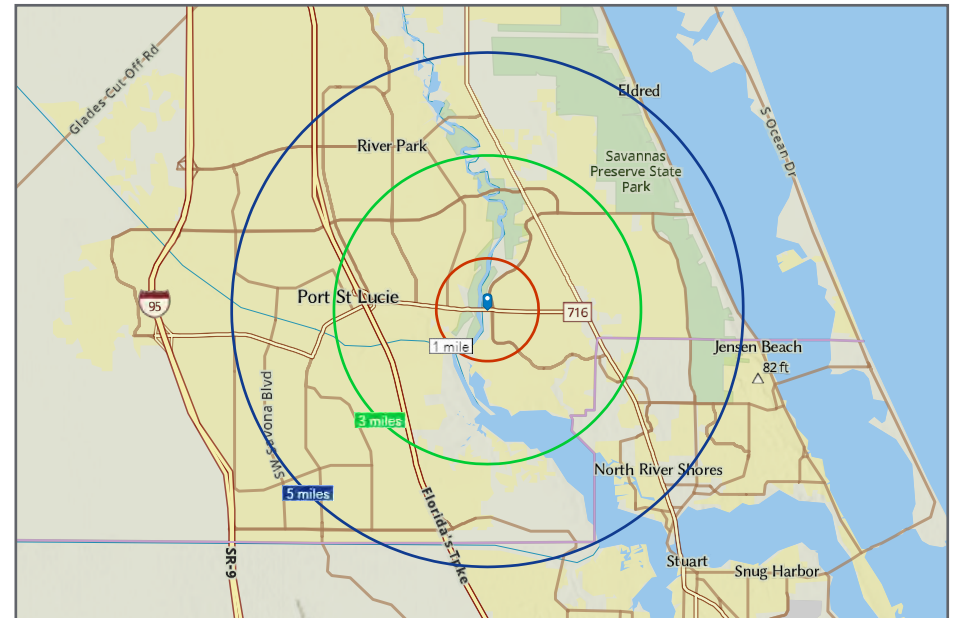
- 1 Mile: 6,516
- 3 Mile: 64,905
- 5 Mile: 157,100

Average Household Income

- 1 Mile: \$72,288
- 3 Mile: \$74,647
- 5 Mile: \$76,057

Median Age

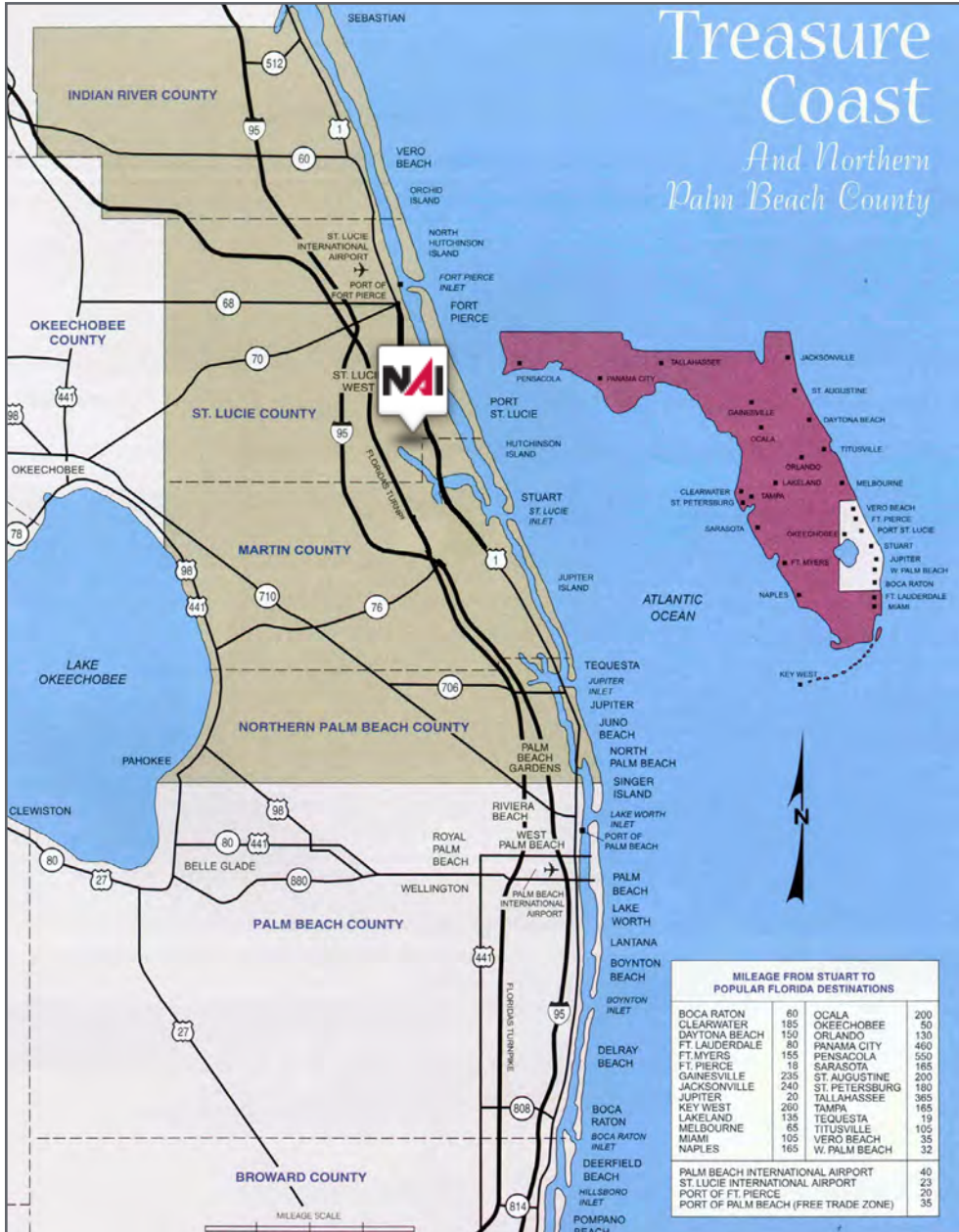
- 1 Mile: 46.4
- 3 Mile: 46.1
- 5 Mile: 44.2



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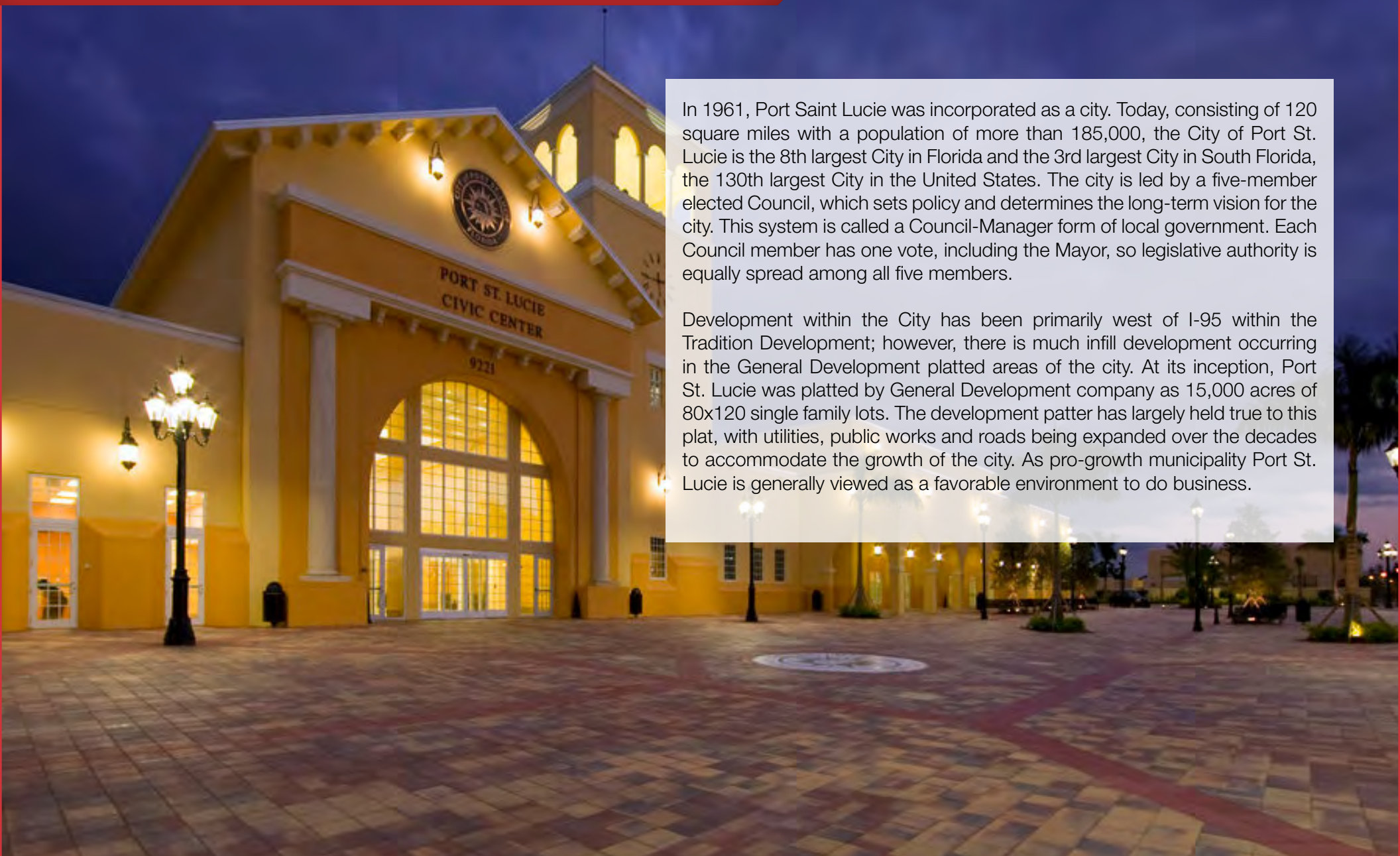
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Area Maps



City Overview

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 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th 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 patten 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 pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

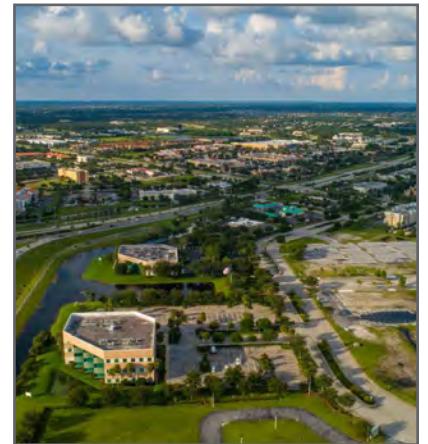
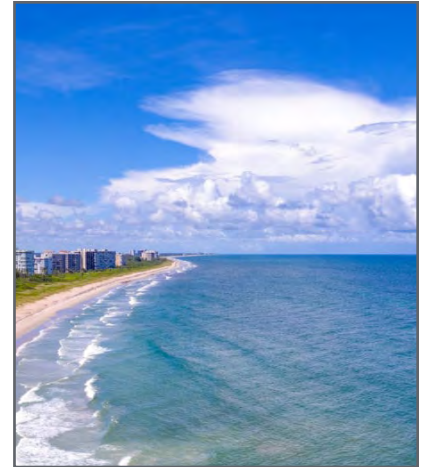
Bridge Plaza for Lease

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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 280,000 and has experienced growth of over 40% since 2000. 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 First Data Field 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 39 schools with a total of 39,000 students and 5,400 staff. The Economic Development Council 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 (14.8%), and Retail Trade (13.2%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. In 2017 and 2018 the Economic Development Council of St. Lucie County facilitated 20 expansion and job creating projects with a net growth of building area nearing 1,000,0000 square feet.



LISTING AGENTS



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