

# COMMERCIAL LAND

**TREC**

Total Real Estate Consultants Inc.  
www.trecfl.com



**1,15 +/- Acres**  
**FOR SALE**

**3201 SW Yale St, Port Saint Lucie, FL 34953**

## TRAFFIC COUNT

<b>SW Darwin Blvd</b>	7,800/Day
<b>Port St Lucie Blvd</b>	15,200/Day

## DEMOGRAPHIC

	Annual Household Income	Total Consumer Spending
1 mile	\$57,511	\$6,124,569
3 miles	\$63,277	\$48,853,825
5 miles	\$63,222	\$99,919,082

- Valuable commercial plot
- Next to the **Walmart** Neighborhood Market, across the street from the **St Lucie Medical Center** & **Publix Super Market** at Darwin Square.
- Plot located in one of the best commercial area
- Great vacant land development opportunities in the growing Port St. Lucie area
- Commercial General Zoning.



**50,094 ±SQFT**

**\$800,000**



**JOE PELAYO** / CCIM, SIOR  
trec@joepelayo.com  
954.224.8773

**CALL US!**

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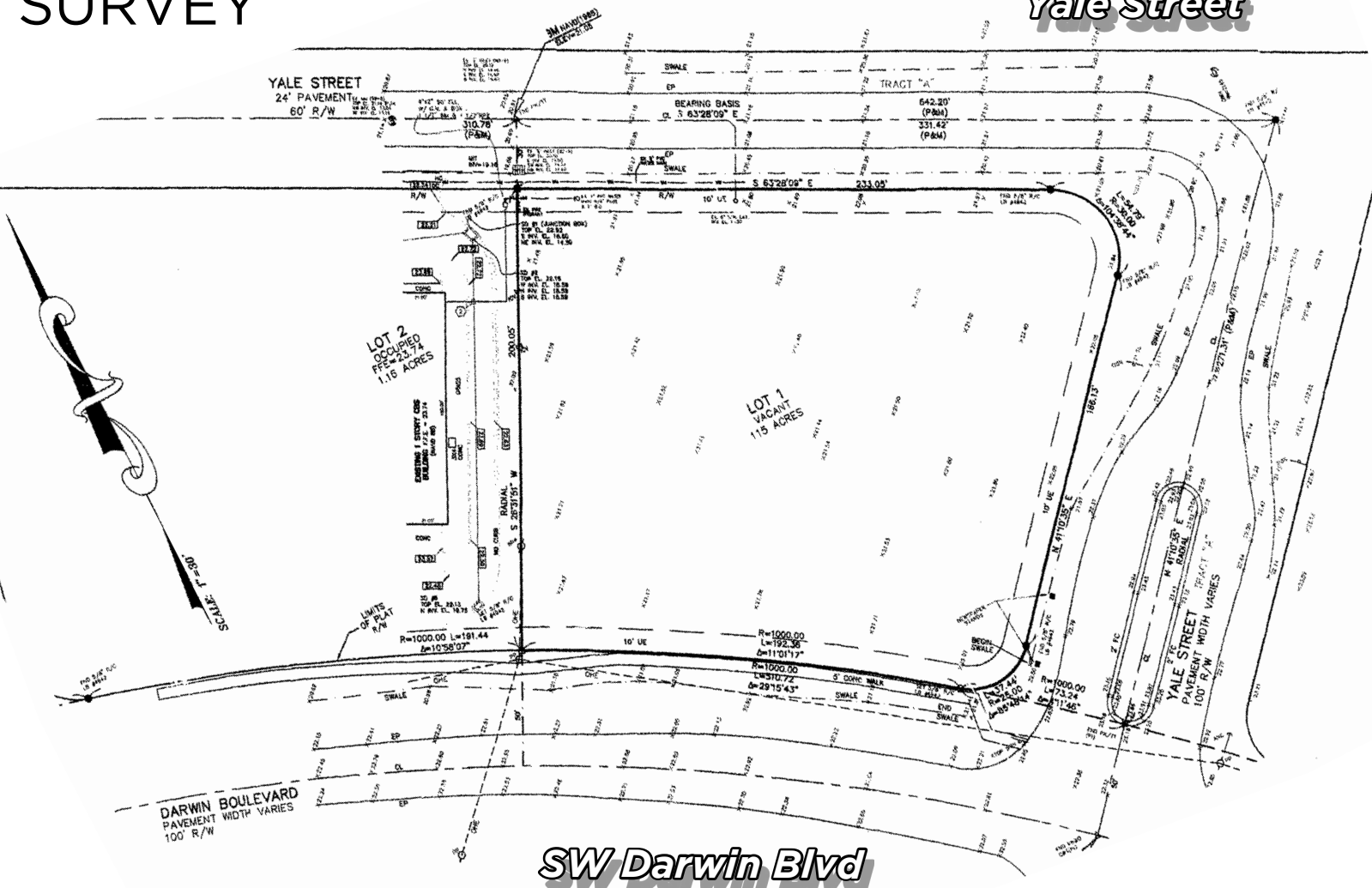
**FOR  
SALE**



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**SURVEY**

**Yale Street**



**SW Darwin Blvd**



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**#1** COMMERCIAL AGENT  
IN # TRANSACTIONS

**SIOR**  
SOCIETY OF INDUSTRIAL OFFICE REALTORS

**COMMERCIAL REAL ESTATE**

Note: This offering subject to errors, omissions,  
prior sales or withdrawal without notice.