

# OFFICE SPACE | CONDO

FOR **SALE**

540 NW University Blvd, Suite #106, Port St. Lucie, FL 34986

**1,035** ± SQFT



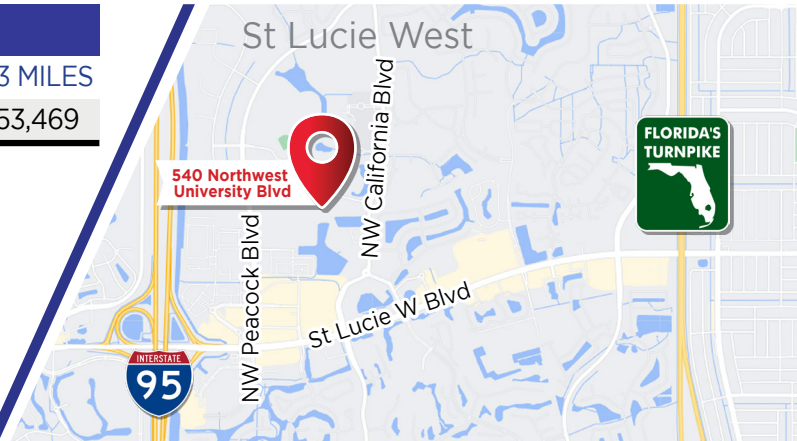
## TRAFFIC COUNT

|                  |                         |
|------------------|-------------------------|
| NW University Dr | 16,481 vehicles per day |
| I-95             | 52,285 vehicles per day |

## DEMOGRAPHICS

|            |         |         |
|------------|---------|---------|
| POPULATION | 1 MILES | 3 MILES |
| TOTAL      | 4,343   | 53,469  |

- First floor class A office space
- Excellent Investment opportunity
- Situated on lushly landscaped 6 acre campus
- Fronting on University Blvd, just minutes from I-95
- High visibility and easy access
- Walking distance from the Mets Stadium.



**\$207,000**



**JOE PELAYO** / CCIM, SIOR, C2EX  
Broker | Founder & CEO  
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954.224.8773

**CONTACT US!**

**TREC** Total Real Estate Consultants Inc.

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

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Treasure Coast Office 772.237.5969

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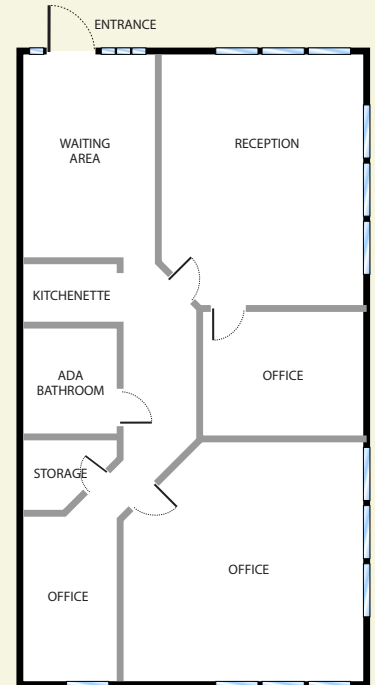
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**540 NW University Blvd, Suite #106, Port St. Lucie, FL 34986**

**Unit 106**

450 NW University Blvd, Port St Lucie, FL 34986 | **FLOORPLAN**



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