

**FOR  
LEASE**

**Warehouse Condo**  
582 NW University Blvd  
Port St. Lucie, FL 34986



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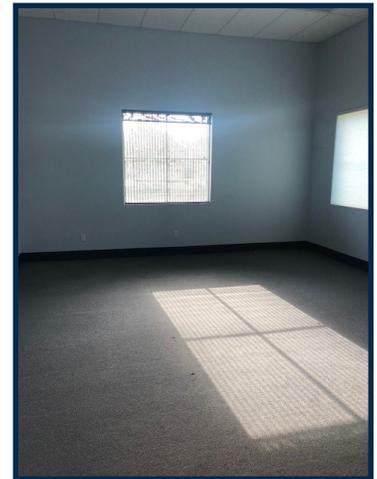
**TREASURE COAST**  
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# PROPERTY INFORMATION

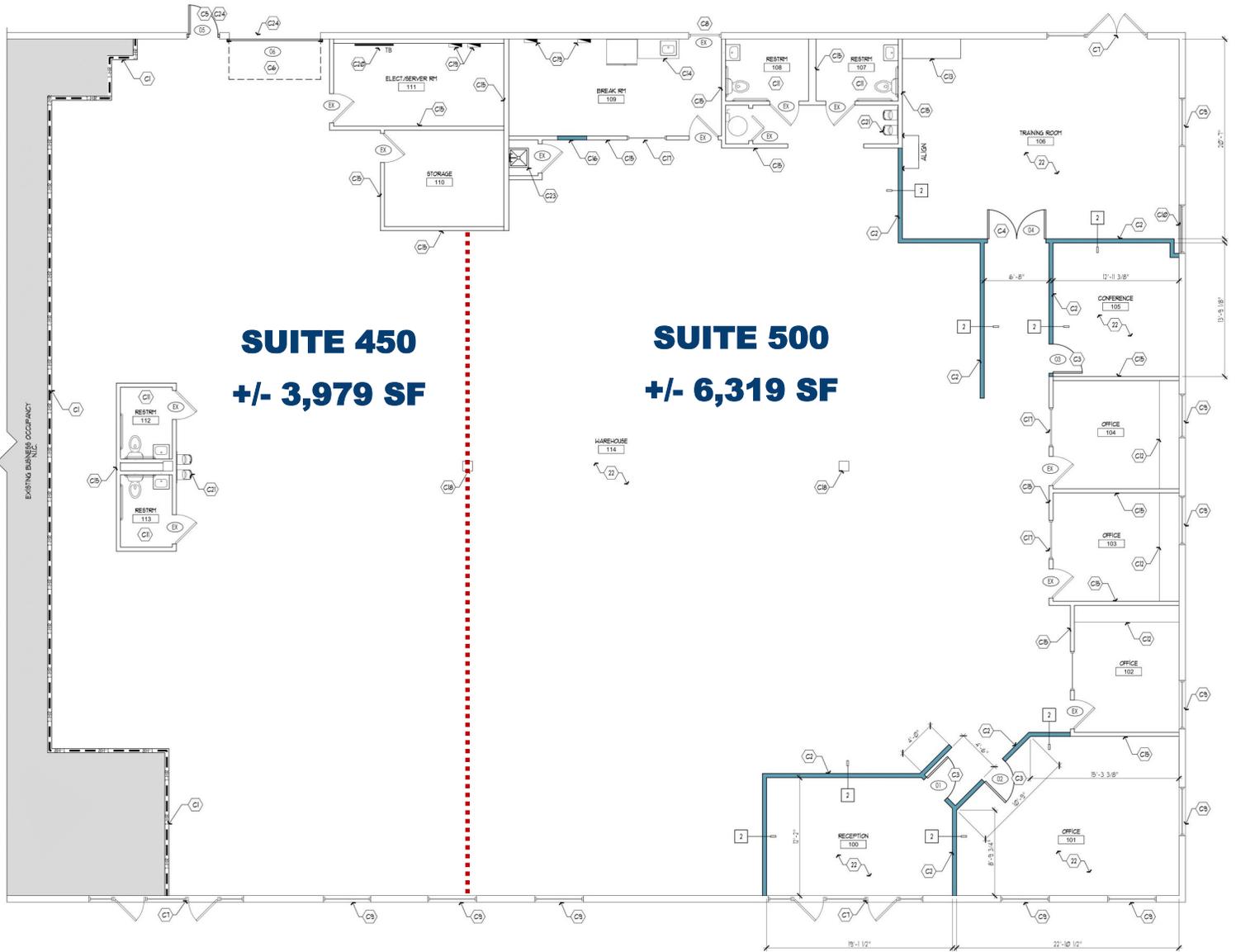
## Warehouse Condo 582 NW University Blvd Port St. Lucie, FL 34986

- ADDRESS:** 582 NW University Blvd., Port St. Lucie, FL 34986
- LOCATION:** Located on the SE corner of NW Peacock Blvd and NW University Blvd
- SPACES AVAILABLE:** +/- 10,292 Square Feet - Divisible - can be split into +/- 6,319 SF (Suite 500) or +/- 3,979 SF (Suite 450 - includes overhead door)
- +/- 1,475 Square Feet - Suite 150 - sublease with Tenant Improvement allowance; call for details
- ZONING:** Liberal zoning allows for a wide variety office, medical flex and warehouse uses
- PRICE:** \$12.00 p.s.f. NNN
- COMMENTS:**
- ◆ Easy access to I-95 at St. Lucie West Blvd
  - ◆ Ample parking
  - ◆ Open warehouse space, separate offices, overhead door and kitchen
  - ◆ Hurricane windows and door throughout
  - ◆ Wide variety of dining and retail options nearby



# FLOOR PLANS

## Warehouse Condo 582 NW University Blvd Suite 450 and/or Suite 500 Port St. Lucie, FL 34986



# DEMOGRAPHICS

# Warehouse Condo

582 NW University Blvd  
Port St. Lucie, FL 34986

## DEMOGRAPHICS - 2020

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	2,059	47,727	123,788
<b>Avg. Household Income:</b>	\$75,843	\$86,662	\$83,239
<b>Median Age:</b>	74.3	46.4	42.8

## PROJECTED DEMOGRAPHICS - 2025

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	2,352	57,055	144,235
<b>Avg. Household Income:</b>	\$84,166	\$94,129	\$91,994
<b>Median Age:</b>	74.8	47.2	43.2



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# PROPERTY MAP

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