

FOR SALE

1901 NW Courtyard Circle

Port St. Lucie, FL 34986

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PROPERTY OVERVIEW

Allowable uses include, office, medical, professional and retail uses. Irregularly shaped lot with 581 (ft) of street frontage. Adjacent to Holiday Inn Express and surrounded by national restaurants. Great entertainment area with AMC Theatres and Superplay USA.

LOCATION OVERVIEW

Idea location for a variety of commercial uses. Close to Shopping, Restaurants, Entertainment, St Lucie County Government Annex, Medical Offices, Mets Stadium, PGA and Martin Health System.

OFFERING SUMMARY

Land Size:	1.41 Acres
Zoning:	PUD, City of Port St Lucie
Utilities:	St Lucie West Service District

SALE PRICE

\$995,000

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Christine M. Skurka
Vice President/Broker
772.220.4096 x116
skurka@slccommercial.com

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


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Realty & Development


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.

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Property Address:	1901 NW Courtyard Circle, Port St Lucie, FL 34986
Property Type:	Vacant Land - Office, Retail
APN:	3326-704-0003-000-2
Lot Size:	1.41 Acres
Lot Frontage:	581 Ft
Zoning:	PUD, Planned Unit Development, City of Port St Lucie
Land Use:	CH/CG, Commercial Highway/Commercial General, City of Port St Lucie
Taxes:	\$14,951.85
Cross Streets:	NW Peacock Blvd and St Lucie West Blvd
Nearest Highway:	Interstate 95 (Exit 121 - St Lucie West Blvd)
SALE PRICE:	\$995,000

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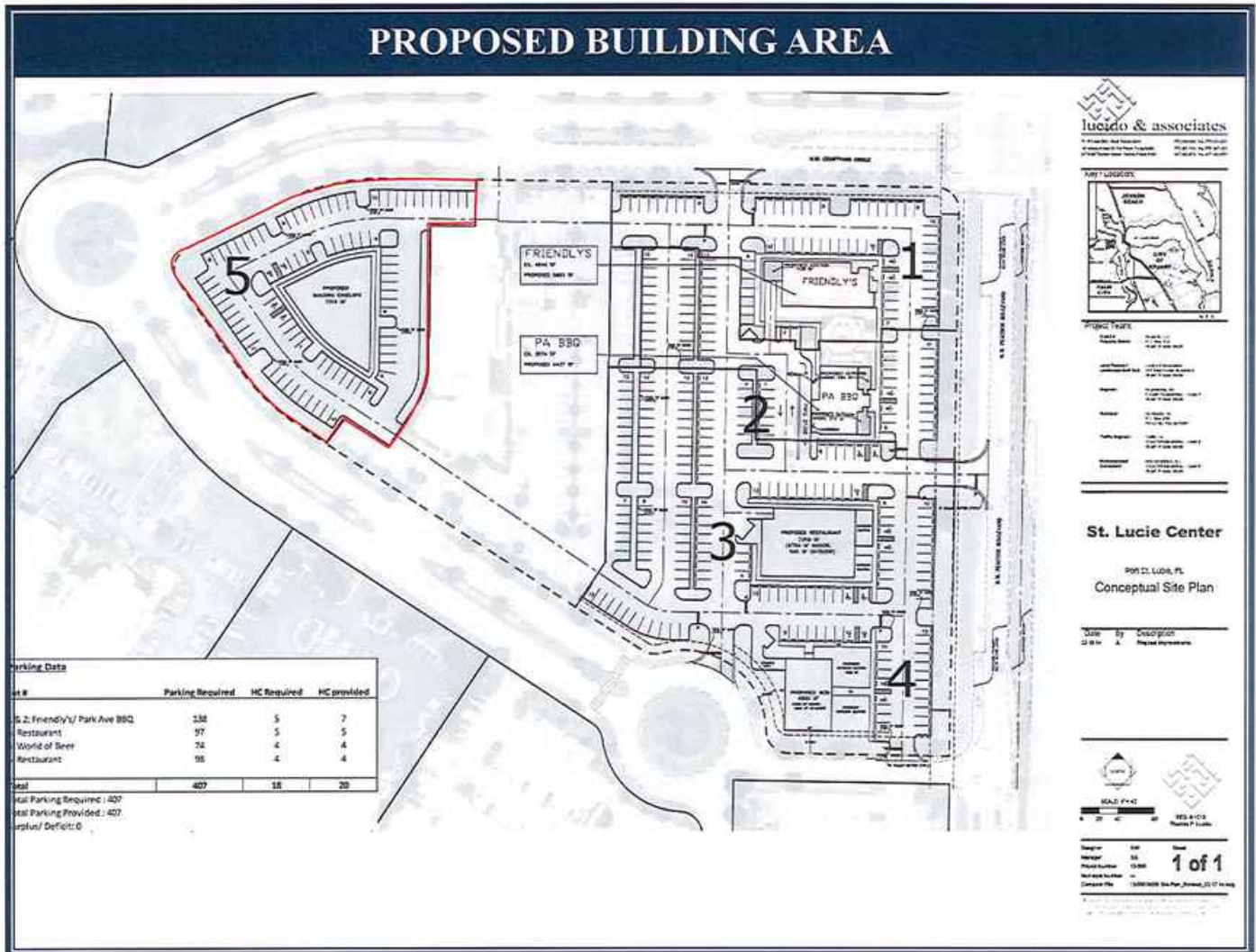


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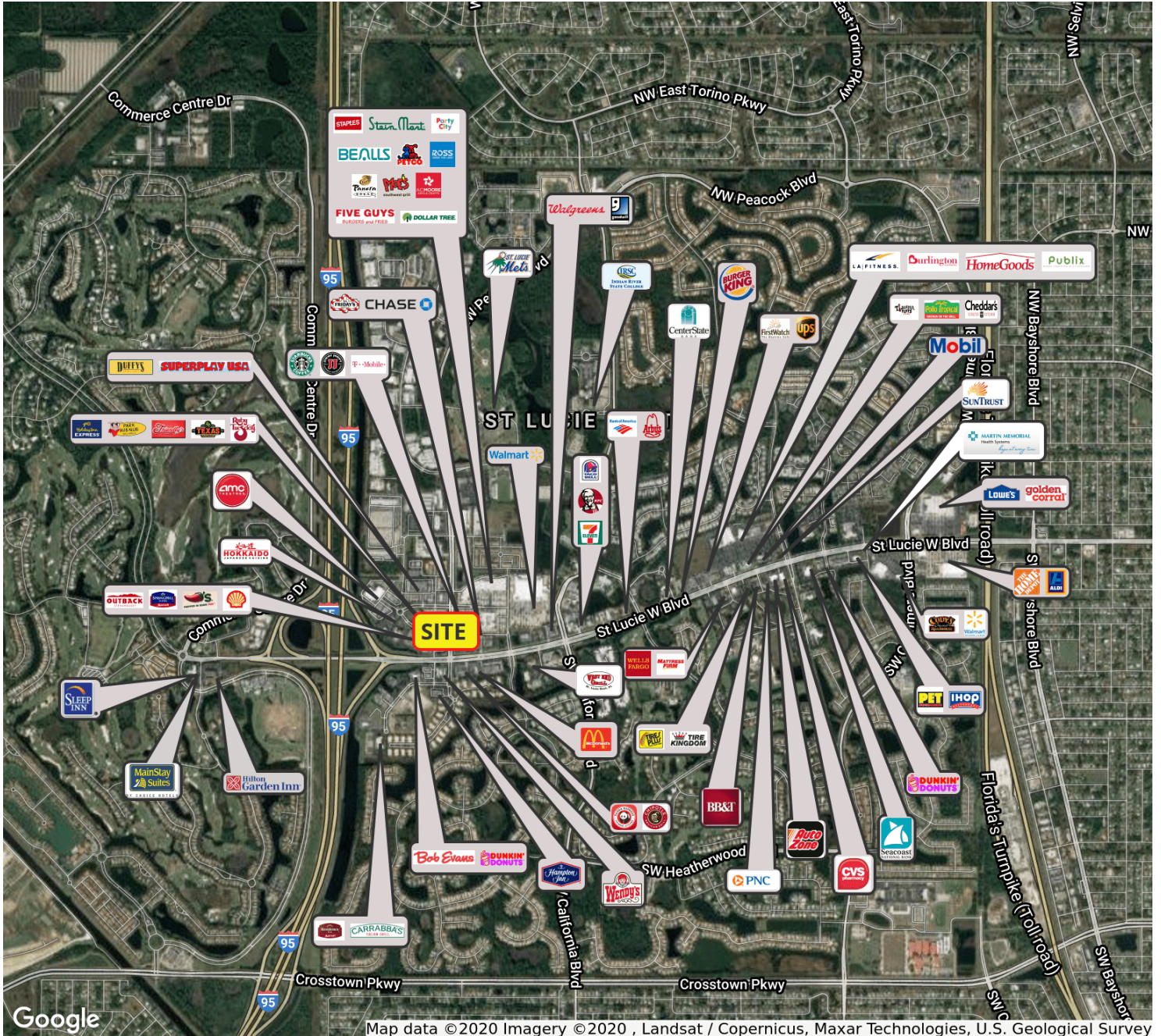
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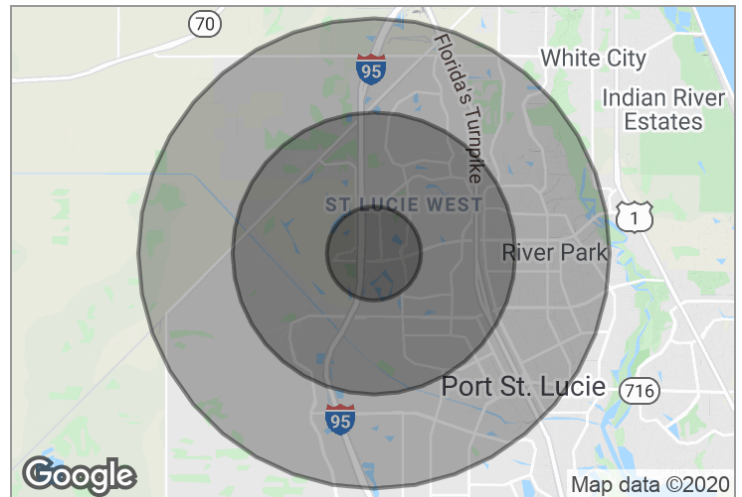
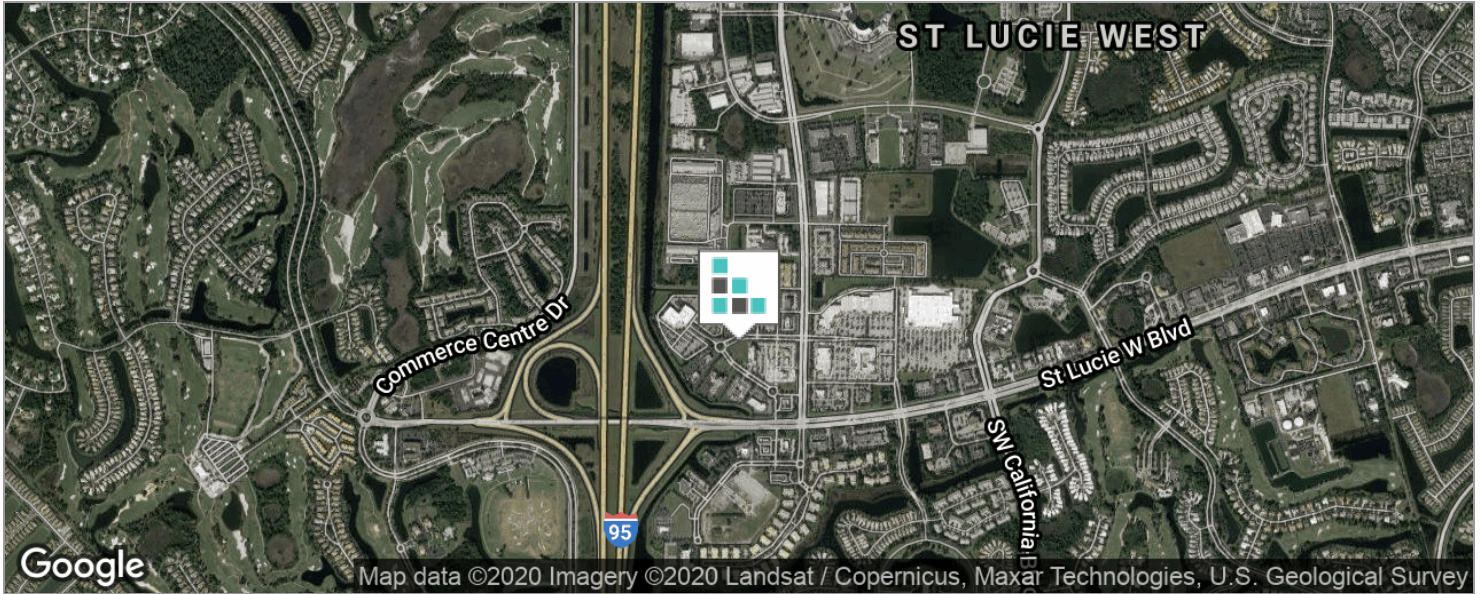
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,408	34,484	92,588
Total Households	1,434	13,238	33,652
Average HH Income	\$67,145	\$66,022	\$64,580
Average Age	49.0	43.9	40.5

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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