

# Port St Lucie Shopping Center

879-905 NE Prima Vista Blvd, Port Saint Lucie, FL 34952 // Marketing Brochure



## FOR MORE INFORMATION:

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# Port St Lucie Shopping Center



**SALE PRICE**                      \$6,150,000

## DUE DILIGENCE

Rent Roll, Proforma and Leases provided upon signing of Confidentiality Agreement by all parties.

## OFFERING SUMMARY

Gross Square Footage:	27,524 SF
Rentable Square Feet:	25,107 SF
Land Size:	2.62 Acres
Land Use:	Commercial
Zoning:	PNRD, Planned Non-Residential Development
Utilities:	Water/Sewer City of Port St Lucie
Traffic Count (AADT):	51,500 on US Hwy 1
Traffic Count (AADT):	31,000 on Prima Vista Blvd.

## PROPERTY HIGHLIGHTS

- Bank anchored shopping center
- Prime , signalized intersection of US Highway 1 and Prima Vista Blvd
- Very well maintained center with many recent renovations
- Diverse tenant mix

## Port St Lucie Shopping Center



### PROPERTY OVERVIEW

SLC Commercial is proud to present the sale of the Port St. Lucie Shopping Center. The Center consists of three buildings situated on 2.62 acres with 89 parking spaces (parking ratio: 3.73/1,000). Gross square footage is 27,524.

The Center is currently 100% Occupied. There is 25,107 sf of rentable space per rent roll. Building #1 is a two story office building consisting of 7,906 sf and is anchored by Bank United. The second floor is comprised of office suites which are elevator accessed. Building #2 is a retail strip consisting of 14,824 sf with tenants including Dunkin Donuts (new 15 year Lease), Boost Mobile & Marcos Pizza. Building #3 is retail/office consisting of 4,784 sf and includes a host of other local retail and office tenants.

The Center has been well maintained with recent renovations including the addition of a new entrance from Federal Highway, a new drive thru for Dunkin Donuts, a new lift station to connect the Center to city sewer system, a new roof on the bank building and the retail strip, impact windows in bank building and the retail strip storefronts, new landscaping and irrigation. All stores have been remodeled inside including new HVAC systems.

### LOCATION OVERVIEW

Located at a prime, signalized intersection of US Highway 1 and Prima Vista Blvd. in close proximity to St. Lucie Medical Center, City Center, Walgreens, Publix, Ace Hardware, and Subway, to name a few.



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SALE PRICE

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### Location Information

Building Name	Port St Lucie Shopping Center
Street Address	879-905 NE Prima Vista Blvd
City, State, Zip	Port Saint Lucie, FL 34952
County/Township	Saint Lucie/19
Market	St Lucie County
Cross Streets	S Federal Hwy & NE Prima Vista Blvd.
Range	51
Section	34
Side Of Street	Northwest
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-95 West of Prima Vista Blvd /St. Lucie West
Nearest Airport	PBI (Palm Beach Int'l Airport) and Treasure Coast Int'l Airport (24 mins)

### Property Details

Property Type	Retail
Property Subtype	Neighborhood Center
Lot Size	2.62 Acres
APN# - Building #3	3419-515-0001-010-6
APN# - Building #2 & 3	3419-515-0001-000-3
Lot Frontage	400+ FT on Prima Vista Blvd. 258+ FT on Federal Hwy (US1)
Corner Property	Yes
Signalized Intersection	Yes
Traffic Count (AADT)	31,000 on Prima Vista Blvd.
Traffic Count (AADT)	51,500 on Federal Hwy (US1)
Assessed Value (2020)	Building #3 - \$328,757 Bldg's #1 & #2 - \$2,196,850
RE Taxes (2020)	Building #3 - \$6,939.52 Bldg's #1 & #2 - \$47,268.53
Utilities	Water/Sewer City of Port St Lucie

### Parking & Transportation

Parking Type	Surface
Parking Ratio	3.73
Number Of Spaces	89



## Port St Lucie Shopping Center

### Building Information

Number Of Buildings	3
Building #1 (Bank)	7,906 SF
Building #2 (Retail Strip)	14,834 SF
Building #3 (Retail/Office)	4,784 SF
Building Size - Total	
Occupancy %	100%
Tenancy	Multiple
Year Built - Building 1	1985 (Eff. Yr. 2000)
Year Built - Building 2	1959 (Eff. Yr. 1980)
Year Built - Building 3	1959 (Eff. Yr. 1980)
Year Last Renovated	2015/2016
	Building Facades - 2020
Gross Leasable Area	25,107 SF
Exterior Description	CB Stucco
Roof - Building #1	Rolled on silicone - 2020
Roof - Building #2	Steel frame/wood truss Dunkin - spray foam 2020
Roof - Building #3	Steel frame/wood truss
HVAC	All new within last 4 years
Elevators	1 in Building #1 (Bank)
Number Of Floors	Building #1 - 2 Building #'s 2 & 3 - 1

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### Utilities & Amenities

HVAC	All new within last 4 years
Gas/Propane	Gas Line behind Bldg. #2
Electricity	New Transformer/Three Phase to Bldg. #2
Sewer	City of Port St Lucie (new lift station)
Cable	Comcast & AT&T

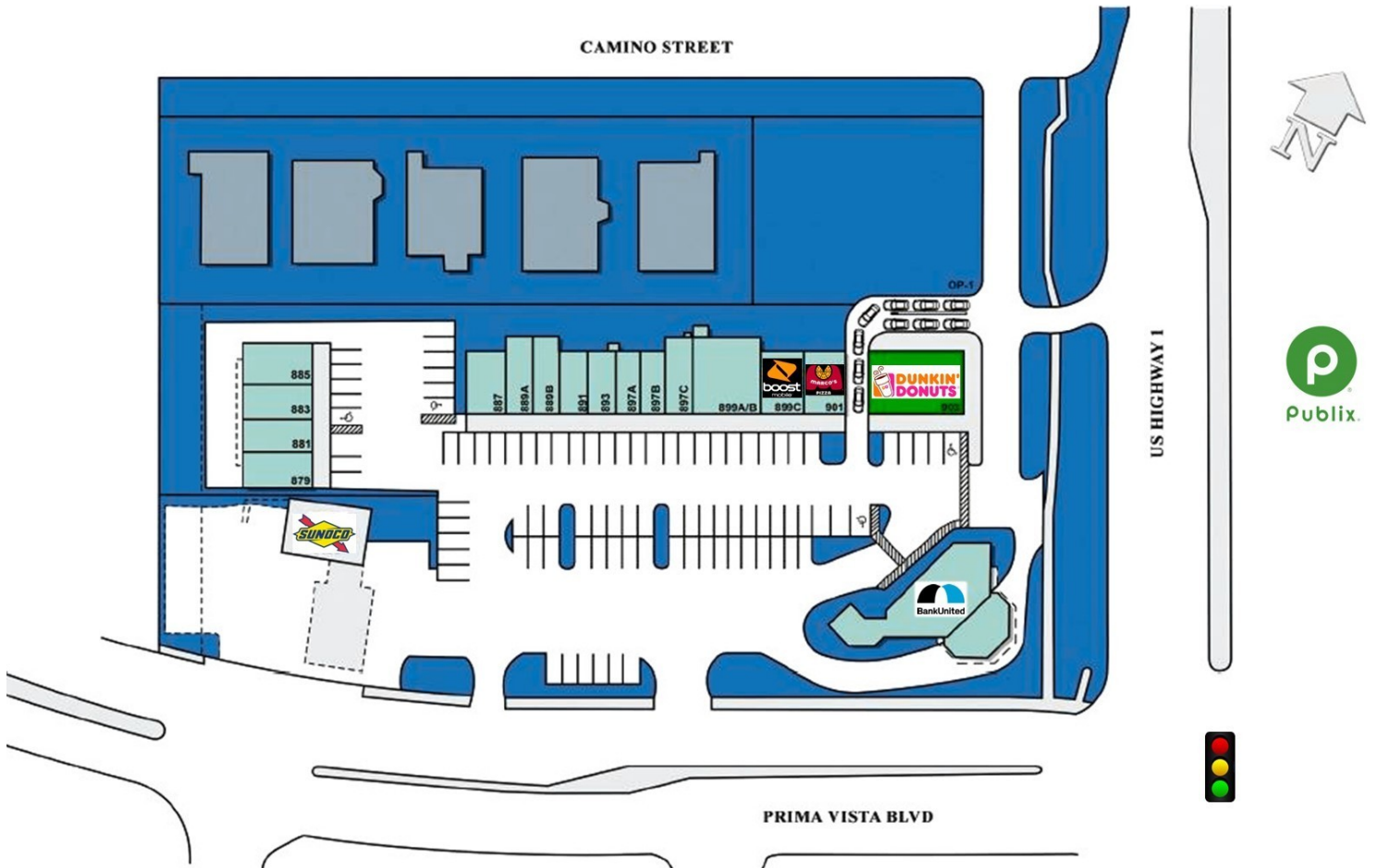
### Zoning / Land Use Details

Zoning	PNRD, Planned Non-Residential Development - St Lucie County
Land Use	Commercial - St Lucie County
Permitted Use	See Below

[CLICK HERE FOR PERMITTED USES](#)



# Port St Lucie Shopping Center



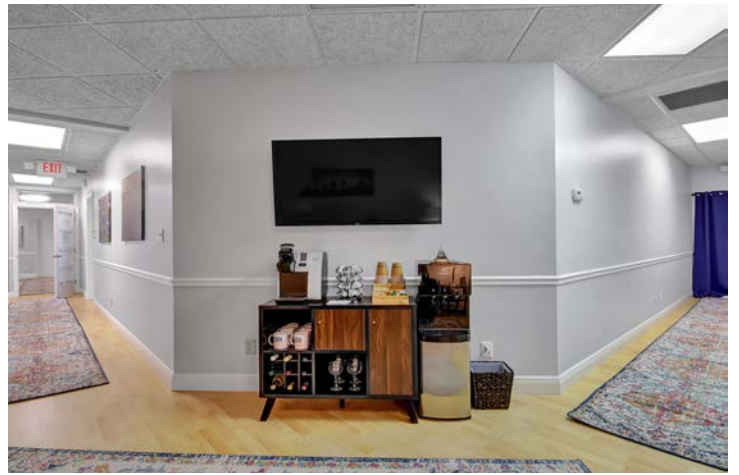
# Port St Lucie Shopping Center



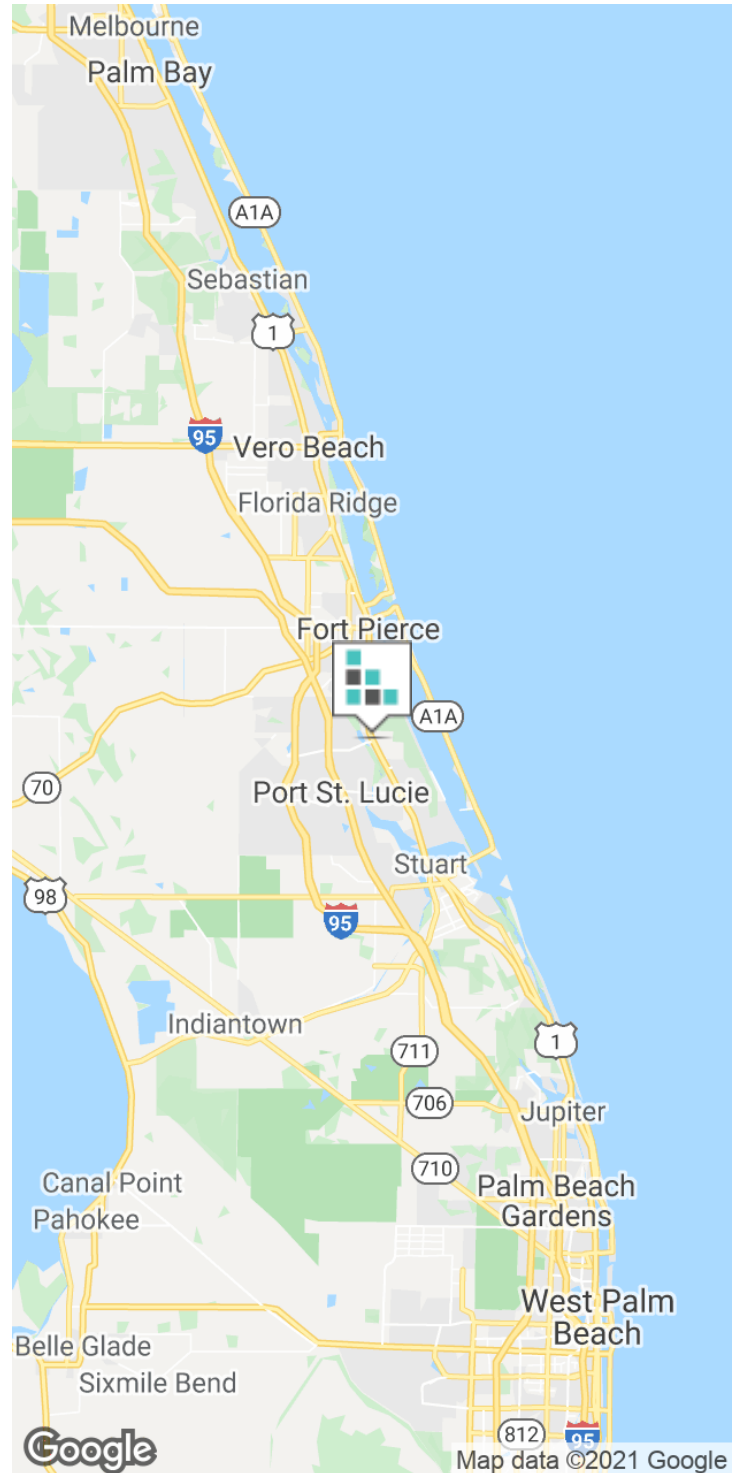
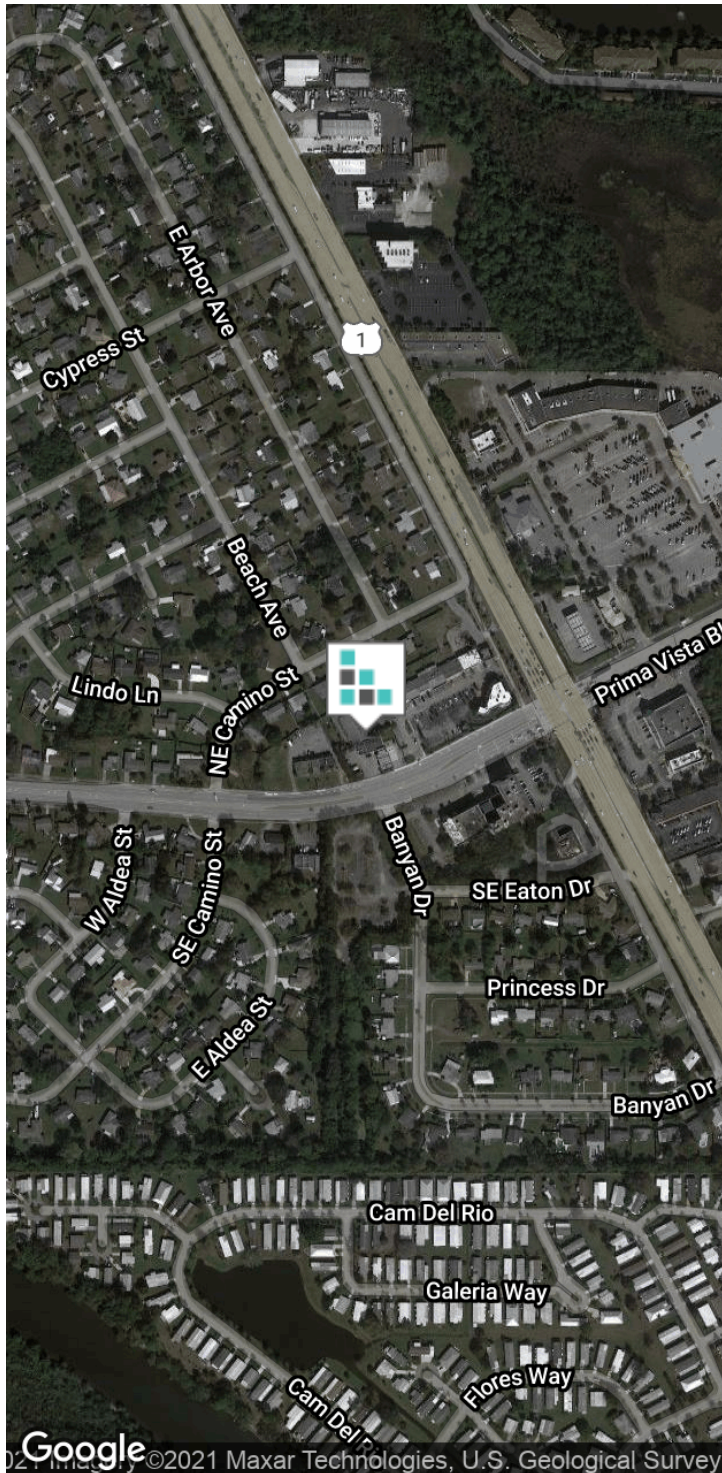
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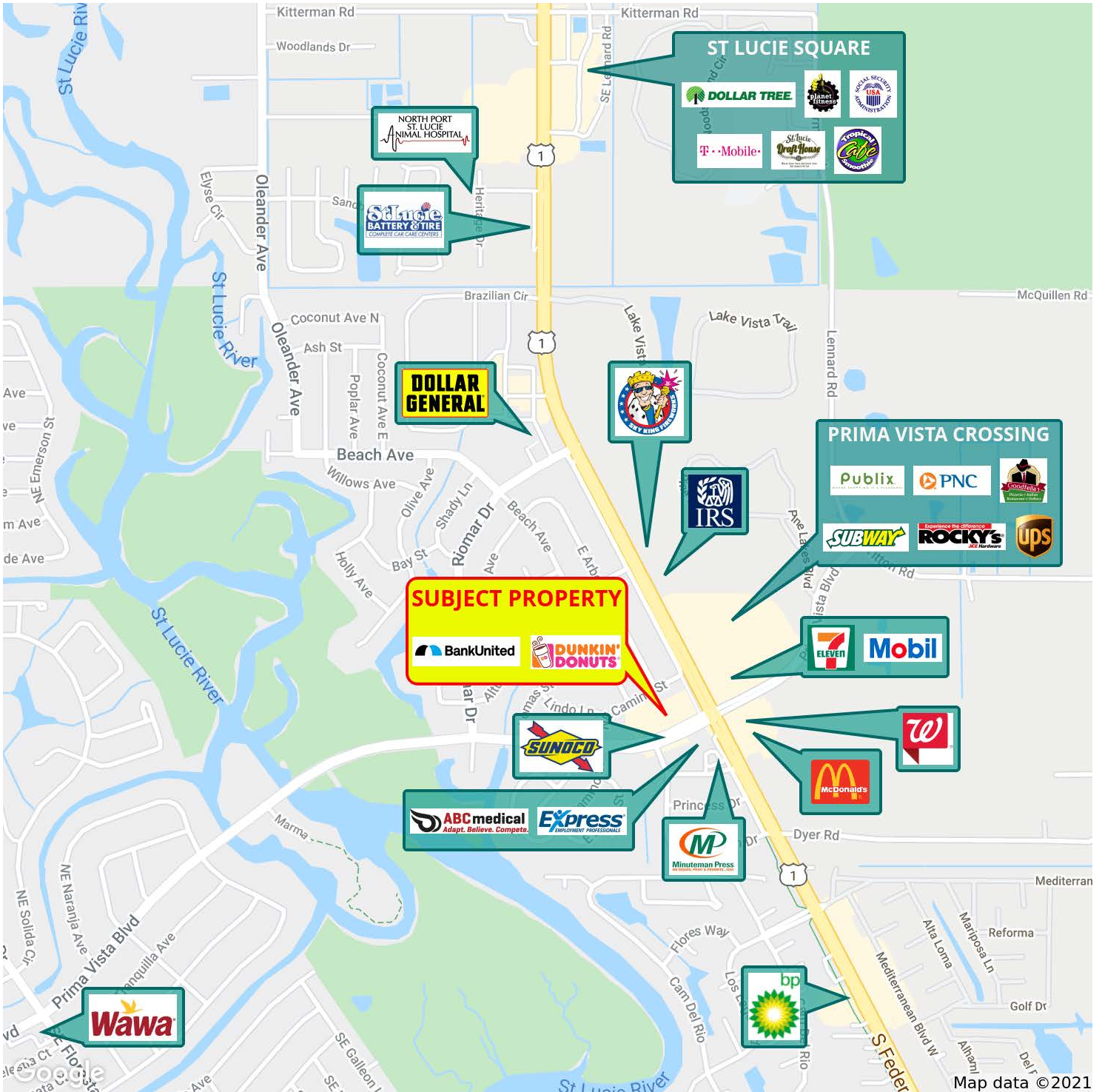


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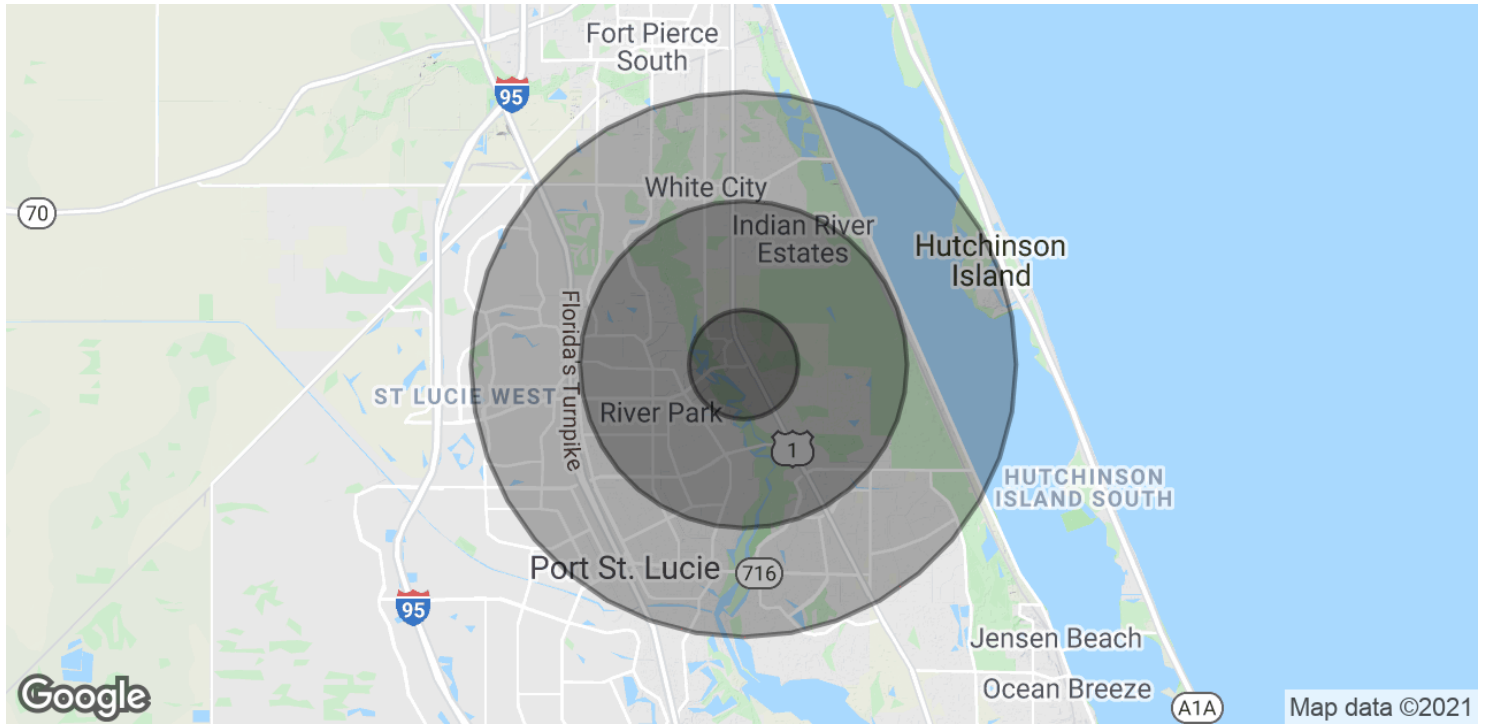
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## Port St Lucie Shopping Center



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,540	57,705	136,147
Average age	62.1	48.2	46.4
Average age (Male)	61.0	46.2	44.5
Average age (Female)	63.0	50.0	48.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,267	23,782	54,091
# of persons per HH	1.97	2.41	2.5
Average HH income	\$54,998	\$64,992	\$70,977
Average house value	\$145,398	\$181,577	\$211,215

\* Demographic data derived from 2010 US Census



## Port St Lucie Shopping Center



### Rankings

U.S. News analyzed 150 metro areas in the United States to find the best places to live based on quality of life and the job market in each metro area, as well as the value of living there and people's desire to live there.

### Port St. Lucie Ranked:

- #73 in Best Places to Live
- #3 in Best Places to Retire
- #8 in Fastest-Growing Places
- #11 in Best Places to Live in Florida
- #17 in Most Expensive Places to Live

### What's it like to live in Port St. Lucie, FL?

Port St. Lucie is nestled along Florida's Treasure Coast, along the state's southeast side, about halfway between Miami and Orlando. Port St. Lucie has a more relaxed atmosphere than its larger neighbors. Its clean streets and quiet neighborhoods are woven around scenic waterways and lush green golf courses. Homes in the area are affordable to buy or rent, compared with other South Florida housing markets. However, this may change as Port St. Lucie's popularity rises.

The St. Lucie River, a valuable resource to the community, is used by residents for boating and fishing.

Port St. Lucie's natural side is strengthened by its world-class amenities. The New York Mets play spring training games at Clover Park, and Port St. Lucie is home to the PGA Center for Golf Learning and Performance, as well as an all-inclusive resort on the St. Lucie River.

### What is there to do in Port St. Lucie, FL?

The St. Lucie River and nearby Atlantic Coast beaches make exploring the outdoors one of the region's most popular pastimes. Boaters will find several boat ramps within the metro area. The docks at Sewall's Point on the St. Lucie River is a year-round fishing hot spot. Hiking trails can be found at the Oxbow Eco-Center and Savannas Preserve State Park. The Port St. Lucie Botanical Gardens, tucked beside the St. Lucie River, is another excellent outdoor attraction with regularly scheduled programs for families, as well as jazz nights for adults.

The MidFlorida Credit Union Event Center is a hub for activity: Retirees who come for a game of racquet ball cross paths with the preschool crowd enjoying a playgroup. Port St. Lucie also hosts a number of annual festivals, most of which take place between November and February when the weather is cool. Oktoberfest, the Festival of Lights and many other celebrations are held on the Village Square, a public plaza. Another place people gather for special events is Tradition Square, where the annual Taste of Little Italy festival, semimonthly Food Truck Invasion and New Year's Eve celebration and fireworks take place.

The New York Mets come to town for spring training each year, and residents can cheer on the home minor league team, the St. Lucie Mets, from April to September. Club Med Sandpiper Bay, an all-inclusive resort on the St. Lucie River, gives locals the chance to escape, offering day and evening passes granting access to the spa, restaurants, entertainment, swimming pools, paddle boarding on the river and kids' activities.

The PGA Village features courses designed by Tom Fazio and Pete Dye. There are also several more affordable courses located in Port St. Lucie, and the weather allows golfers to play year-round.

*U.S. News & World Report  
Profile written by U.S. News & World Report Contributor, Jennifer Byant*



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