

Courtyard Commons

2100 NW Courtyard Cir | Port Saint Lucie, FL 34986



EXCLUSIVELY PRESENTED BY SRS INVESTMENT PROPERTIES GROUP

Overview

PROPERTY TYPE

Retail Center

PRICE

\$5,645,000
(7.10% CAP RATE)

OFFERING GLA

18,643± SF

YEAR 1 NOI

\$400,791.00

LAND AREA

1.96± AC

DEBT

Free & clear

OCCUPANCY

100%

NATIONAL TENANTS

IMBSECU

YEAR BUILT/RENOVATED

2008/2013

Hertz

Property Website

SRSRE.COM/CourtyardCommons

Contact

KEVIN YARYAN | Senior Vice President, IPG
407.563.6121 | kevin.yaryan@srsre.com
FL License No. BK3295550

KYLE STONIS, CCIM | Managing Principal, IPG
678.420.1393 | kyle.stonis@srsre.com
FL License No. SL3210522

PIERCE MAYSON | Managing Principal, IPG
404.231.4696 | pierce.mayson@srsre.com

Investment Highlights



SITUATED ALONG FLORIDA'S TREASURE COAST, in rapidly-expanding Port St. Lucie, with a strong infrastructure and growing economy



'MAIN AND MAIN' LOCATION IN THE MARKET adjacent to I-95, at the entrance to Clover Park – the New York Mets' spring training facility, and across the highway from PGA Village Golf Resort



SYNERGISTIC, INTERNET-RESISTANT TENANT ROSTER highlighted by national service-oriented tenants, including a financial institution with a drive-thru



STRONG RECENT LEASING MOMENTUM includes a new 4,118 SF tenant for 5 years and a recent lease extension with Hertz



EXCELLENT, RAPIDLY-EXPANDING DEMOGRAPHIC PROFILE with 122,424 people within a 5-mile radius, a 4.13% projected annual growth rate through 2024 and an Avg. HH Income of \$99,401



IMMEDIATE PROXIMITY TO MAJOR REGIONAL DRAWS/SHADOW ANCHORS, including Walmart Supercenter, Bealls, Petco, Party City, and Ross, with an abundance of nearby hotel rooms and tourist draws

SRS REAL ESTATE PARTNERS

3445 Peachtree Rd NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

INVESTMENT PROPERTIES GROUP

SRSRE.COM/IPG

Courtyard Commons

2100 NW Courtyard Cir | Port Saint Lucie, FL 34986



SRS REAL ESTATE PARTNERS

3445 Peachtree Rd NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

INVESTMENT PROPERTIES GROUP

SRSRE.COM/IPG