

# LAND FOR SALE

Retail Shopping Center, Professional Office,  
Drive-Thru Restaurant

Gold  
Standard  
PROPERTY

**.46+/- ACRES** | Ideal for build to suit  
drive-thru restaurant, professional office  
or retail center.

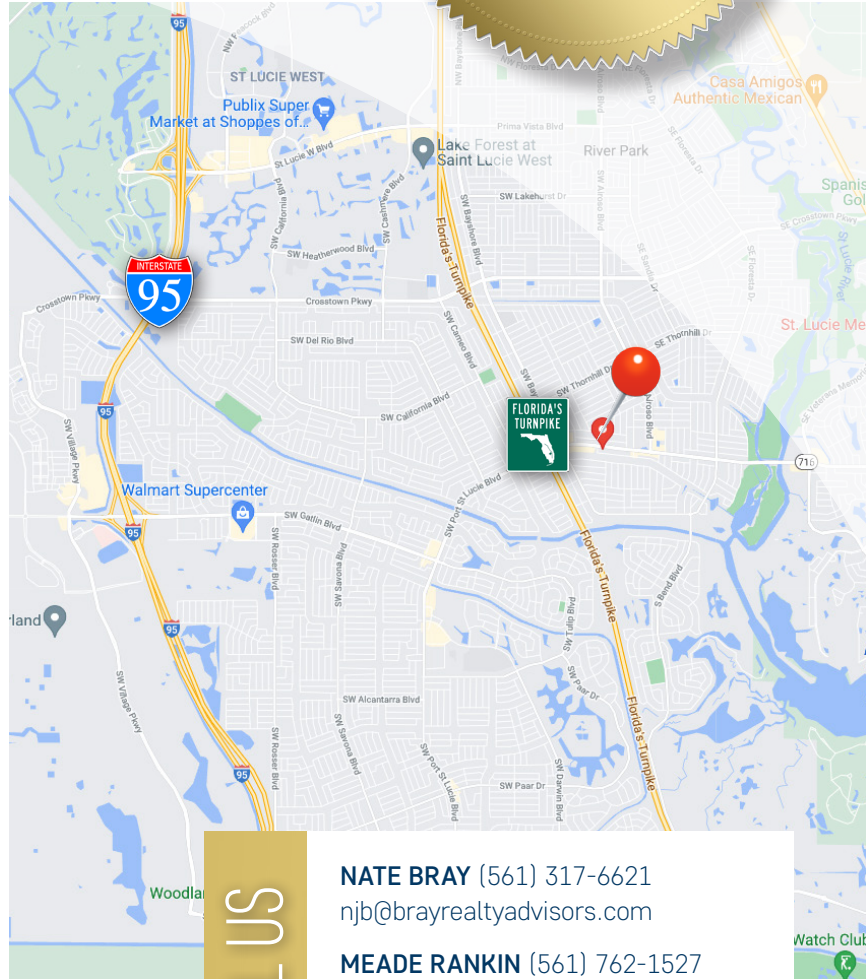
LOCATION: 202-204 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

DESCRIPTION: Located on the heavily traveled  
Port St. Lucie Boulevard this nearly half acre site is  
conveniently located within close proximity to densely  
populated residential communities, retail shopping and  
restaurants.

HIGHLIGHTS: Within St. Lucie County jurisdiction,  
this parcel is zoned future land use: Commercial  
General. Surrounded by dense residential and located  
on a major thoroughfare, this site has clear access to  
I-95 and is directly adjacent to a Turnpike entrance  
ramp. **You cannot ask for a better location.**

#### DETAILS:

Parcel ID's	3420-585-1268-000-0 3420-585-1269-000-7
Size	2 lots totaling 0.46 +/- acres
Frontage	160 +/- feet
Depth	125 +/- feet
Zoning	RS-2
Future Zoning	Commercial General



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BRAY REALTY ADVISORS

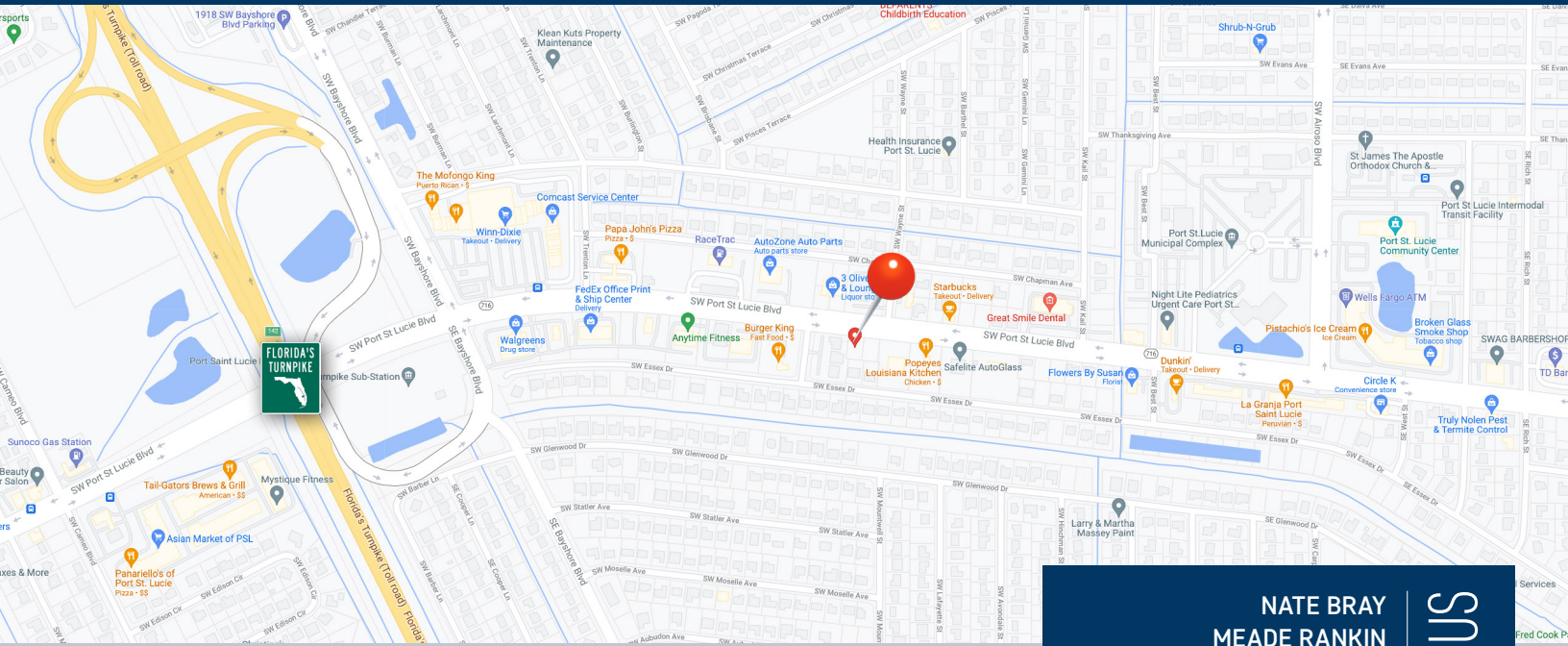


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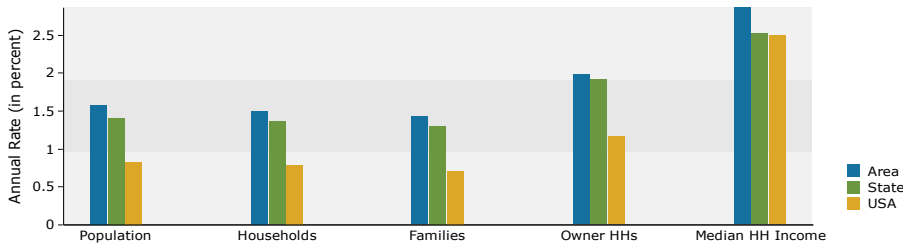
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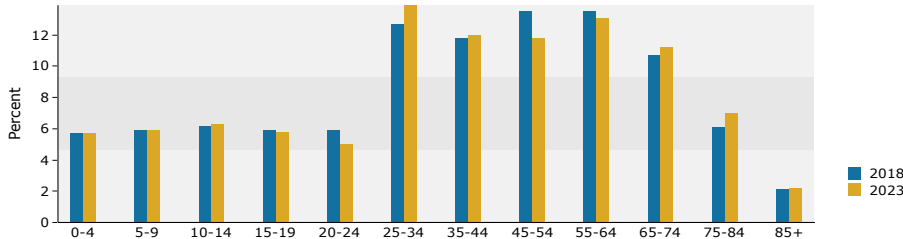
NATE BRAY  
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CALL US

## ST. LUCIE COUNTY DEMOGRAPHICS:

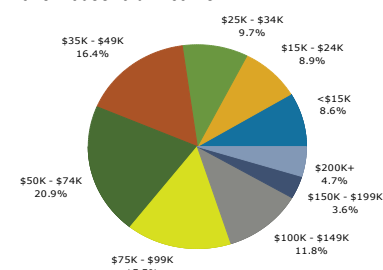
### Trends 2018-2023



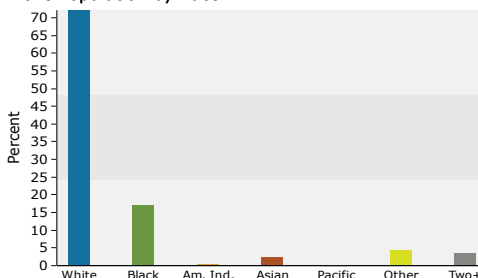
### Population by Age



### 2018 Household Income



### 2018 Population by Race



2018 Percent Hispanic Origin: 21.5%

County	St. Lucie County
Land Area (mi <sup>2</sup> )	119.2 sq mi
Density (mi <sup>2</sup> )	1,811.40/sq mi
2020 Growth Rate	3.37%
Growth Since 2010	31.18%
Rank in State	7th
Rank in Country	106th
Metro Population	505,557
Median Age	42
Average Household Income	\$60,500