

FOR LEASE



±3,248 SF FREESTANDING QSR BUILDING W/ DRIVE THRU

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1621 NW ST LUCIE WEST BLVD, PORT ST LUCIE, FL 34986 (ST LUCIE COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

SOUTHEAST  
RETAIL ADVISORS

# PROPERTY SUMMARY

## AVAILABLE SPACE

#1621 ±3,248 SF

## ASKING RENT

LEASE RATE CONTACT BROKER

## PROPERTY SPECIFICATIONS

ADDRESS 1621 NW ST LUCIE WEST BLVD  
PORT ST LUCIE, FL 34986

BUILDING SIZE ±3,248 SF

ACREAGE ±0.90 AC

PROPERTY TYPE FREESTANDING BUILDING

PROPERTY USE RETAIL (QSR)

YEAR BUILT 2006

PARKING SPACES 39 PARKING SPACES

ZONING GENERAL COMMERCIAL

CITY ST LUCIE WEST

COUNTY ST LUCIE COUNTY

PARCEL ID 33-25-703-0002-0009

## PROPERTY HIGHLIGHTS

- ±3,248 SF FREESTANDING 2<sup>ND</sup> GENERATION QSR BUILDING W/ DRIVE THRU
- ±0.90 AC
- AMPLE PARKING
- MULTIPLE ACCESS POINTS FROM ST LUCIE WEST BLVD
- CROSS ACCESS WITH CHICK FIL A
- LOCATED DIRECTLY ON ST LUCIE WEST BLVD
- DENSELY POPULATED AREA IN HEAVILY TRAVELLED CORRIDOR

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,428	74,090	176,445
HOUSEHOLDS	3,207	28,095	65,319
AVG HH INCOME	\$100,438	\$102,453	\$96,411

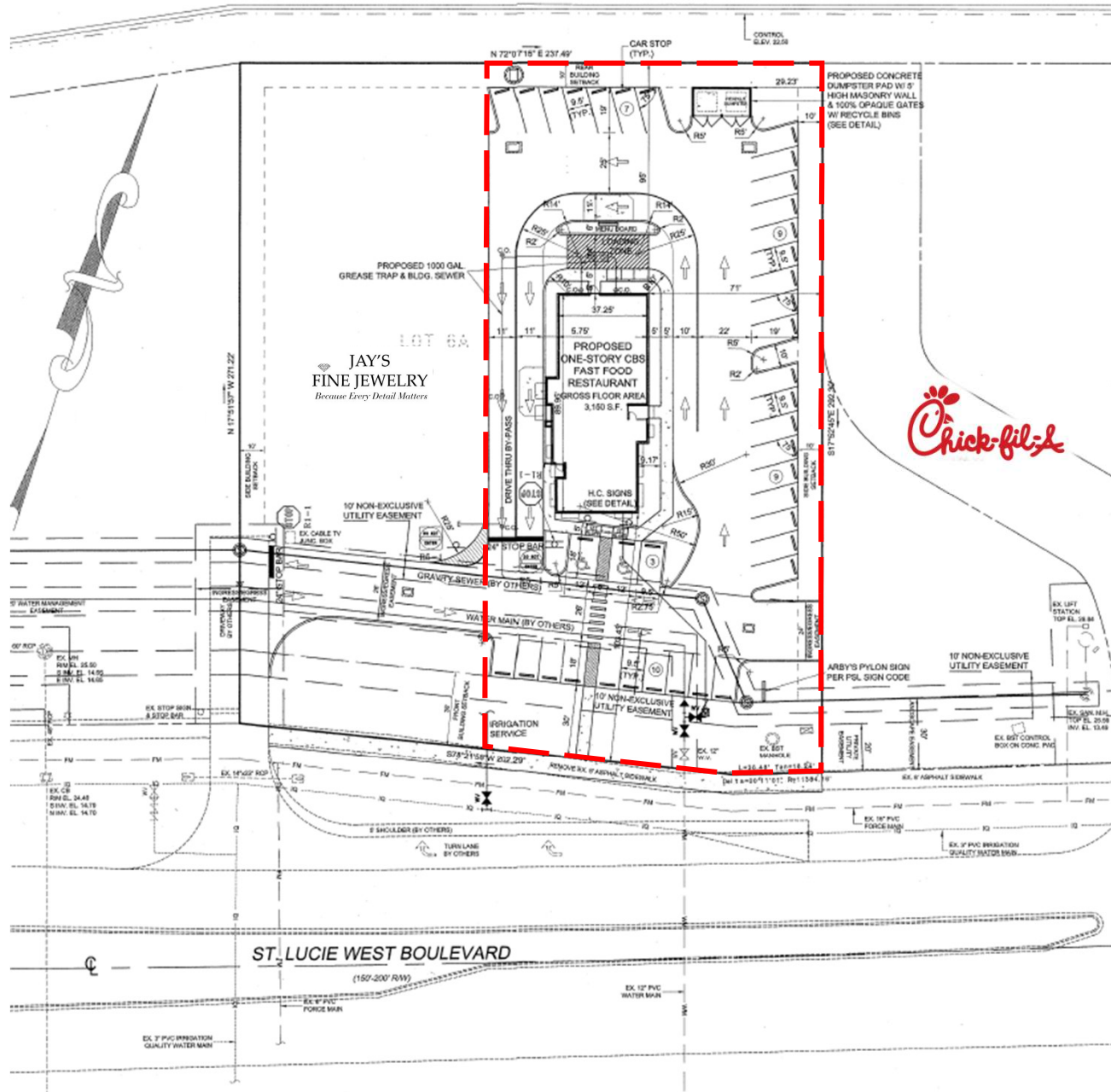
## TRAFFIC COUNTS

32,500 AADT – ST LUCIE WEST BLVD

## TENANTS IN IMMEDIATE AREA



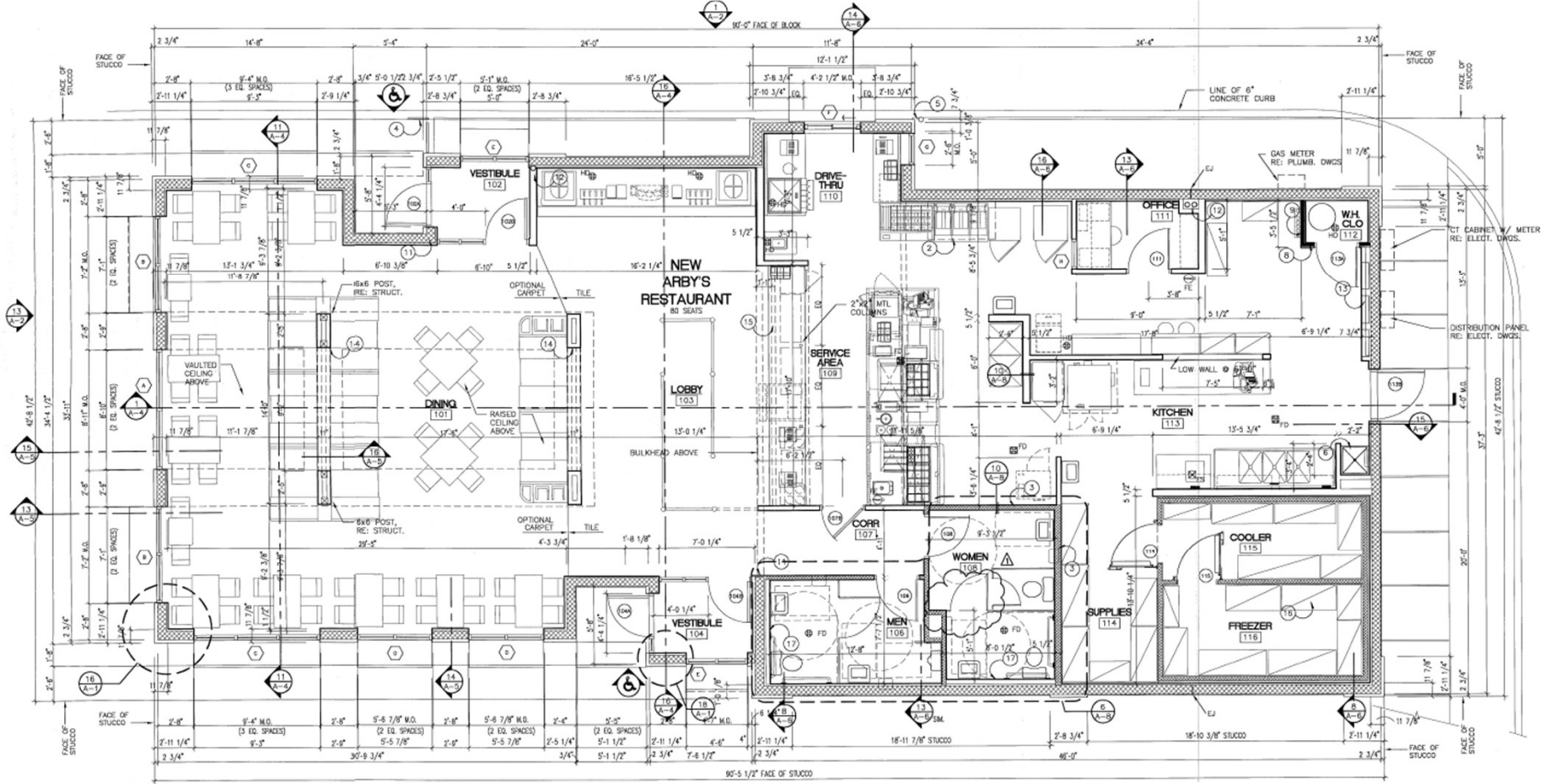
# SITE PLAN



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# FLOOR PLAN



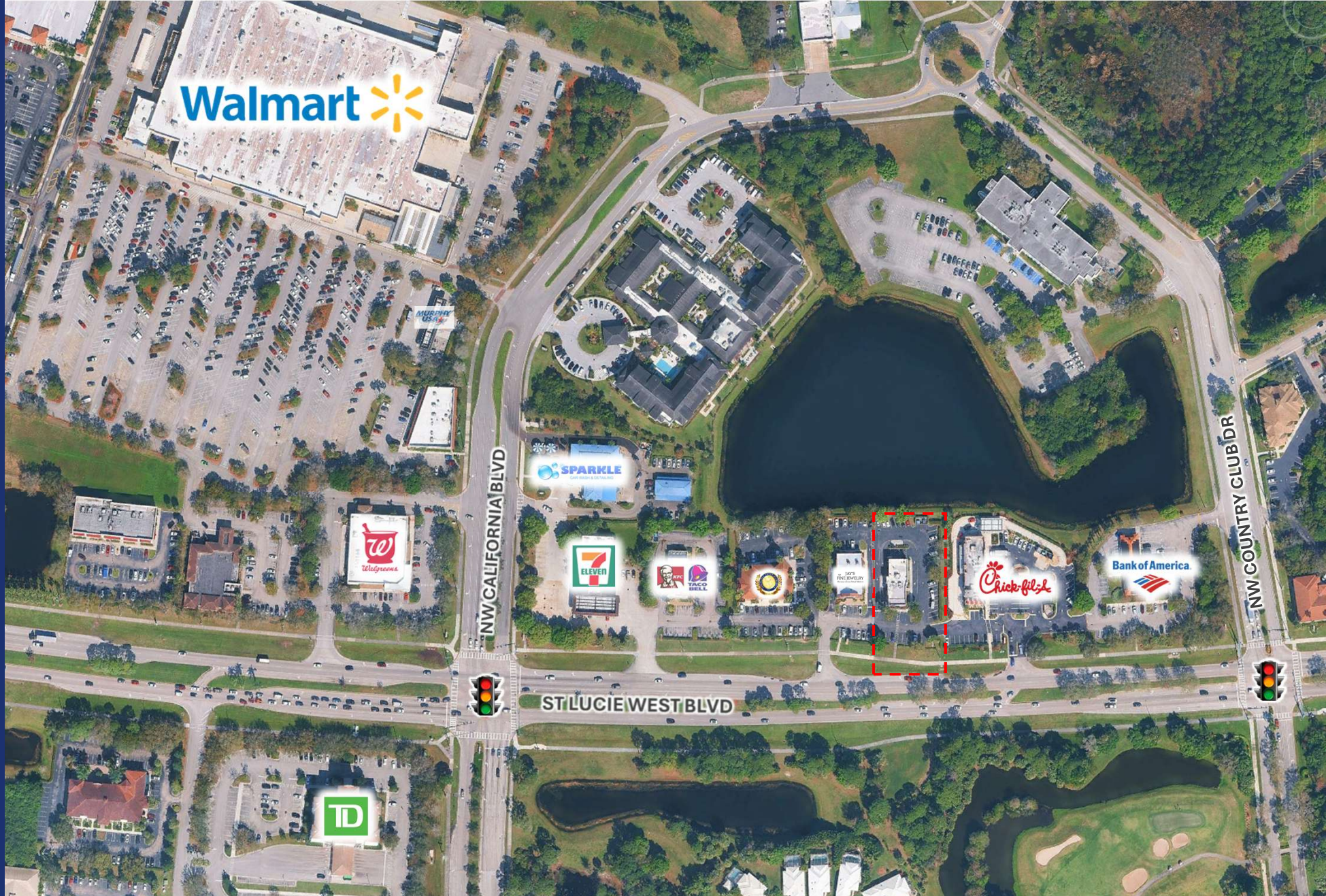
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Walmart



NW CALIFORNIA BLVD

ST LUCIE WEST BLVD

NW COUNTRY CLUB DR



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