

RETAIL SPACE AVAILABLE FOR LEASE

# 1,250 SF FORMER SUBWAY RESTAURANT

1683 ST LUCIE WEST, PORT ST LUCIE, FL

DIRECT VISIBILITY TO ST LUCIE WEST BOULEVARD



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

JORDAN NICHOLSON  
ASSOCIATE  
jnicholson@katzretail.com  
954.756.2797

JONATHAN CASHION  
PRINCIPAL  
joncashion@katzretail.com  
561.869.4342



## PROPERTY OVERVIEW

### HIGHLIGHTS

- Outparcel to a busy Walmart Supercenter
- 1,250 SF former Subway space
- Just east of I-95 in the St. Lucie West Market
- High visibility from St Lucie West Boulevard (43,000 ADT)
- Strong average household income of \$71,000 and a population of 60,000 within a 3 mile radius of the site
- Join several national retailers such as:



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	4,213	59,578	144,298
HOUSEHOLDS	1,947	22,723	56,114
DAYTIME EMPLOYEES	6,323	17,497	33,633
AVERAGE HH INCOME	\$81,842	\$71,284	\$73,116

	5 Minute	10 Minutes	15 Minutes
POPULATION	9,995	25,664	55,725
HOUSEHOLDS	4,680	68,707	148,426
DAYTIME EMPLOYEES	10,233	20,469	38,825
AVERAGE HH INCOME	\$75,497	\$69,964	\$72,670



1683 ST LUCIE WEST | EXECUTIVE SUMMARY





## 1683 ST LUCIE WEST | MARKET AERIAL



ST LUCIE COUNTY  
FIRE DISTRICT  
STATION 14

CLERK & COMPTROLLER  
SOUTH COUNTY  
ANNEX

WATERCREST  
SENIOR LIVING  
128 UNITS



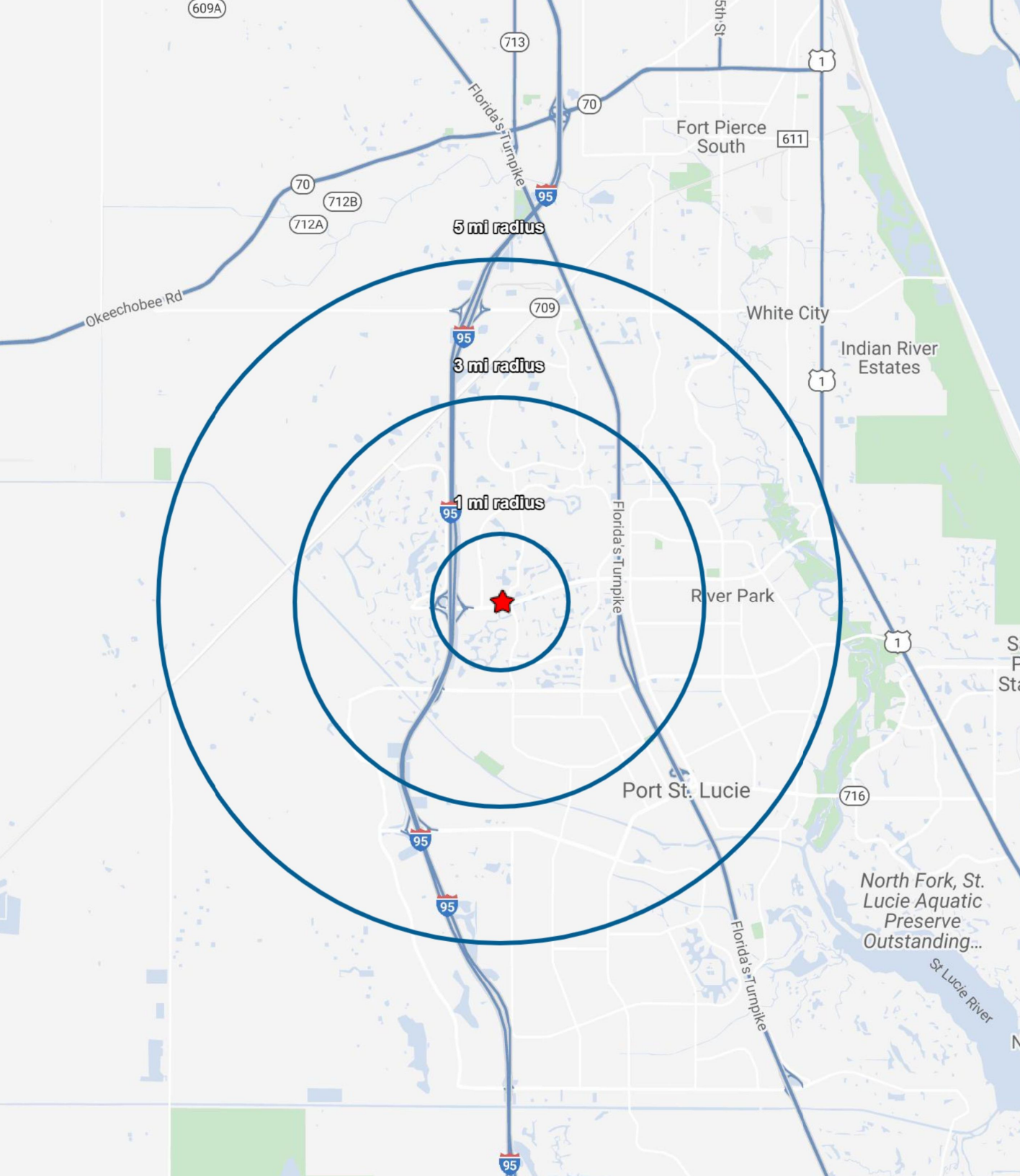
ST LUCIE W BOULEVARD - 43,000 AADT

SN CALIFORNIA BOULEVARD - 17,100 AADT

THE VITAMIN SHOPPE  
Little Caesars  
CHIPOTLE MEXICAN GRILL

1683 ST LUCIE WEST | NEIGHBORHOOD AERIAL





## CONTACT AGENTS

**JORDAN NICHOLSON**  
ASSOCIATE  
jnicholson@katzretail.com  
954.756.2797

**JONATHAN CASHION**  
PRINCIPAL  
joncashion@katzretail.com  
561.869.4342



# KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.12.21