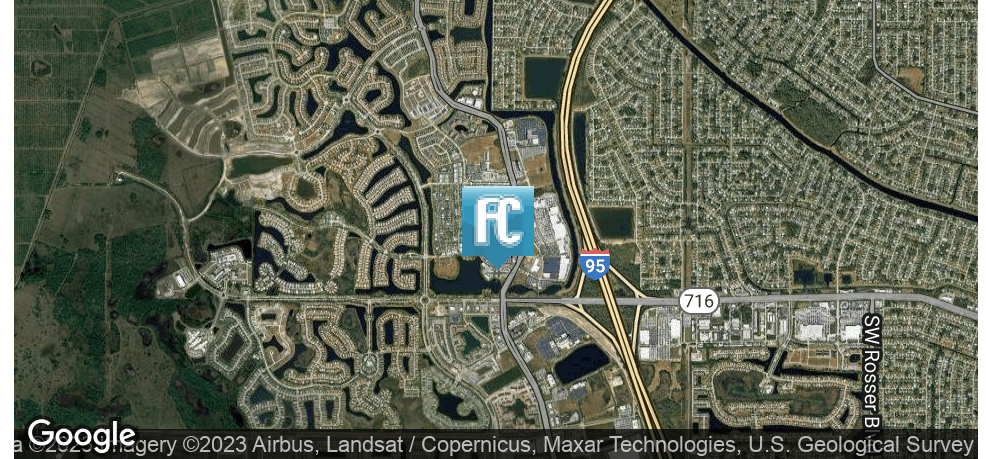




FOR SALE

Free-Standing Office / Retail Building in Tradition

10489 SW MEETING STREET, PORT SAINT LUCIE, FL 34987



OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	0.57 Acres
Year Built:	2004
Building Size:	3,750
Zoning:	PUD/MPUD
Market:	Tradition
Price / SF:	\$199.73

PROPERTY OVERVIEW

Prime Free-Standing Office or Retail Building located in the heart of desirable Tradition, Port St. Lucie! Formerly used as the 'Welcome Center' to this busy Community, this Property sits front and center at the entrance to Tradition Square, with prime exposure and daily traffic flow. Functional Floor Plan featuring a large central Open Area, 5 perimeter Offices, Large Conference Room opening up to Outdoor Deck and Seating Area, 2 Restrooms, and a Kitchenette/Bar. Ideal opportunity for the Professional or Medical Office User, Retail User, or potential Restaurant conversion. Lakefront location with private Gazebo provides tranquil views! Priced Below Market with possible Owner Financing Available!

LOCATION OVERVIEW

Located in the heart of desirable Tradition Town Square in Tradition, Port St. Lucie, adjacent to Panera Bread, the new HopCat Restaurant, and Martin Health's Tradition Medical Center. Convenient access to I-95 and Florida's Turnpike.

EXECUTIVE SUMMARY

ALEX AYDELOTTE

PARTNER

D: 772.223.3646

ALEX@FLORIDA-COMMERCIAL.NET

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net



ADDITIONAL PHOTOS

ALEX AYDELOTTE

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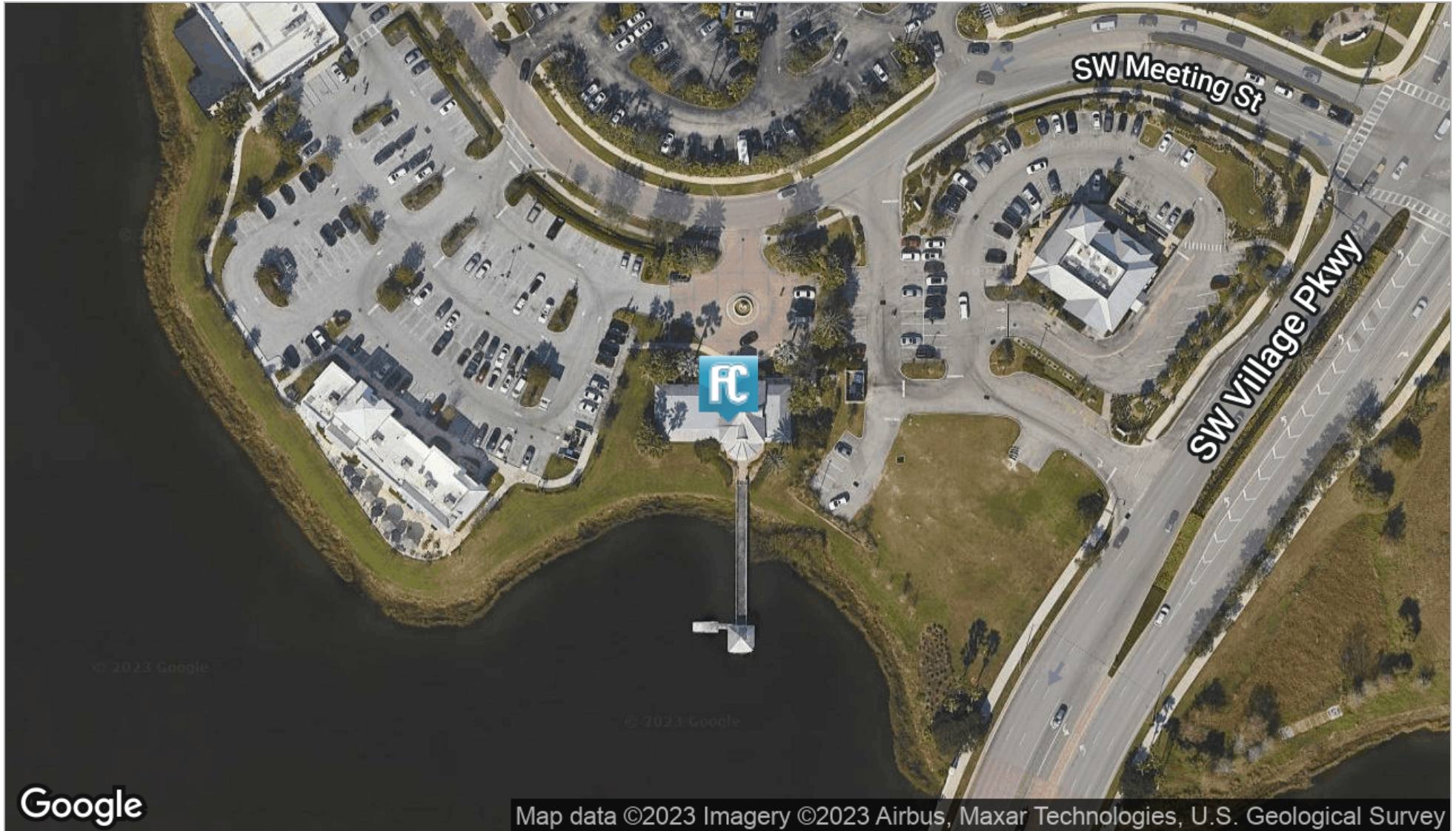
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RETAILER MAP

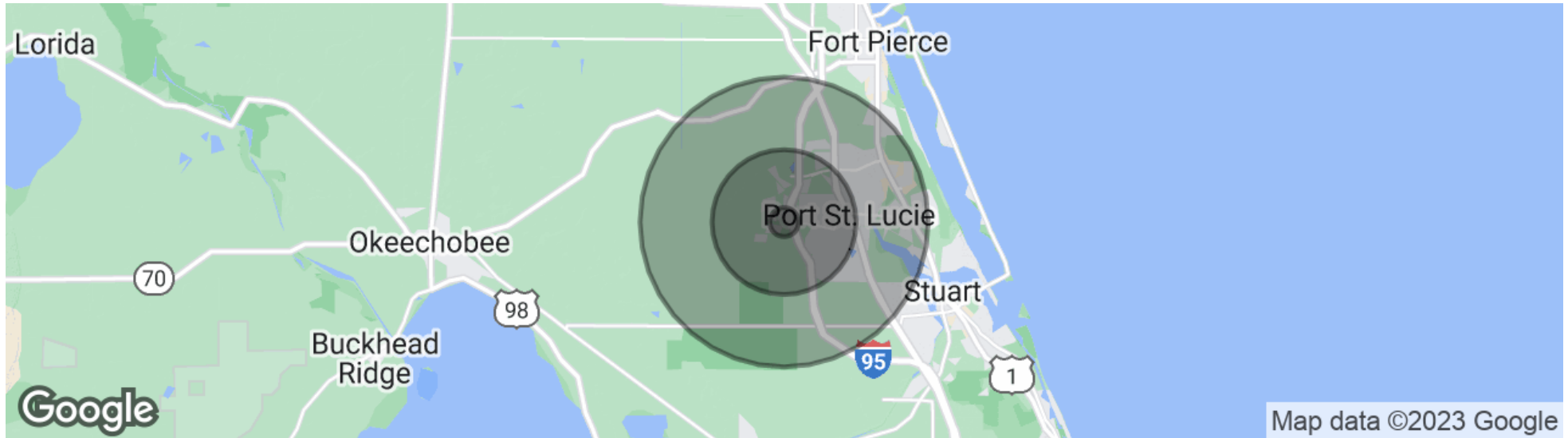
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,544	67,030	186,260
Median age	42.5	39.4	41.4
Median age (Male)	43.8	38.4	40.4
Median age (Female)	41.5	40.2	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	556	23,606	68,949
# of persons per HH	2.8	2.8	2.7
Average HH income	\$93,885	\$71,590	\$64,945
Average house value	\$293,927	\$255,048	\$234,157

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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