

3.45 AC commercial land with great investment or owner/user possibilities located on the signalized corner of SW Savona Blvd and Paar Dr in Port St Lucie FL.

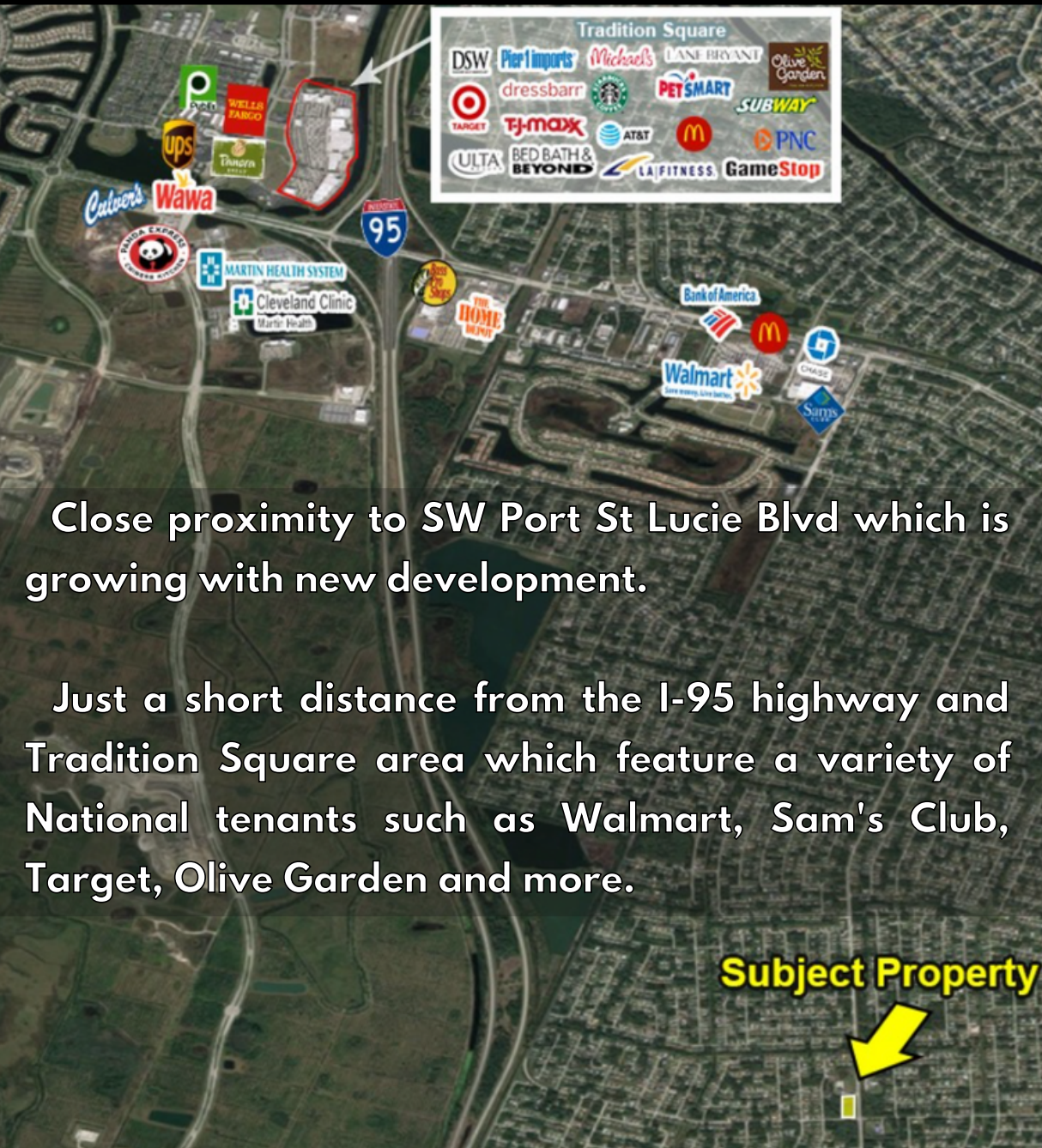


Ideal site for:

Retail Plaza,

Service Station,

Users Under CG Zoning



Close proximity to SW Port St Lucie Blvd which is growing with new development.

Just a short distance from the I-95 highway and Tradition Square area which feature a variety of National tenants such as Walmart, Sam's Club, Target, Olive Garden and more.

Subject Property



| PROPERTY SPECIFICATIONS | |
|-------------------------|---------------------|
| TOTAL AREA | 150,282 SF |
| ACREAGE | 3.45 AC |
| FRONTAGE | 455' |
| TRAFFIC COUNT | 8,400 AADT |
| ZONING | GC-PSL |
| LAND USE | Commercial General |
| PARCEL ID | 3420-590-0008-000-9 |



| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------------------------|----------|----------|----------|
| 2019 Estimated Population | 9,808 | 45,351 | 103,166 |
| 2024 Projected Population | 10,822 | 50,012 | 114,943 |
| 2010 Census Population | 8,867 | 8,867 | 86,108 |
| 2019 Estimated Households | 3,125 | 14,843 | 35,803 |
| 2024 Projected Households | 3,432 | 16,291 | 39,747 |
| 2010 Census Households | 2,869 | 13,585 | 30,109 |
| 2019 Estimated White | 6,649 | 31,198 | 75,972 |
| 2019 Estimated Black or African American | 2,529 | 11,386 | 20,914 |
| 2019 Estimated Asian or Pacific Islander | 244 | 1,103 | 2,816 |
| 2019 Estimated American Indian or Native Alaskan | 64 | 279 | 563 |
| 2019 Estimated Other Races | 321 | 1,385 | 2,901 |
| 2019 Estimated Average Household Income | \$62,697 | \$64,794 | \$71,113 |
| 2019 Estimated Median Household Income | \$51,450 | \$53,174 | \$56,829 |
| Median Age | 36.30 | 37.40 | 40.90 |
| Average Age | 35.90 | 37.00 | 39.70 |



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