

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,
self-storage,
service station,
users under CG Zoning**

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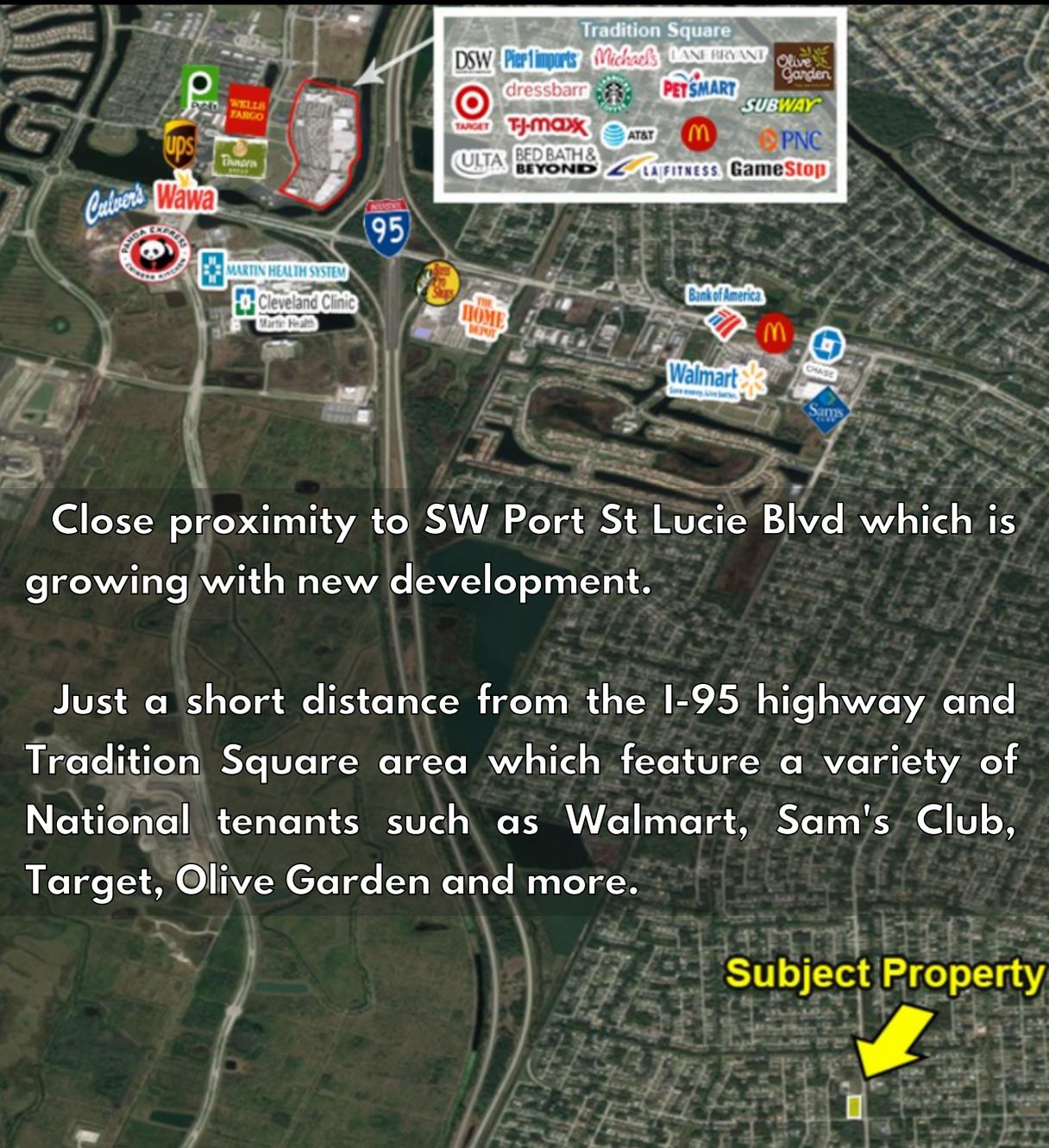
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Close proximity to SW Port St Lucie Blvd which is growing with new development.

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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