



For Lease

# Westport Shoppes

1780 SW St. Lucie West Boulevard, Port Saint Lucie, FL

Colliers is pleased to offer the rare opportunity to lease a 1,400 SF retail space in St. Lucie West.

## Property Highlights

- One bay remaining at 1,400 SF (20' frontage)
- Located on a hard, far corner off of I-95
- Main retail corridor in St. Lucie West
- High accessibility, visibility and freestanding signage
- Within 1/2 a mile of two colleges totaling 8,500 students
- Join Chipotle, Vitamin Shoppe, ReMax, Panda Express and Metro by T-Mobile
- Pylon signage available

## Demographics - 3 Mile Radius (2021)

Population	53,163
Households	20,454
Average Income	\$62,783
Average Age	54.6
Traffic Count	30,000 VPD

Asking price:

**\$42.50**  
PSF, NNN

Contact us:

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ST. LUCIE WEST BLVD.

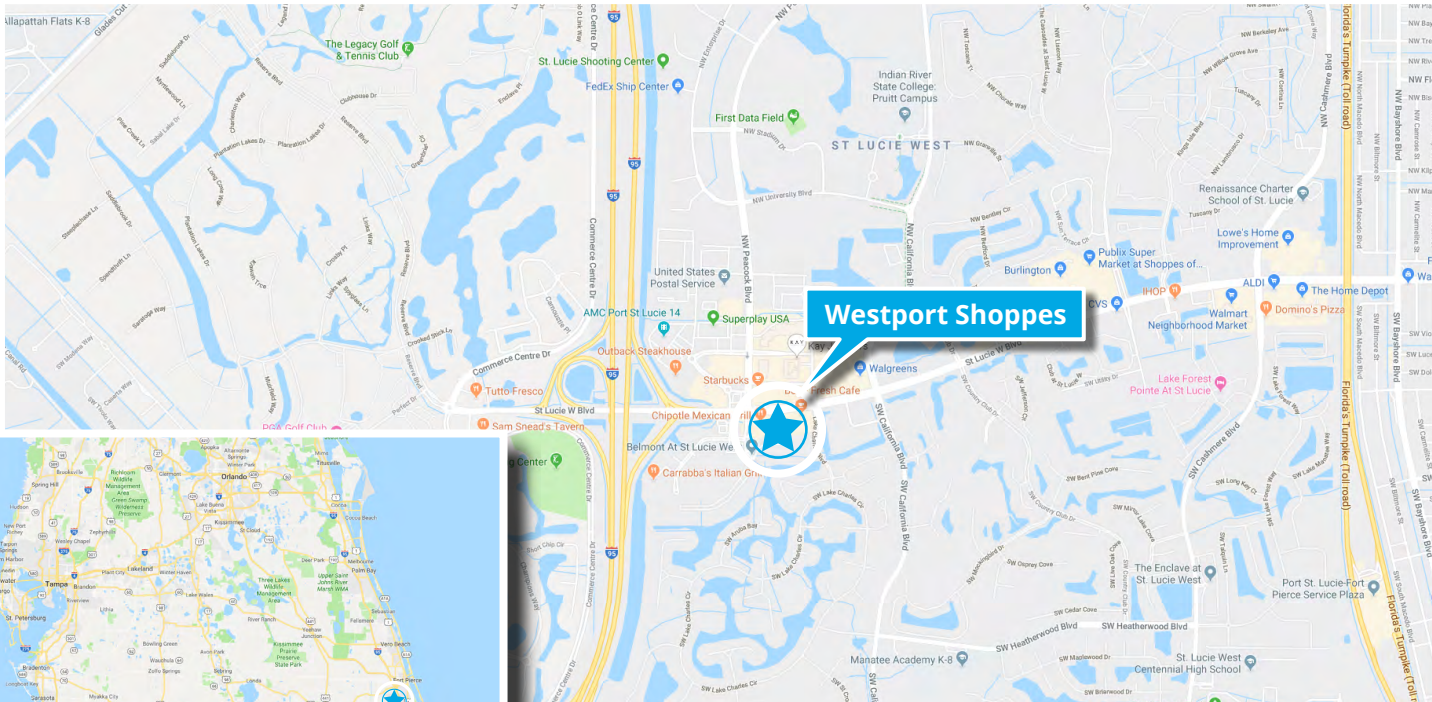


THE BELMONT  
CONDOMINIUMS

Bay	Tenant	Size
A	Panda Express	2,150 SF
B	MetroPCS	905 SF
B	Available	1,400 SF
C	Chipotle Mexican Grill	2,378 SF
D	Century 21	1,335 SF
E	The Vitamin Shoppe	3,451 SF



# Maps and Aerials



North View





# Maps and Aerials





## Maps and Aerials



Conceived originally to be a Florida community where people could live, work, shop and play, St. Lucie West's design and strategic location offer transportation advantages for businesses and commuters as well as for residents who choose to stay at home. People who have lived on the Treasure Coast for the past 15 years have watched with interest and awe as this new city developed. It is still the largest privately owned development on the Treasure Coast.

With hundreds of acres of lakes, championship golf, a major league baseball stadium and beautiful homes in protected small town neighborhoods, St. Lucie West has been the fastest growing community on Florida's Treasure Coast for the last five years. St. Lucie West is a uniquely self-contained community set on 4,600 beautiful acres complete with luxury homes, shopping, dining, fitness centers, banking, schools, even churches and a temple, all only moments away. What is truly amazing is how much of the community's resources have developed in such a relatively short period of time.

The presence of Indian River Community College, Barry University and Florida Atlantic University in St. Lucie West give the area stature as a center for higher education with full bachelor's and graduate school degrees available from respected academic institutions.

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Accelerating success.