5.47 ACRE DEVELOPMENT SITE ON US-1

10753 S US HWY 1, PORT ST LUCIE, FL, 34952

2025 STATISTICS

- **Walmart**
  2.5M Visits and $89.6M Sales
- **sam's club**
  1.4M Visits and $79.5M Sales

FOR SALE OR GROUND LEASE



TCG

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PROPERTY SUMMARY

OFFERING:

ASKING PRICE	Call for Details

PROPERTY SPECIFICATIONS:

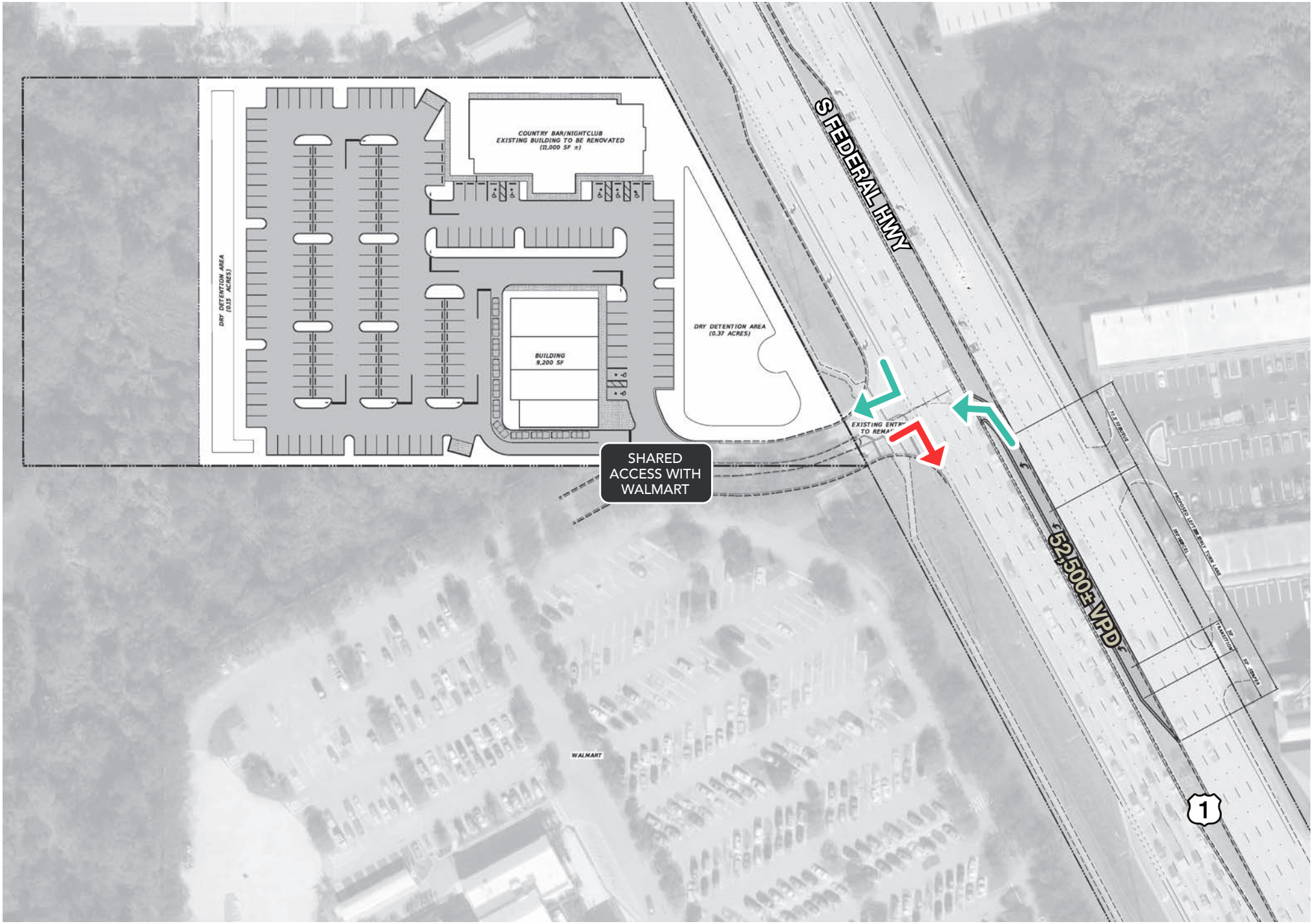
ADDRESS	10753 S US Hwy 1, Port St Lucie, FL 34952
ACREAGE	5.47± Acres
BUILDING	11,202 Sq Ft
ZONING	General Commercial
JURISDICTION	St Lucie County

INVESTMENT HIGHLIGHTS

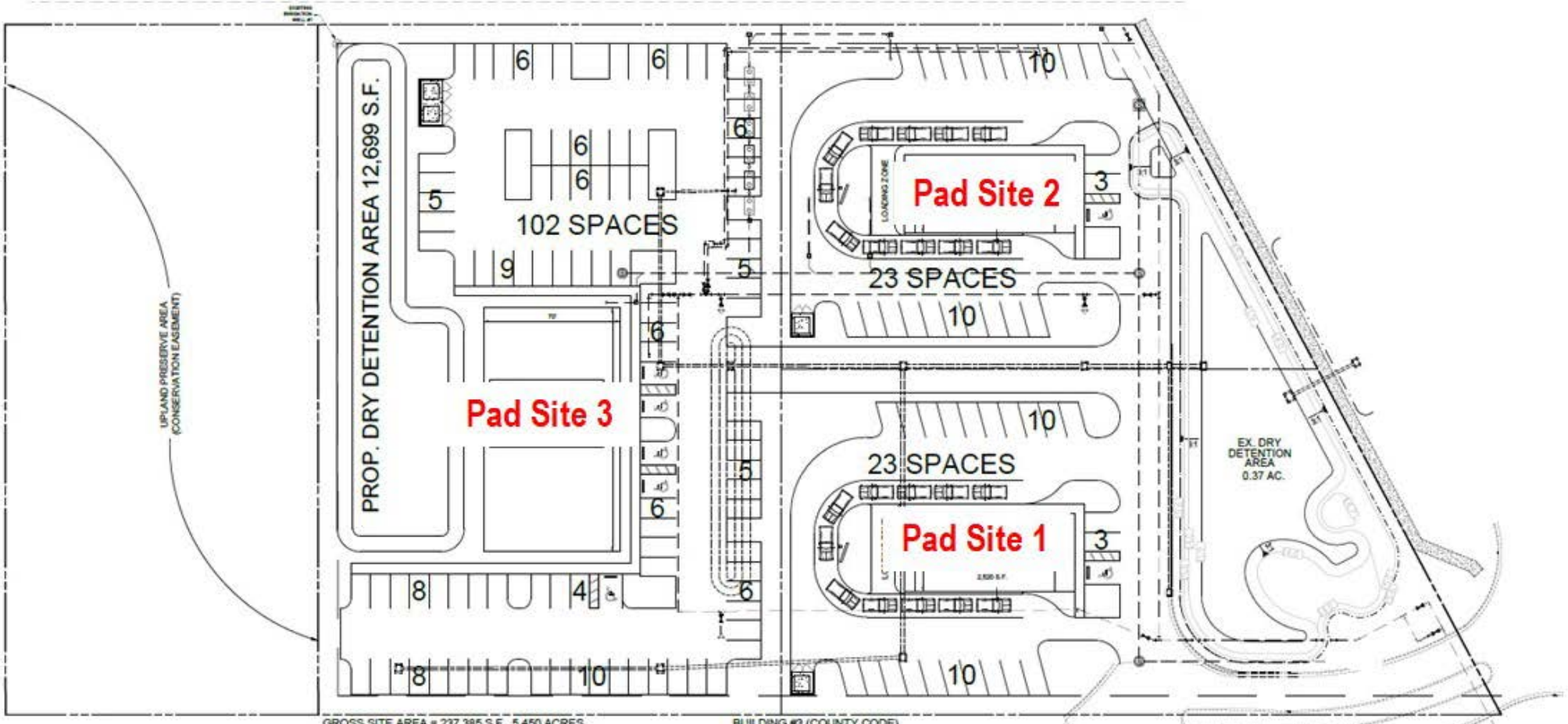
- **US Highway 1 Frontage:** Direct exposure along a primary north–south corridor with strong daily traffic and convenient access to surrounding commercial and residential areas.
- **Growth-Oriented Trade Area:** Located within a rapidly expanding section of Port St. Lucie, supported by continued population and employment growth.
- **Established Commercial Surroundings:** Nearby national retailers, medical offices, and service providers create built-in consumer traffic and complementary demand.
- **Strong Residential Base:** Dense surrounding neighborhoods provide a consistent customer base and workforce presence.
- **Redevelopment Flexibility:** 5.47± acres allow for a range of commercial uses, including retail, medical, service, or mixed-use concepts, subject to approvals.
- **Regional Connectivity:** Easy access to I-95 and major east–west routes enhances regional accessibility across the Treasure Coast.



CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



GROSS SITE AREA = 237,385 S.F., 5.450 ACRES
DEVELOPABLE AREA = 180,829 S.F., 4.151 ACRES

BUILDING #1
DRIVE THRU RESTAURANT 2,520 S.F.
8.66 SPACES / 1,000 S.F. X 2,520 S.F. = 22 SPACES (1 HC)
PARKING REQUIRED: 22 SPACES (1 HC)
PARKING PROVIDED: 23 SPACES (1 HC)

BUILDING #2
DRIVE THRU RESTAURANT 2,520 S.F.
8.66 SPACES / 1,000 S.F X 2,520 S.F. = 22 SPACES (1 HC)
PARKING REQUIRED: 22 SPACES (1 HC)
PARKING PROVIDED: 23 SPACES (1 HC)

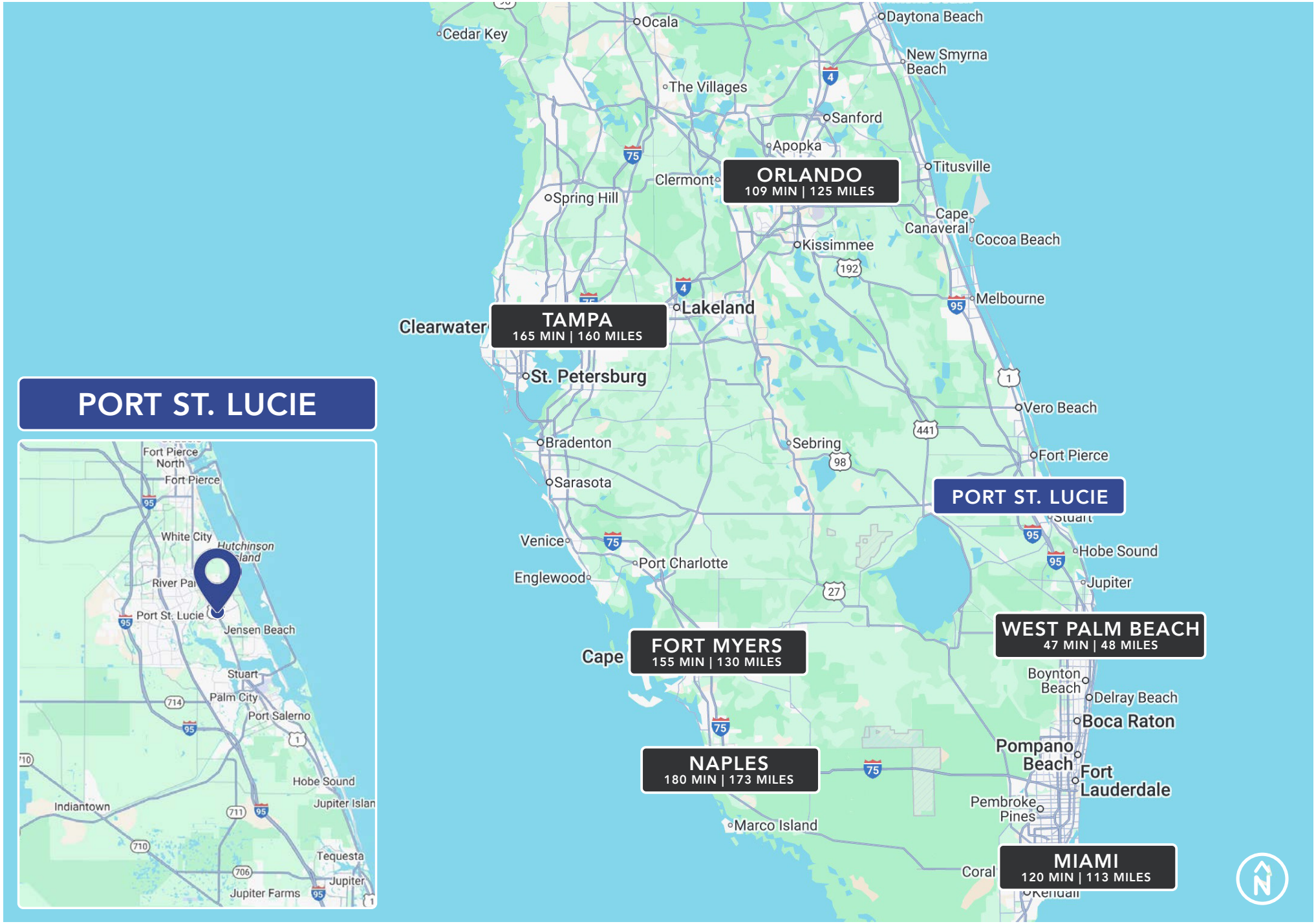
BUILDING #3 (COUNTY CODE)
ONE - STORY MEDICAL BUILDING 17,500 S.F.
3.23 SPACES / 1,000 S.F. X 17,500 S.F. = 57 SPACES (3 HC)
PARKING REQUIRED: 57 SPACES (3 HC)
PARKING PROVIDED: 102 SPACES (5 HC)

BUILDING #3 (CLIENT)
ONE - STORY MEDICAL BUILDING 17,500 S.F.
5.5 SPACES / 1,000 S.F. X 17,500 S.F. = 97 SPACES (4 HC)
PARKING REQUIRED: 97 SPACES (4 HC)
PARKING PROVIDED: 102 SPACES (5 HC)

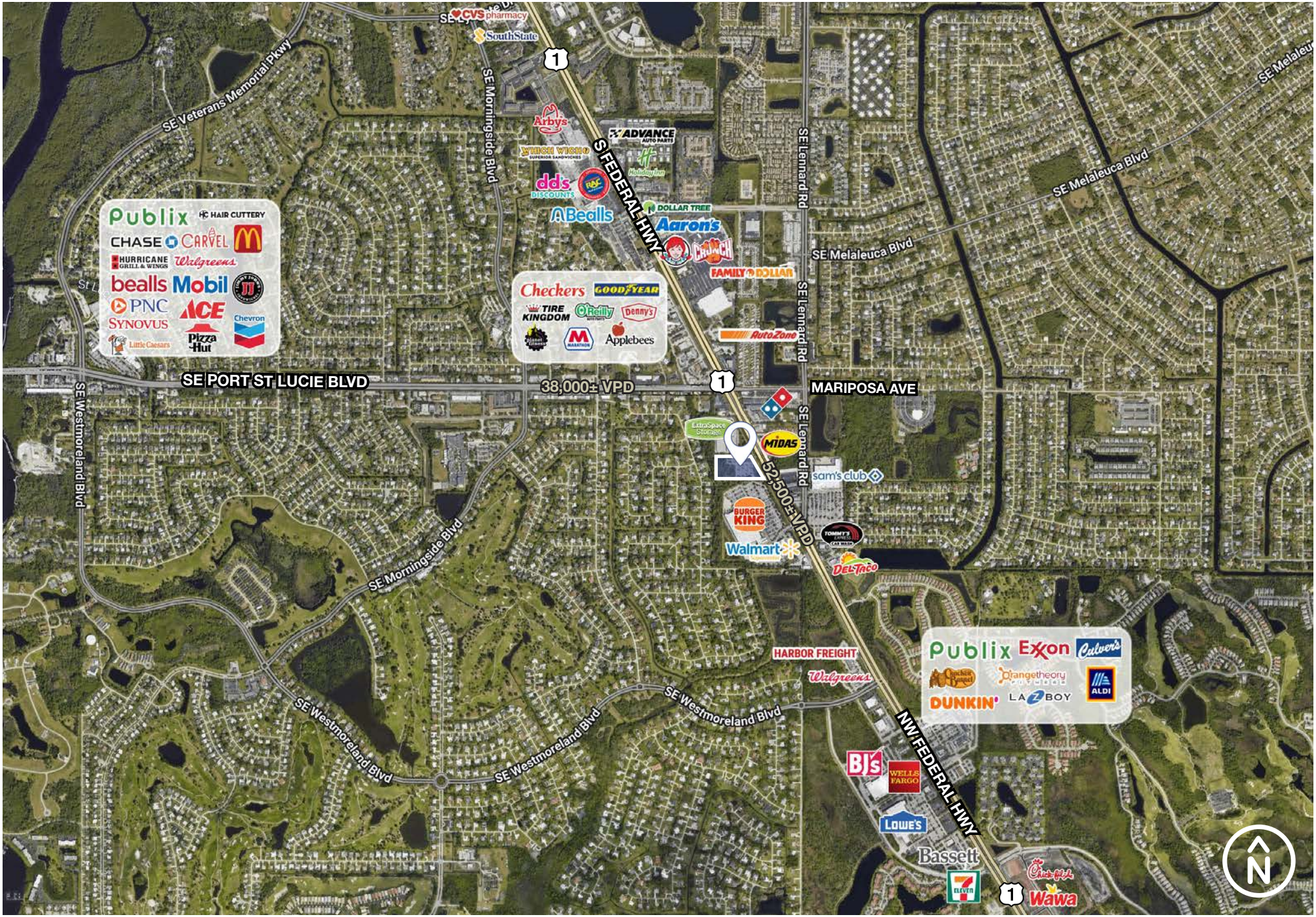
DRAINAGE WILL BE A MASTER SYSTEM SHARED BY ALL 3 PARCELS
DRY DETENTION IS ROUGHLY ABOUT 15%

REGIONAL LOCATION

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RETAIL MAP


SE Veterans Memorial Pkwy
SE Morningside Blvd
S FEDERAL HWY
SE Lennard Rd
SE Melaleuca Blvd
SE PORT ST LUCIE BLVD
38,000± VPD
MARIPOSA AVE
52,500± VPD
SE Westmoreland Blvd
NW FEDERAL HWY
CVS pharmacy
SouthState
Arby's
ADVANCE AUTO PARTS
Which Wich
Holiday Inn
dds DISCOUNTS
Bealls
DOLLAR TREE
Aaron's
Crunch Fitness
FAMILY DOLLAR
Checkers
GOODYEAR
TIRE KINGDOM
O'Reilly
Denny's
Applebee's
AutoZone
Publix
HAIR CUTTERY
CHASE
CARVEL
HURRICANE GRILL & WINGS
Walgreens
bealls
Mobil
PNC
ACE
SYNOVUS
Chevron
Little Caesars
Pizza Hut
Extra Space Storage
MIDAS
sam's club
BURGER KING
Walmart
TOMMY'S EXPRESS CAR WASH
DEL TACO
HARBOR FREIGHT
Walgreens
Publix
Exxon
Culver's
Chicken Salad Chick
Orangetheory Fitness
ALDI
DUNKIN'
LA-Z-BOY
BJ's
WELLS FARGO
LOWE'S
Bassett
7-ELEVEN
Chick-fil-A
Wawa
N

PROPERTY PHOTOS

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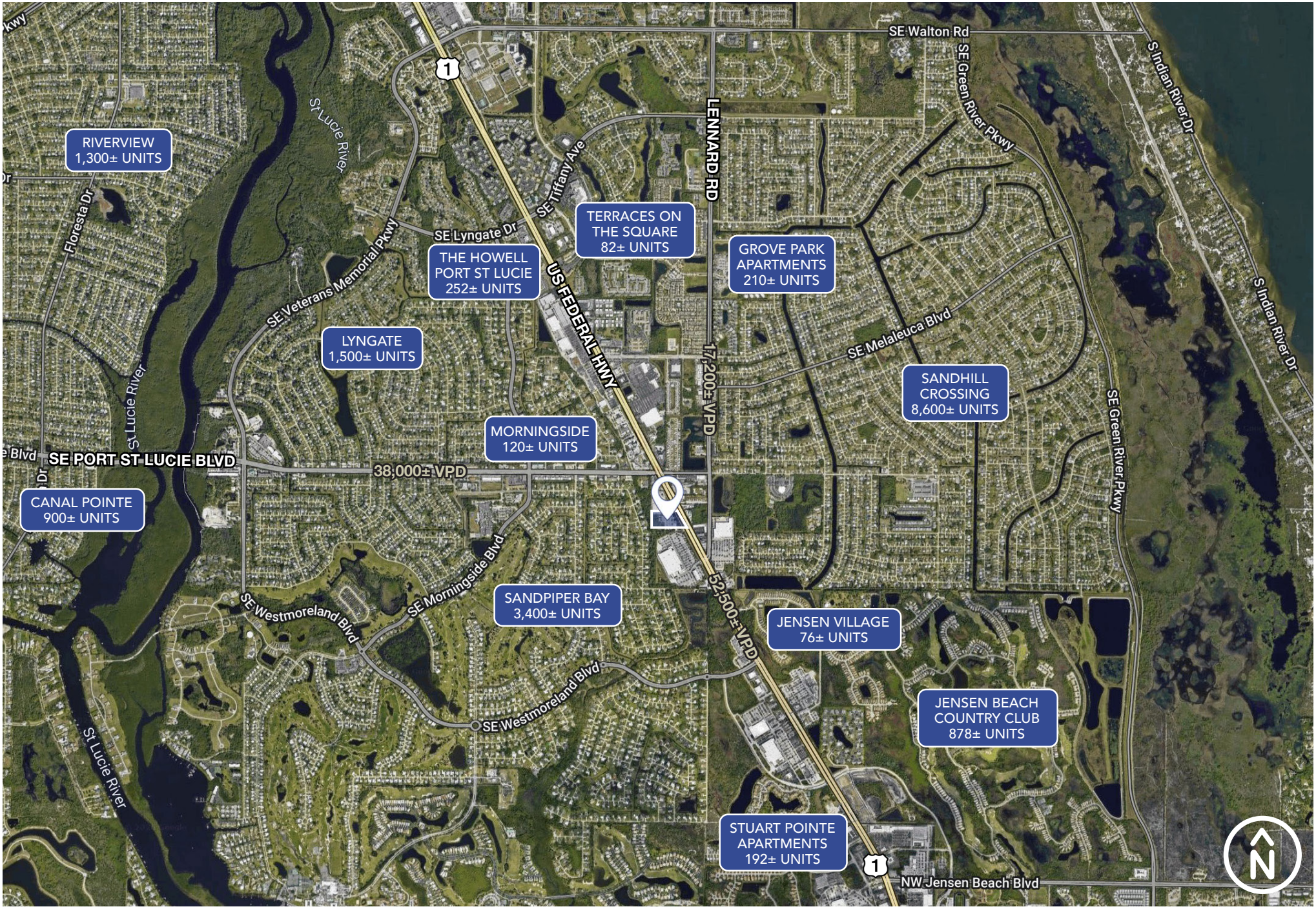








RESIDENTIAL MAP



DEMOGRAPHICS

PORT ST. LUCIE, FL

10753 S. US Highway 1	1 Mile	3 Miles	5 Miles	10 Min Drive Time
Population				
2025 Estimated Population	7,910	50,530	132,790	65,415
2030 Projected Population	8,651	54,701	145,412	70,475
2020 Census Population	7,447	45,952	117,246	60,052
2010 Census Population	6,445	40,931	104,565	53,817
Projected Annual Growth 2025 to 2030	1.9%	1.7%	1.9%	1.5%
Historical Annual Growth 2010 to 2025	1.5%	1.6%	1.8%	1.4%
2025 Median Age	43.6	46.5	47.7	47.0
Households				
2025 Estimated Households	3,097	21,340	55,886	28,028
2030 Projected Households	3,361	22,893	60,568	29,889
2020 Census Households	3,051	19,654	49,805	26,067
2010 Census Households	2,626	17,450	44,408	23,245
Projected Annual Growth 2025 to 2030	1.7%	1.5%	1.7%	1.3%
Historical Annual Growth 2010 to 2025	1.2%	1.5%	1.7%	1.4%
Income				
2025 Estimated Average Household Income	$88,973	$100,327	$104,716	$98,531
2025 Estimated Median Household Income	$73,458	$75,572	$77,171	$74,099
2025 Estimated Per Capita Income	$35,029	$42,464	$44,123	$42,289
Business				
2025 Estimated Total Businesses	651	3,131	7,246	4,386
2025 Estimated Total Employees	4,062	20,671	38,223	26,759
2025 Estimated Employee Population per Business	6.2	6.6	5.3	6.1
2025 Estimated Residential Population per Business	12.2	16.1	18.3	14.9



PORT ST. LUCIE, FLORIDA

Port St. Lucie is known for its extensive canal system and established residential neighborhoods.

218,000
City Population

TOP 10
Fastest-Growing Cities in Florida

$77,000
Median household Income

76%
Owner Occupied Housing

PORT ST. LUCIE
HEART OF THE TREASURE COAST

"The Jewel of the Treasure Coast blends coastal living with modern Florida communities"

VISIT FLORIDA
official touring site for Florida

Port St. Lucie is known for its strong community identity with abundant parks, golf courses, waterfront living, and established neighborhoods. With its balance of suburban appeal and metropolitan convenience, the city draws steady residential demand from retirees, families, and job-seekers alike.

Port St. Lucie is located along Florida's Treasure Coast, offering direct access to pristine beaches, the St. Lucie River, and the Indian River Lagoon. Its positioning midway between West Palm Beach and Vero Beach offers residents both coastal recreation and regional connectivity.

The local economy is supported by stable employment sectors including healthcare, education, government, professional services, and construction — contributing to consistent year-over-year residential demand. In addition to long-standing neighborhoods, new single-family home communities and multifamily developments reinforce Port St. Lucie's role as a primary residential and lifestyle center for the broader region.



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MEMBER OF: SITESOURCE RETAIL BROKER NETWORK

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