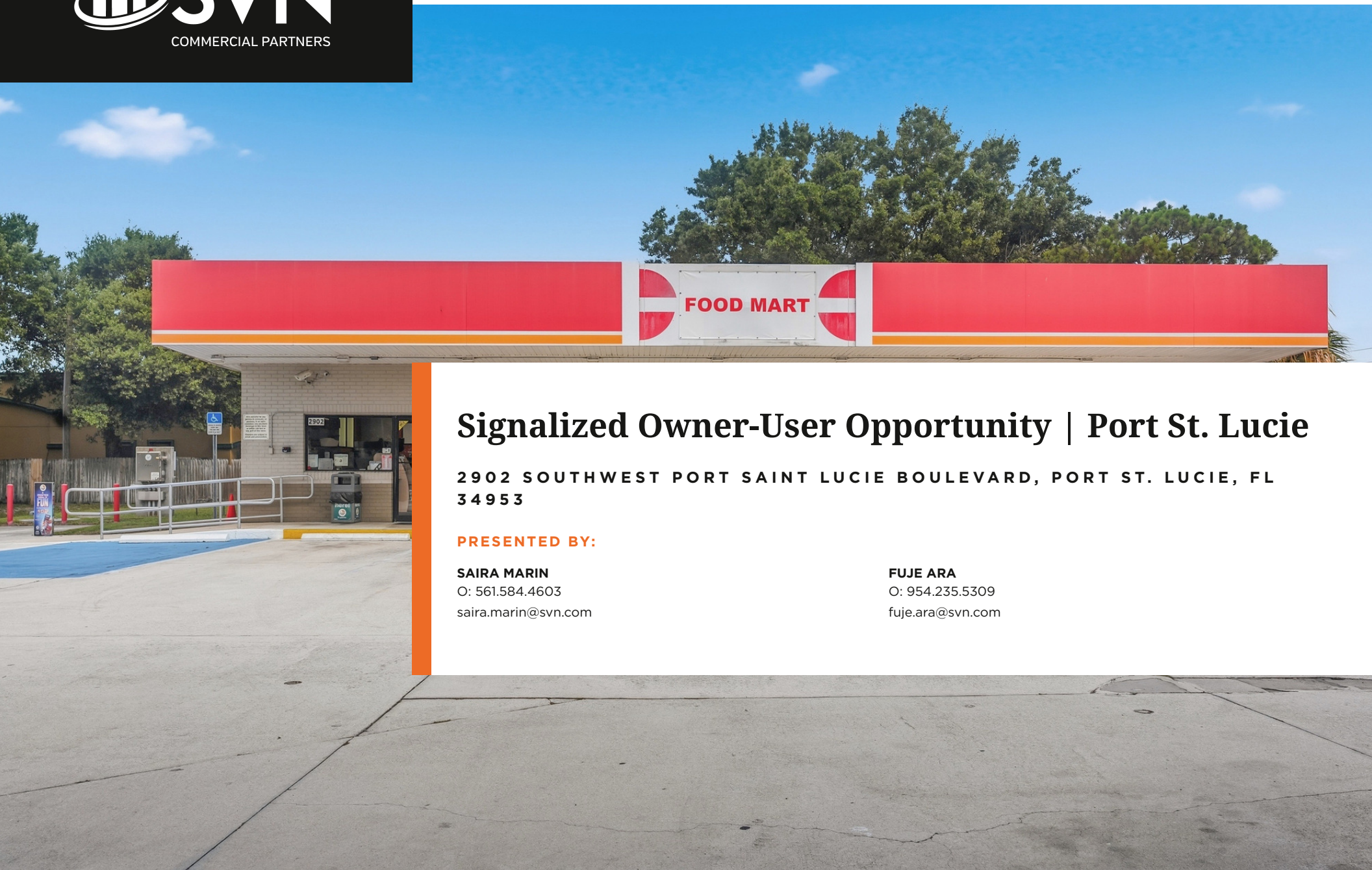




Offering Memorandum



Signalized Owner-User Opportunity | Port St. Lucie

2902 SOUTHWEST PORT SAINT LUCIE BOULEVARD, PORT ST. LUCIE, FL
34953

PRESENTED BY:

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MEET THE TEAM | THE LOTUS GROUP



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PROPERTY SUMMARY

SIGNALIZED CORNER OWNER-USER OPPORTUNITY | PORT ST. LUCIE

2902 Southwest Port Saint Lucie Boulevard
Port St. Lucie, FL 34953

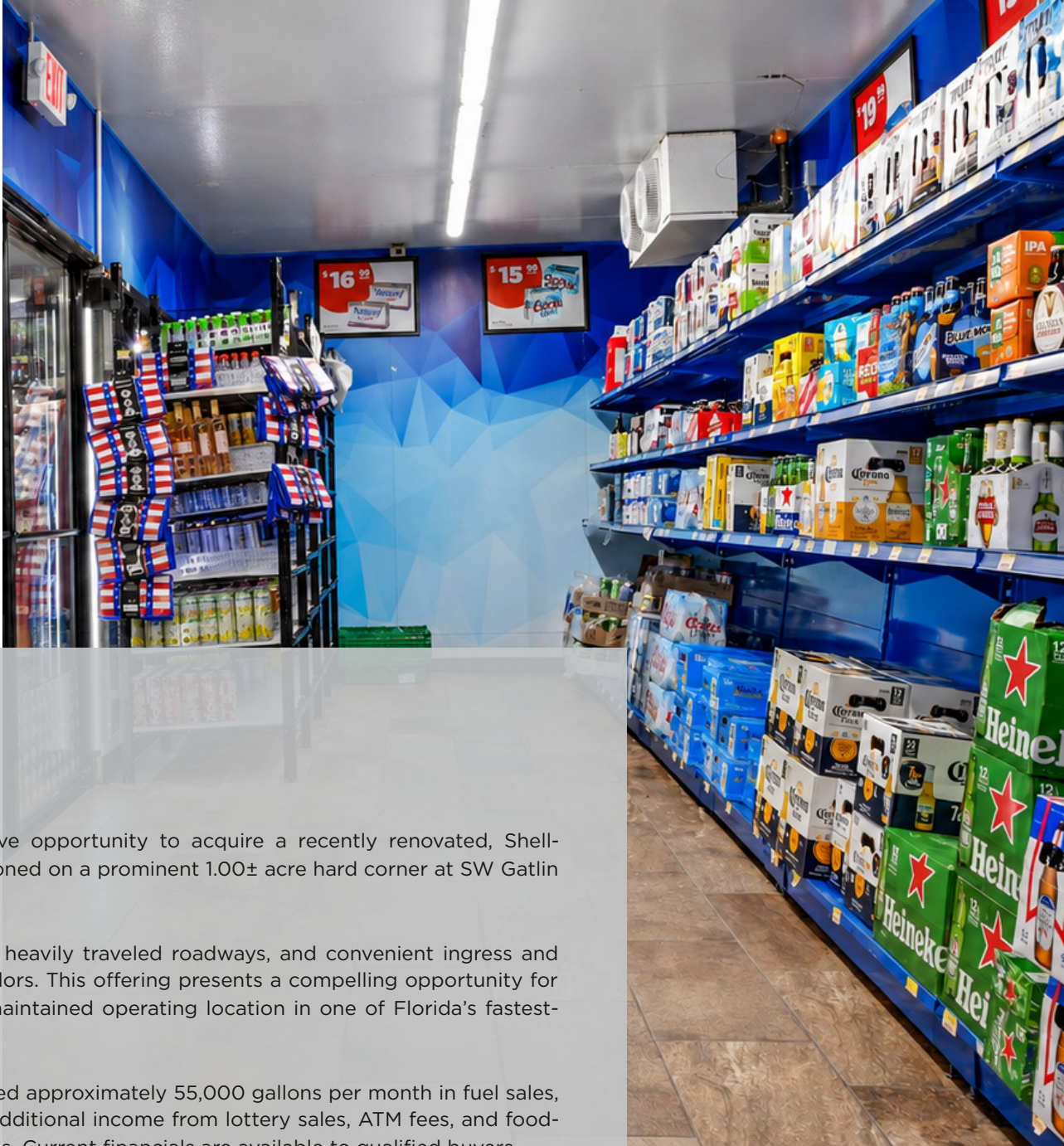
OFFERING SUMMARY	
SALE PRICE:	\$2,900,000
SALE TYPE	Owner User
BUILDING SF	2,600 SF
LOT SIZE:	1 Acres
PRICE / SF:	\$1,115.38

PROPERTY SUMMARY

SVN Commercial Partners is pleased to present the exclusive opportunity to acquire a recently renovated, Shell-branded gas station and convenience store strategically positioned on a prominent 1.00± acre hard corner at SW Gatlin Boulevard and SW Port St. Lucie Boulevard.

The property offers exceptional visibility, frontage along two heavily traveled roadways, and convenient ingress and egress within one of Port St. Lucie’s busiest commercial corridors. This offering presents a compelling opportunity for an owner-user or strategic investor to acquire a clean, well-maintained operating location in one of Florida’s fastest-growing markets.

The station features new fuel tanks and has historically averaged approximately 55,000 gallons per month in fuel sales, \$74,000 per month in inside sales, and \$4,500 per month in additional income from lottery sales, ATM fees, and food-truck rental income, based on the past three years of operations. Current financials are available to qualified buyers.



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Excellent opportunity to acquire a high-performing, Shell-branded gas station located at the signalized hard corner of SW Gatlin Boulevard and SW Port St. Lucie Boulevard. The property benefits from strong visibility, approximately 230 feet of frontage on SW Port St. Lucie Boulevard, 209 feet on SW Gatlin Boulevard, and two curb cuts providing convenient ingress and egress from both roadways.

The recently renovated convenience store includes a large walk-in beer and beverage cooler, fully equipped QSR food station with TurboChef oven, food-preparation counter, and hot-food display. The store also has a coffee station, beverage and slushy dispensers, ice cream coolers, private management office, renovated restroom, security system, and rear storage for supplies and freezers.

The site sits on over 1 AC that features three fueling islands with six total dispensers, inspected and compliant tanks, a new TPO roof, an on-site food-truck rental area, and a fuel supply agreement that includes a buyout option. Approximately 0.16 acres of additional land offers potential for a car wash, quick-service concept, additional food vendors, or other future improvements.

The site is surrounded by national and regional retailers, including Walmart super center, Dollar Store, Aldi, Bass Pro Shops, Walgreens, O'Reilly Auto Parts, and more.

LOCATION DESCRIPTION

2902 SW Port St. Lucie Boulevard is located along a heavily traveled commercial corridor in a growing area of Port St. Lucie. The property is surrounded by established residential neighborhoods, national retailers, restaurants, convenience stores, automotive services, and other daily-needs businesses. Continued residential development and population growth throughout the surrounding trade area support a strong and expanding consumer base, making the location well positioned for fuel, convenience retail, prepared food, and other service-oriented uses.

PROPERTY HIGHLIGHTS

- High-Performing, Shell-Branded Gas Station At The Signalized Hard Corner Of SW Gatlin Boulevard And SW Port St. Lucie Boulevard, Ready For A New Operator.
- Strong Visibility, Dual-Road Access, And Combined Traffic Counts Exceeding 65,800 Vehicles Per Day.
- Recently Renovated C-Store With A Fully Equipped QSR Station, New Beer And Beverage Coolers, Coffee And Slushy Dispensers, And Renovated Restrooms.
- Three Fueling Islands, Six Dispensers, Compliant USTs, And A Fuel Supply Agreement In Place With A Buyout Option.
- Approximately 0.16 Acres Of Additional Land With Potential For A Car Wash, Service Station, Food Vendors, Storage, Or Other Income-Producing Uses.



**Owner User
Opportunity**



**Fuel Supply Contract
in Place**



**Renovated
Convenience store**

LOCATION | RETAILERS



LOCATION DESCRIPTION

2902 SW Port St. Lucie Boulevard is strategically positioned at the signalized intersection, along a heavily traveled commercial corridor surrounded by established neighborhoods, national retailers, restaurants and other daily-needs uses. One of Florida's fastest growing cities. The location benefits from Port St. Lucie's continued residential expansion and population growth, supporting long-term demand for fuel, convenience retail, prepared food, and other consumer services.

The surrounding area presents strong growth fundamentals.

Within a **5-mile radius, population is projected to grow 3.9% annually from '26 through '31**. Recent residential sales show the strength of the local housing market, with homes in the surrounding area trading in the **mid-\$500s through the high-\$600s in the last 6 months**. Combined with **six-figure average household incomes**, these residential values highlight an **affluent consumer base**.

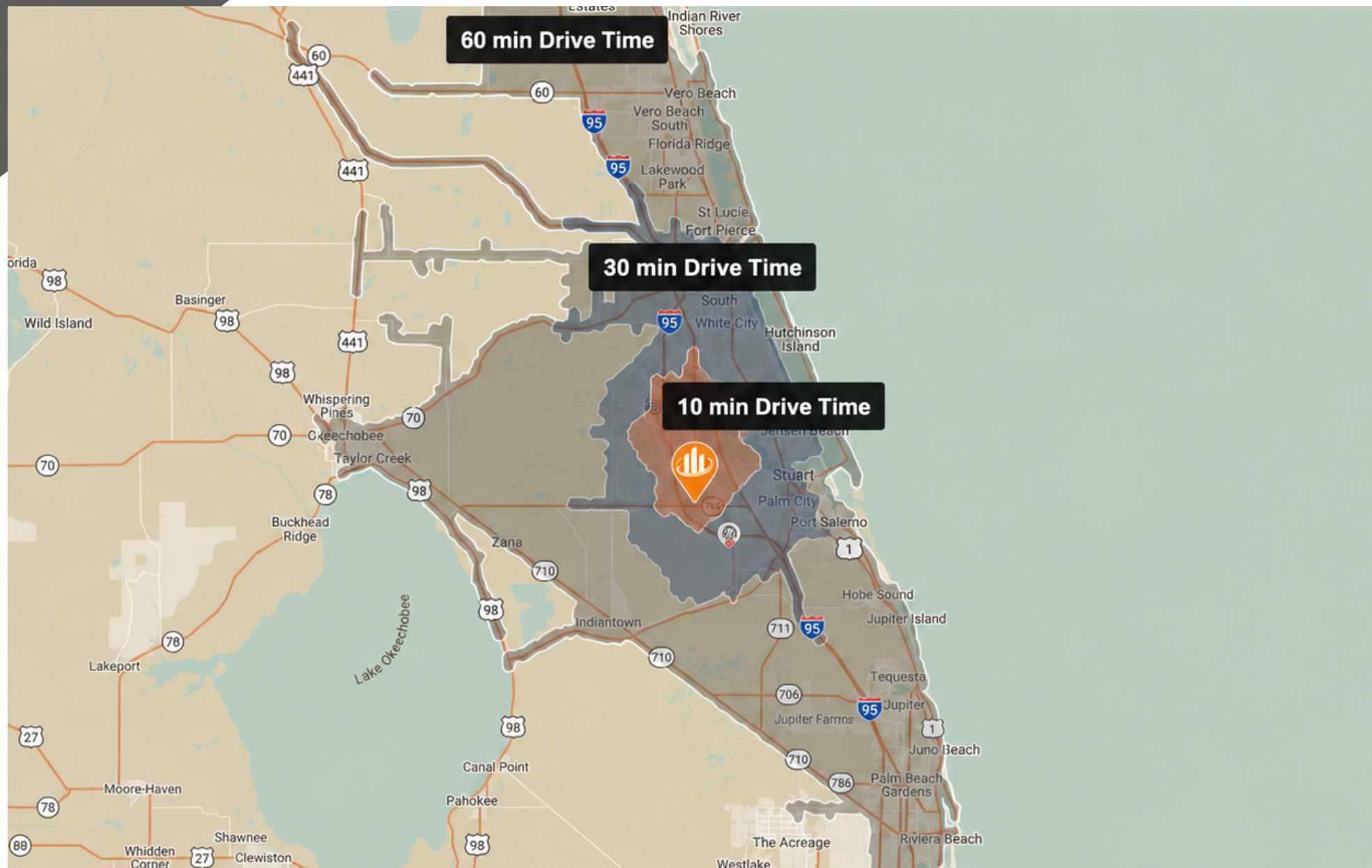
Residential development has been expanding within a **5-mile radius, there are approximately 81,285 housing units in 2026**, with an increase of approximately **18,210 housing units since 2020**, demonstrating the significant residential expansion occurring throughout the surrounding area.

Consumer expenditures further underscore the strength of the area. In 2026, households within **1 mile are est. to spend approximately \$59.41M annually on transportation**, increasing to approximately **\$476.13M within 3 miles and \$1.06B within 5 miles**. Total annual household consumer expenditures reach approximately **\$6.93 billion within 5 miles**, demonstrating the substantial amount of consumer spending concentrated around the property.

Rapid residential growth, strong household incomes, rising home values, and substantial consumer spending position 2902 SW Port St. Lucie Boulevard within a strong and increasingly affluent area.



REGIONAL MAP



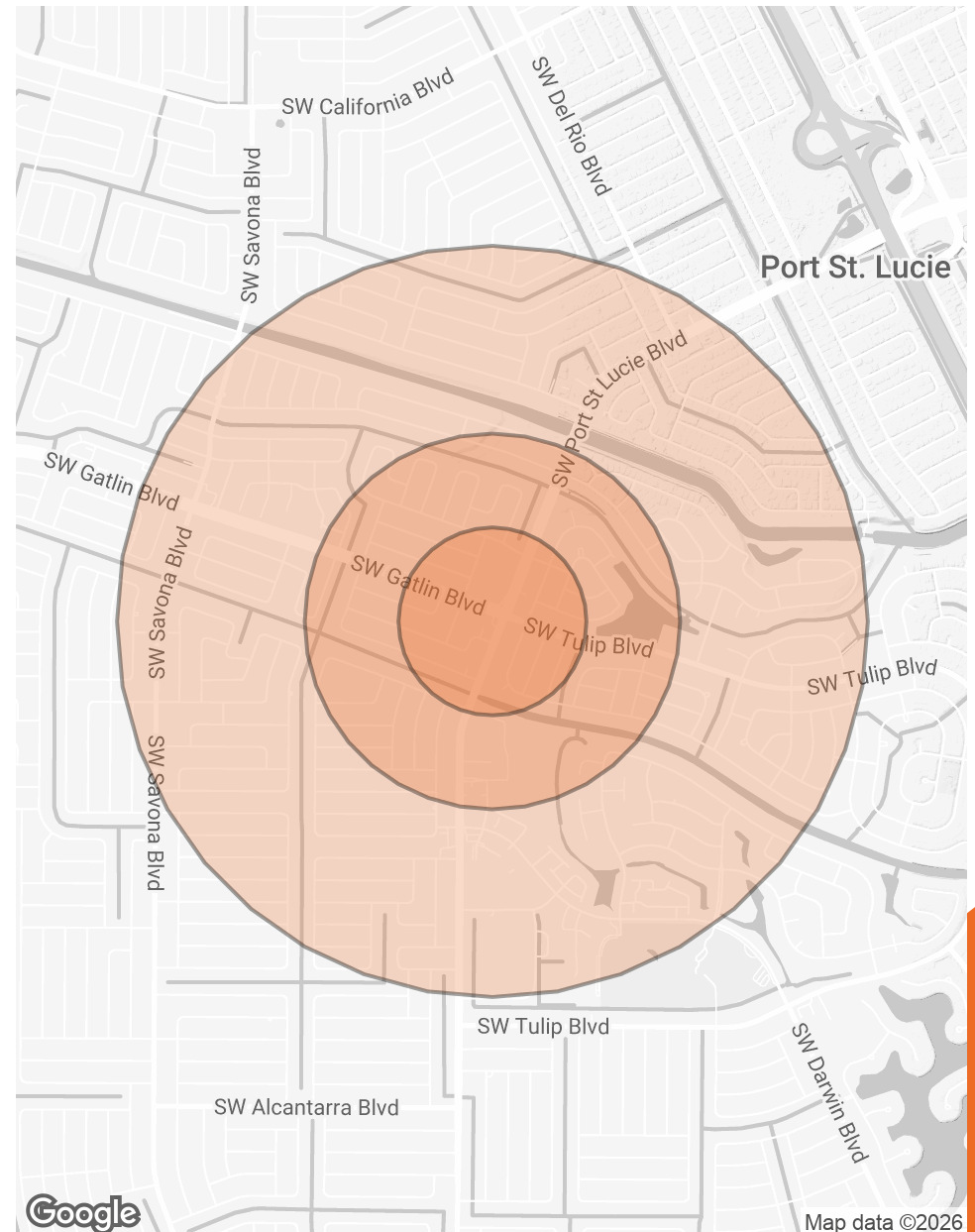
DEMOGRAPHICS MAP & REPORT

2023 American Community Survey (ACS)

POPULATION & HOUSEHOLDS	1 MILES	2 MILES	3 MILES
EST. TOTAL POPULATION ('26)	12,498	94,585	190, 475
PROJECTED POPULATION (2031)	14,368	110,605	227,694
MEDIAN AGE	37.8	38.,3	43.1

HOUSEHOLDS

EST. AVG HOUSEHOLD INCOME	\$123,462	\$117,101	\$117,687
PROJECTED AVG. HOUSEHOLD INCOME (2031)	\$122,857	\$116,105	\$117,687
HISTORICAL ANNUAL CHANGE	6.4%	4.5%	4.7%





Collective Strength, Accelerated Growth

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