

FOR LEASE

10401 S US HIGHWAY 1

Port St Lucie, FL 34952



\$32.00/SF NNN

**FREESTANDING RESTAURANT WITH
DRIVE-THRU ON ±1.04 ACRES**



**CUSHMAN &
WAKEFIELD**

SUMMARY

PROPERTY DETAILS

Address: 10401 S US Highway 1
Port St Lucie, FL 34952

Parcel #: 3414-501-4707-030-1

Building Size: 2,657 SF

Land Size: ±1.04 Acres

Lease Rate: \$32.00/SF NNN

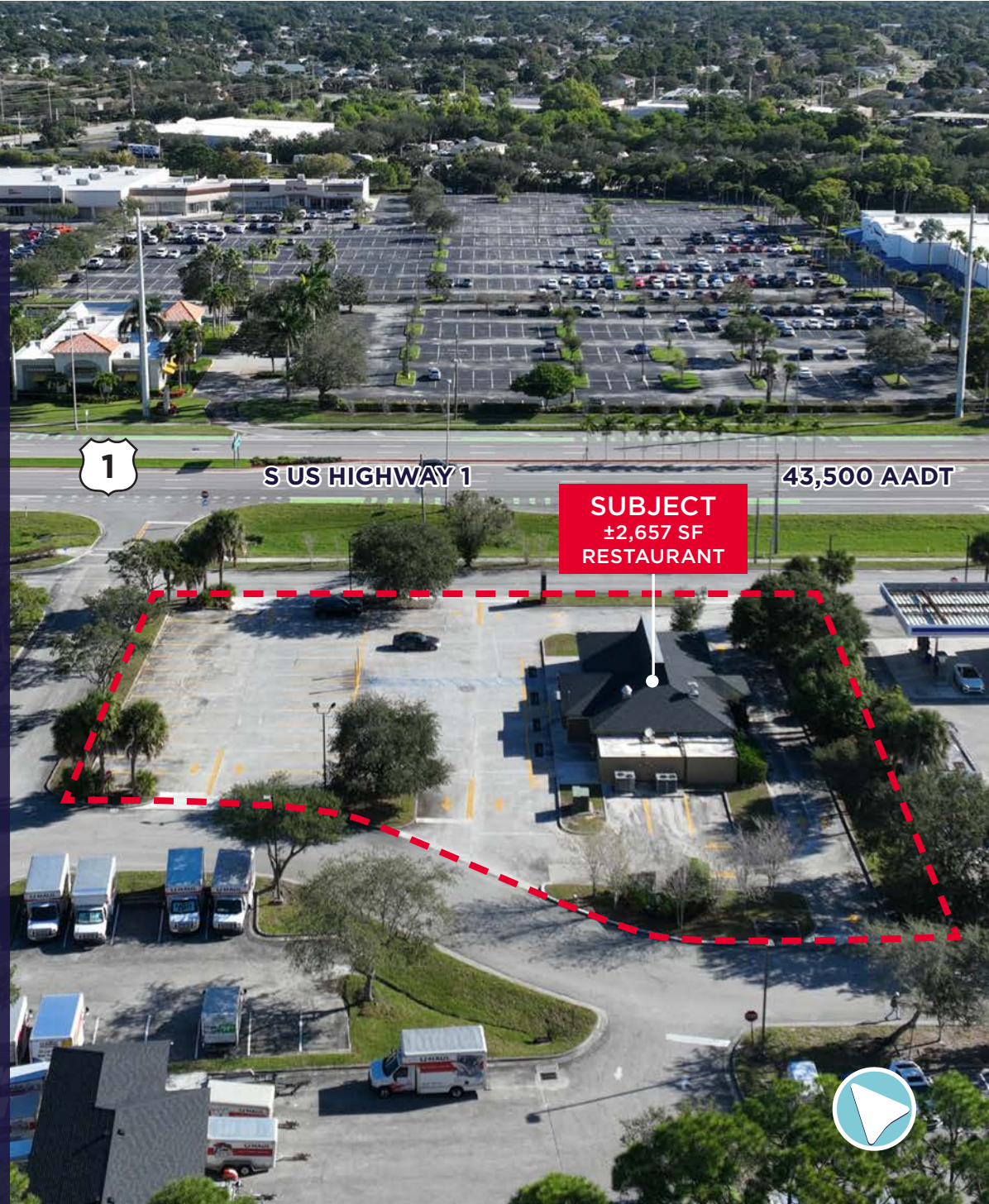
Traffic Count: 43,500 AADT

Parking Spaces: 52

PROPERTY OVERVIEW

This freestanding restaurant building offers a prominent position along S US Highway 1, delivering strong visibility and steady traffic flow with 43,500 AADT. Situated on approximately 1.04 acres, the site features a 2,657 SF building with a functional drive-thru layout and 52 on-site parking spaces, supporting efficient customer circulation and high-volume operations.

Its location provides direct access to a main commercial corridor in Port St. Lucie, offering excellent connectivity across the Treasure Coast and strong exposure to both local and regional traffic. The property's configuration and infrastructure make it suitable for a range of food-service operators seeking a well-located, purpose-built site.



LOOKING NORTHWEST



WHICH WICH
SUPERIOR SANDWICHES

dd's
DISCOUNTS

CosmoProf

Arby's

T-Mobile

REBEL

Planet Fitness

Bealls

HCA Florida
Healthcare

Holiday Inn

SE JENNINGS RD

DOLLAR TREE

verizon

1

Wendy's

CRUNCH

BEACHES
MRI

SUBJECT
±2,657 SF
RESTAURANT

U-HAUL

JETSON

S US HIGHWAY 1

43,500 AADT

M
MARATHON



LOOKING SOUTHWEST



Walmart

ExtraSpace
Storage

GoldCoast
FEDERAL CREDIT UNION

TRUIST

MURPHY
USA

TIRE
KINGDOM
A MAVIS COMPANY

SE PORT ST LUCIE BLVD 38,000 AADT

AutoZone

Applebee's
GRILL + BAR

O'Reilly
AUTO PARTS

GOODYEAR
AUTO SERVICE

43,500 AADT

S US HIGHWAY 1

1

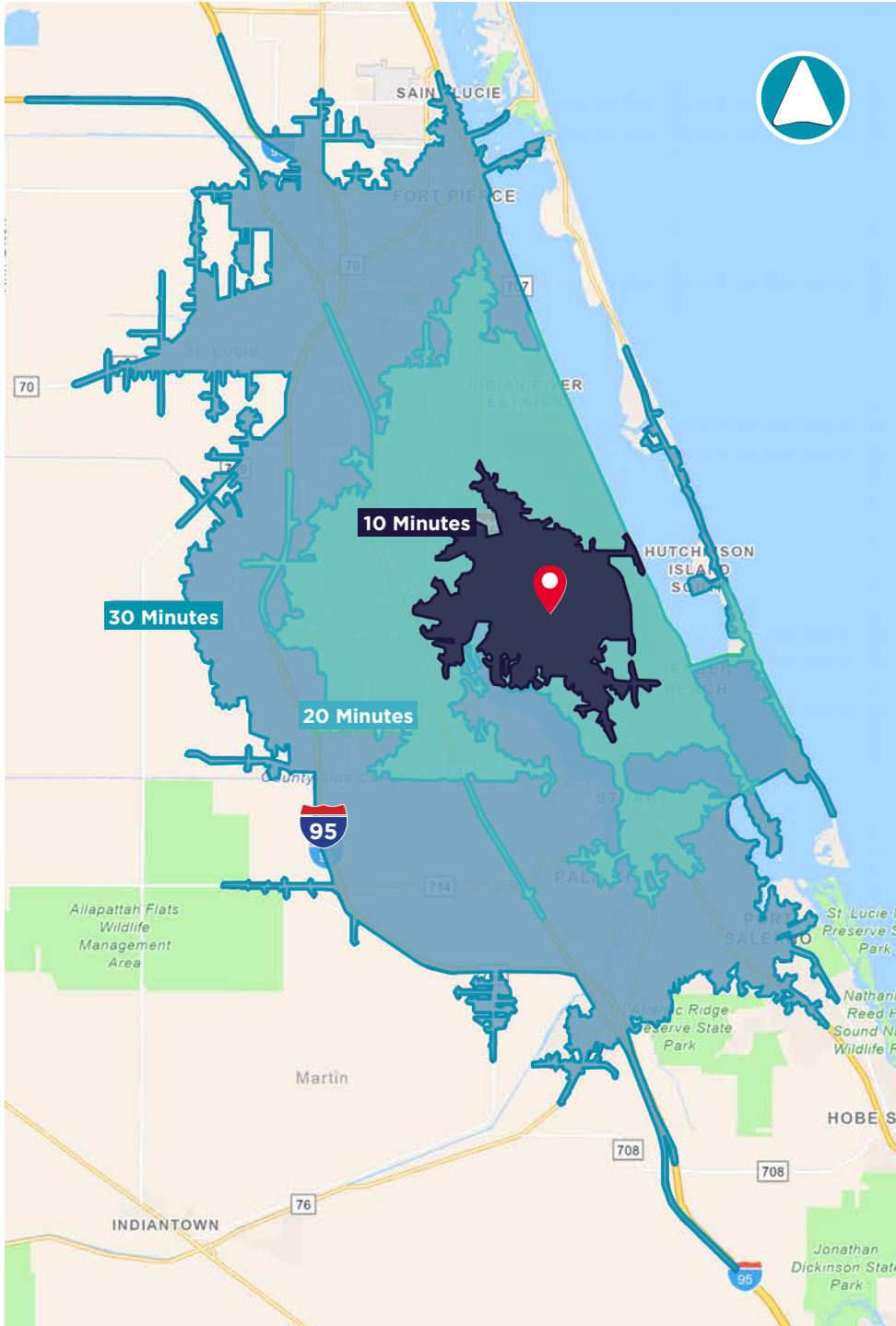
M
MARATHON

SUBJECT
±2,657 SF
RESTAURANT

U-HAUL



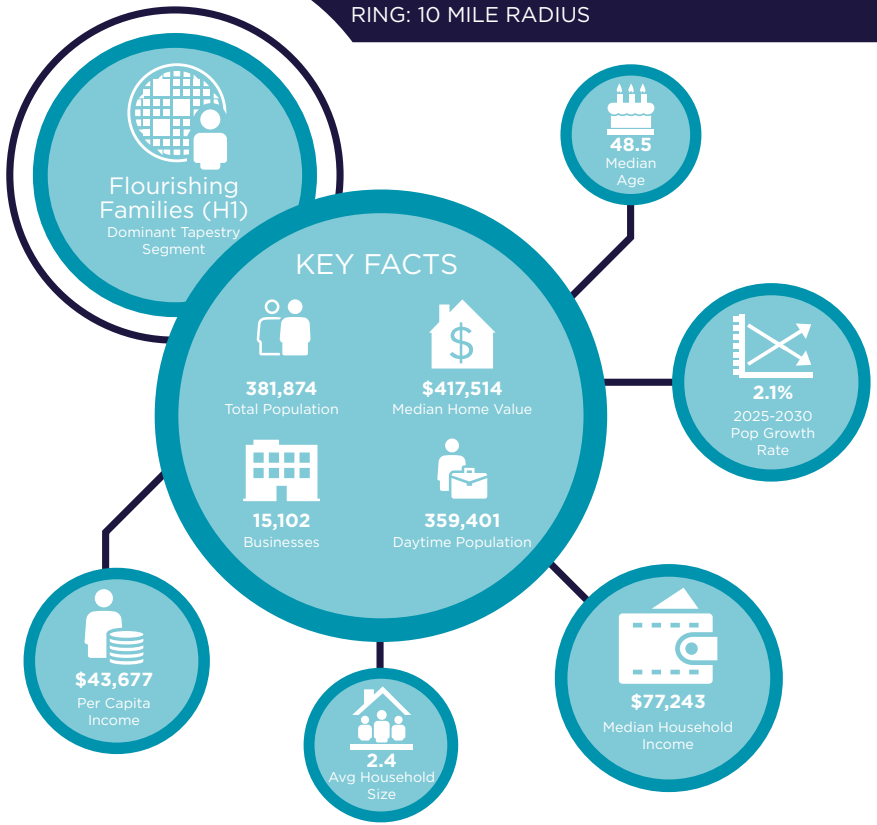
DRIVE TIME



10 MINUTES	20 MINUTES	30 MINUTES
44,525 2010 Population	187,365 2010 Population	343,462 2010 Population
49,387 2025 Population	231,386 2025 Population	448,558 2025 Population
10.92% 2010-2025 Population Growth	23.49% 2010-2025 Population Growth	30.60% 2010-2025 Population Growth
1.95% 2025-2030 (Annual) Est. Population Growth	2.03% 2025-2030 (Annual) Est. Population Growth	1.98% 2025-2030 (Annual) Est. Population Growth
48.3 2025 Median Age	46.8 2025 Median Age	47.5 2025 Median Age
\$86,652 Average Household Income	\$96,584 Average Household Income	\$103,442 Average Household Income
39.9% Percentage with Associates Degree or Better	40.2% Percentage with Associates Degree or Better	43.2% Percentage with Associates Degree or Better
55.3% Percentage in White Collar Profession	56.8% Percentage in White Collar Profession	58.7% Percentage in White Collar Profession

2025 DEMOGRAPHICS

10401 S. U.S. HWY. 1, PORT ST. LUCIE, FL 34952
RING: 10 MILE RADIUS



POPULATION

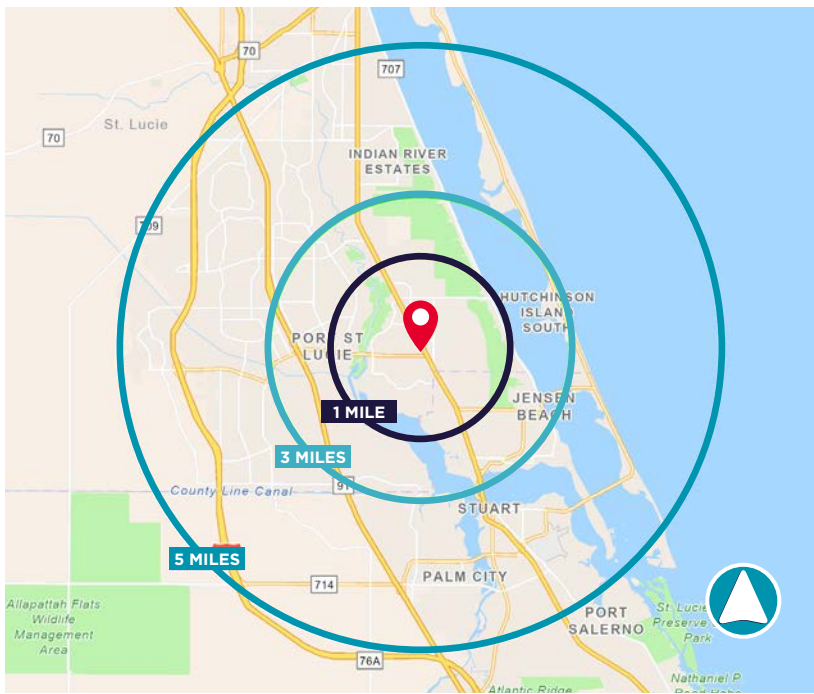
1 Mile:	50,195
3 Mile:	130,934
5 Mile:	381,874

AVERAGE HOUSEHOLD INCOME

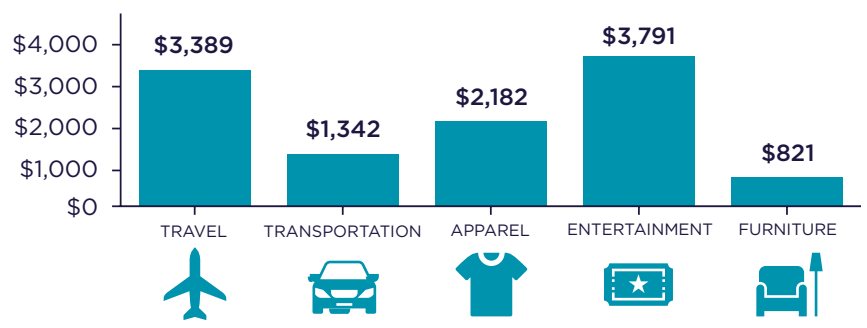
1 Mile:	\$88,788
3 Mile:	\$98,479
5 Mile:	\$106,485

MEDIAN AGE

1 Mile:	48.9
3 Mile:	49.7
5 Mile:	48.5



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

CITY OVERVIEW



City of Port St. Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

REGIONAL OVERVIEW

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 SF.



FOR LEASE

FREESTANDING RESTAURANT WITH DRIVE THRU

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\$32.00/SF NNN



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