

FOR LEASE | GROUND LEASE

# ±1.74 ACRES (DIVISIBLE) AVAILABLE

1837 Gatlin Boulevard, Port St Lucie, FL 34953

ZONED COMMERCIAL



HARD CORNER OF SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz  
VICE PRESIDENT  
davideggnatz@katzretail.com  
(954) 579-2927

Daniel Solomon, CCIM  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181

# Property Overview

## HIGHLIGHTS

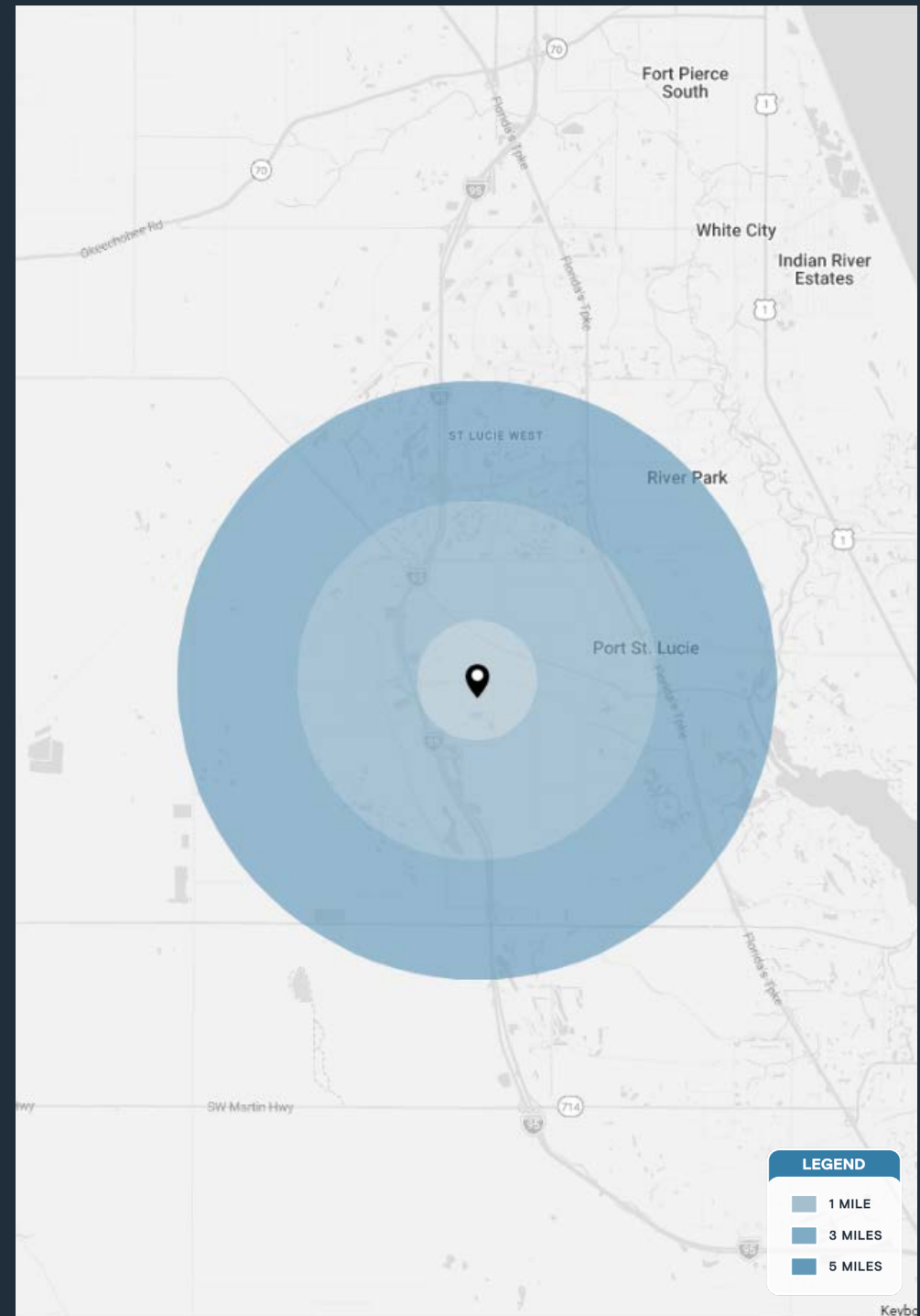
- ±1.74 acres (divisible) available for lease or ground lease
- Can be divided into two pads
- Located across from Walmart and Sam's Club
- 58,500 AADT on Gatlin Boulevard
- Located just east of Interstate 95
- Zoned Commercial
- Hard corner of signalized intersection

## DEMOGRAPHICS

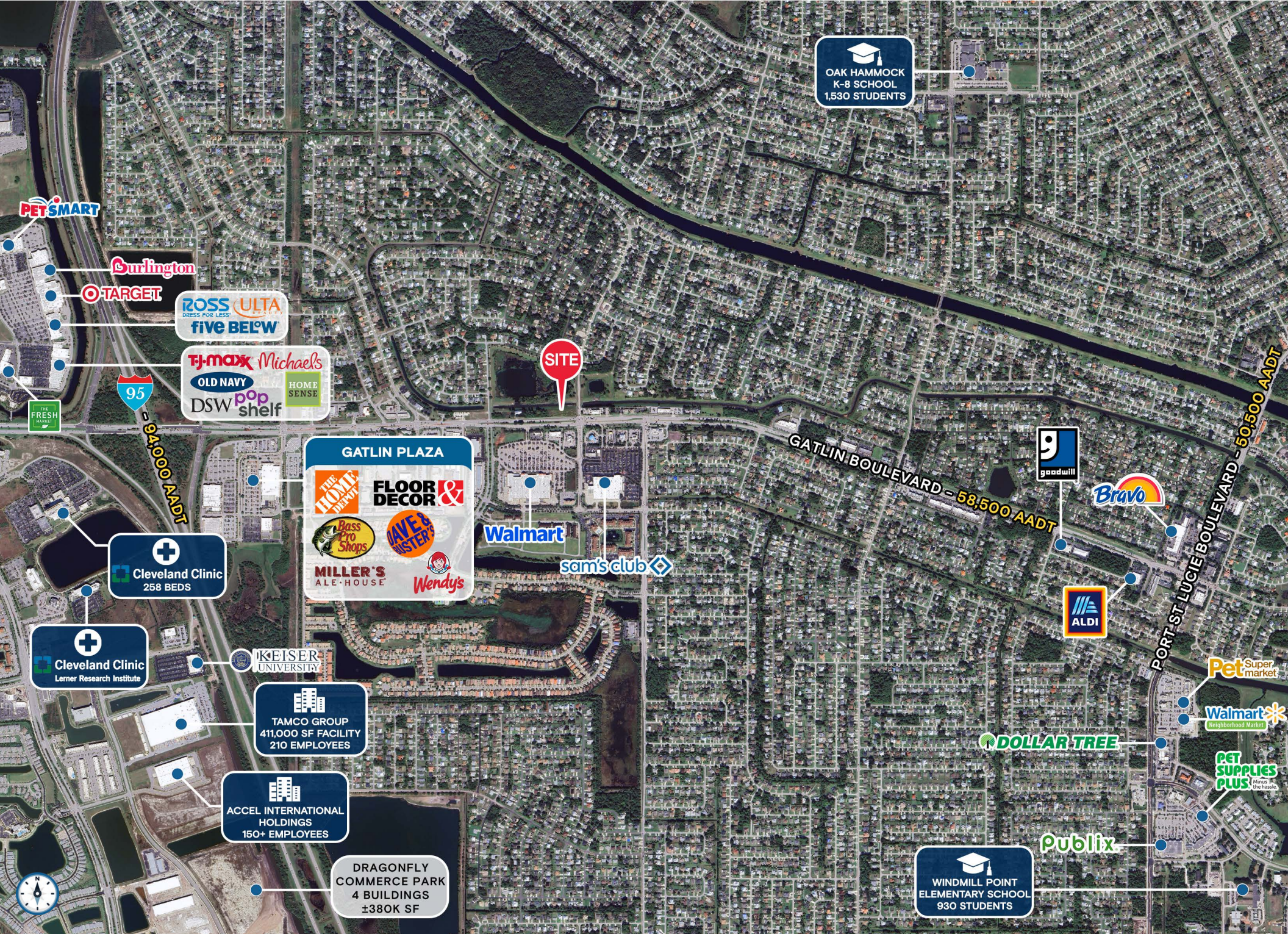
	1 MILE	3 MILES	5 MILES
POPULATION	11,487	99,581	190,156
HOUSEHOLDS	3,799	36,629	71,068
EMPLOYEES	1,217	11,674	28,903
AVERAGE HH INCOME	\$108,026	\$118,760	\$114,161

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	26,947	155,348	235,222
HOUSEHOLDS	9,218	57,134	87,398
EMPLOYEES	3,125	21,835	34,083
AVERAGE HH INCOME	\$114,131	\$115,290	\$114,724







OAK HAMMOCK  
K-8 SCHOOL  
1,530 STUDENTS

PETSMART

Burlington

TARGET

ROSS ULTA  
DRESS FOR LESS five BELOW

TJ-maxx Michaels

OLD NAVY HOME SENSE  
DSW pop shelf

95

94,000 AADT

THE FRESH MARKET

SITE

GATLIN PLAZA  
THE HOME DEPOT FLOOR DECOR  
Bass Pro Shops DAVE & BUSTER'S  
MILLER'S ALE-HOUSE Wendy's

Walmart

sam's club

goodwill

Bravo

GATLIN BOULEVARD - 58,500 AADT

ALDI

PORT-ST LUCIE BOULEVARD - 50,500 AADT

Pet Supermarket

Walmart Neighborhood Market

PET SUPPLIES PLUS

DOLLAR TREE

Publix

WINDMILL POINT  
ELEMENTARY SCHOOL  
930 STUDENTS

Cleveland Clinic  
258 BEDS

Cleveland Clinic  
Lerner Research Institute

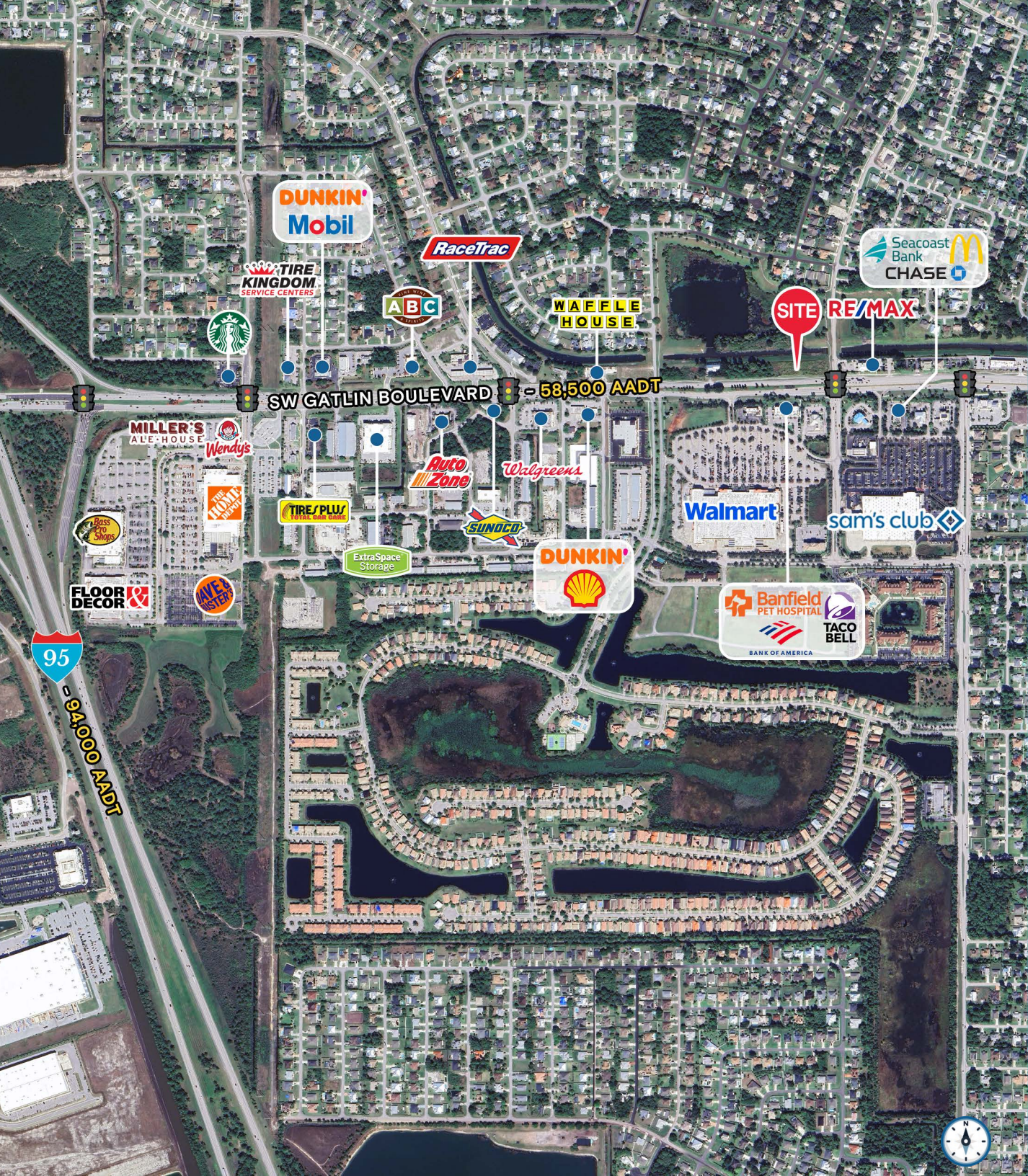
KEISER UNIVERSITY

TAMCO GROUP  
411,000 SF FACILITY  
210 EMPLOYEES

ACCEL INTERNATIONAL HOLDINGS  
150+ EMPLOYEES

DRAGONFLY COMMERCE PARK  
4 BUILDINGS  
±380K SF





# Contact Brokers

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[katzretail.com](http://katzretail.com)

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