

# Available For Lease In The Westport Plaza, PSL

2856 SW Port St Lucie Blvd, Port Saint Lucie, FL 34953 // Restaurant Space Available



## FOR MORE INFORMATION:

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# Details and Highlights

## WESTPORT PLAZA

# FOR LEASE



### LEASE SPACE OVERVIEW

Welcome to SW Port St. Lucie Blvd —space available in the well-trafficked Westport Plaza, anchored by Bravo Supermarket. The layout supports both customer engagement and functional daily operations with a rear exit for deliveries, private parking for the business owner, and quick dumpster access. The storefront boasts prominent visibility, exterior signage opportunity, and dual front window panels—perfect for branding or graphic treatments.

### LEASE RATE

**\$22.00 SF/YR NNN**

### MOVE-IN READY

- Space in Westport Plaza, anchored by Bravo Supermarket
- Prominent location at signalized intersection of SW Port St. Lucie Blvd (40,993 AADT) & SW Gatlin Blvd (34,500 AADT)
- Excellent storefront visibility with window graphics and signage opportunities
- Just 3 miles to I-95 and 1.5 miles to Florida's Turnpike
- Surrounded by major retailers including CVS, ALDI, Burger King, Shell, and Advance Auto Parts
- Second Generation Restaurant
- End Cap Space
- Sidewalk accessible entrance from Gatlin Blvd

### ZONING & LAND USE

- Zoning: General Commercial (GC) – City of Port St. Lucie
- Future Land Use: Commercial
- Allows for a wide range of retail, service-based, and office/commercial uses
- Supports customer-facing businesses with flexible build-out potential

# Lease Spaces

WESTPORT PLAZA

FOR LEASE



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,124 SF	Lease Rate:	\$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2856	Available	2,124 SF	NNN	\$22.00 SF/yr	Second Generation Restaurant

# 2856 Kitchen Photos

WESTPORT PLAZA

FOR LEASE



# 2854 Dining Photos

WESTPORT PLAZA

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# Retailer Map

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# Area Analytics

## WESTPORT PLAZA

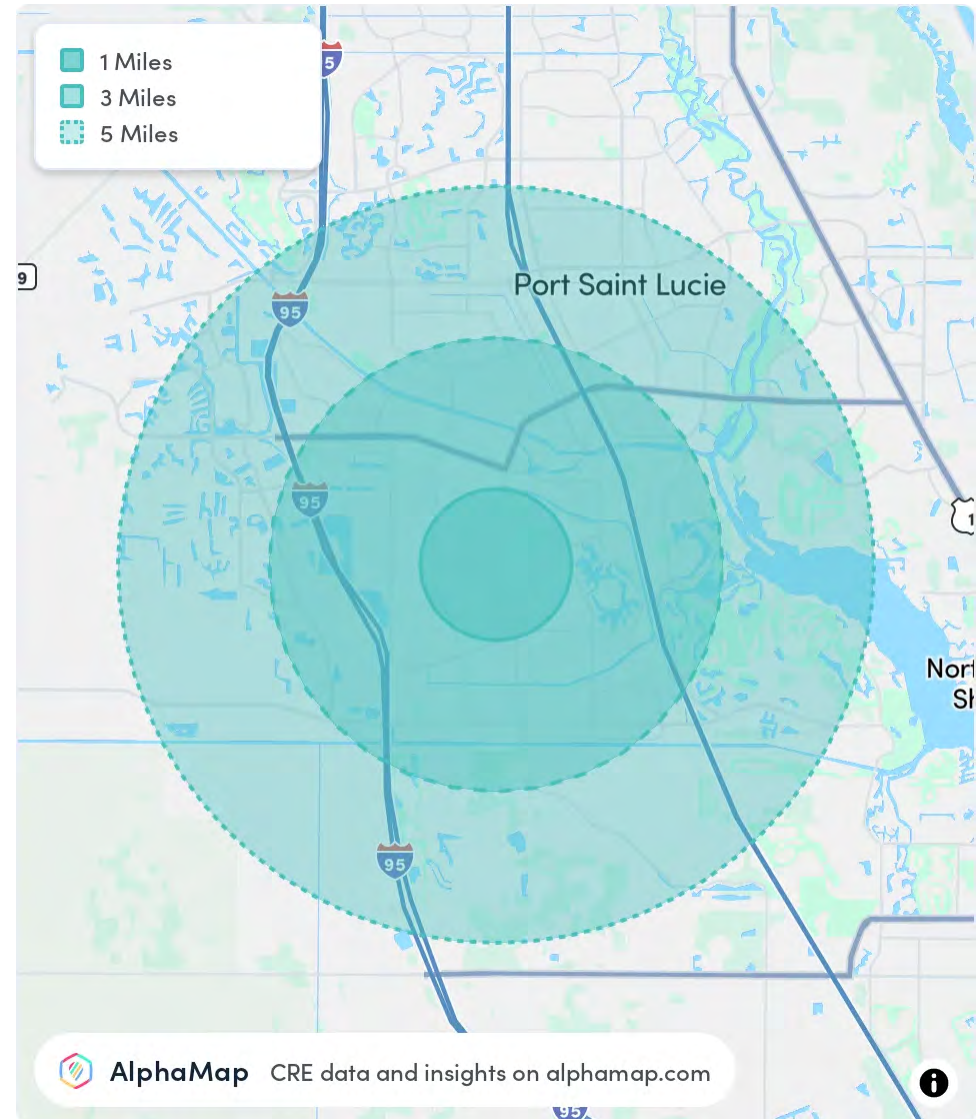
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,515	80,758	150,427
Average Age	39	40	43
Average Age (Male)	38	39	42
Average Age (Female)	39	41	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,366	27,028	54,574
Persons per HH	3.1	3	2.8
Average HH Income	\$103,959	\$103,134	\$100,850
Average House Value	\$356,872	\$361,945	\$369,768
Per Capita Income	\$33,535	\$34,378	\$36,017

Map and demographics data derived from AlphaMap



# Location Benefits

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### MARKET & ECONOMIC CONTEXT

- Port St. Lucie ranks among the Top 10 U.S. Cities for Population Growth
- Continued migration and development spur consumer demand
- Retail vacancy rates remain low, signaling high occupancy and interest
- Commercial property values have risen steadily year-over-year
- A dynamic mix of small businesses, franchise operations, and national retailers thrive locally

### A TOP-RATED WORKFORCE

- Access to a skilled and diverse labor pool
- Educational institutions like Indian River State College feed local workforce
- Ranked as a top city for young professionals and entrepreneurial activity

### TOP BUSINESS LOCATION

- Part of the Port St. Lucie Innovation Corridor
- Near major employers, healthcare systems, and commercial clusters
- Strong commercial anchors and highway visibility
- Positioned to benefit from ongoing regional growth initiatives

### WHAT PORT ST. LUCIE & FLORIDA HAVE TO OFFER

- One of the fastest-growing cities in the U.S. with strong residential growth
- Business-friendly regulations and no state income tax
- Central Treasure Coast location offering access to Palm Beach, Orlando & the Space Coast
- Pro-business climate and favorable demographics for retail growth

### DEVELOPMENT CONTEXT

- Situated in a major growth corridor of southern Port St. Lucie
- Surrounded by both mature and emerging residential neighborhoods
- Constant commercial infill and redevelopment activity along Port St. Lucie Blvd and Gatlin Blvd
- Nearby parcels being developed for medical, automotive, and retail uses

### LOCATION OVERVIEW

This highly visible plaza sits at the signalized intersection of SW Port St. Lucie Blvd (40,993 AADT) and SW Gatlin Blvd (34,500 AADT)—two of the city's main east-west corridors. The property is strategically located just 3 miles from I-95 and 1.5 miles from Florida's Turnpike, allowing for easy customer access from across the Treasure Coast. Surrounded by national retailers such as CVS, Burger King, Aldi, and Advance Auto Parts, Westport Plaza is a staple destination for local residents and daily commuters alike. With multiple points of ingress/egress, ample surface parking, and a complementary mix of tenants, this location offers an ideal setting for new or expanding businesses to thrive.



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# Disclaimer

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