

DUFFY'S SPORTS GRILL

3001 SW PORT ST LUCIE BLVD, PORT ST. LUCIE, FL 34953

WALMART OUTPARCEL | TAX FREE STATE



TAX FREE STATE | WALMART OUTPARCEL



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Sale Price	\$4,580,000
Cap Rate	7.25%
NOI	\$332,066
Price/PSQF	\$631.72
Tenant	Duffy's Sports Grill
Guarantor	Corporate
Building Size	7250 SF
Total Lot Size	1.88 Acres
Lease Commencement	08/30/2021
Lease Expiration	08/30/2031
Term Remaining	5+ Years
Rental Increases	3% Annual Increases
Renewal Options	(1) 5 Year Option
Lease Type	NN
Roof	Landlord
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

"NOI IS BASED OFF OF THE RENT THAT IS EFFECTIVE ON 07/01/2026. SELLER WILL CREDIT THE BUYER THE DIFFERENCE IN RENT AT CLOSING."

INVESTMENT HIGHLIGHTS

- Prime Florida Location: Located in Port St. Lucie, one of Florida's fastest-growing cities, known for strong population and income growth
- Situated on SW Port St. Lucie Blvd, a heavily traveled retail corridor surrounded by national tenants, shopping centers, and residential communities
- Excellent access and visibility with strong area demographics supporting long-term retail and restaurant performance
- Corporately Guaranteed Lease by Duffy's Sports Grill - Proven Tenant Established Florida-based restaurant brand with a long operating history and loyal customer base
- Lease features 3% annual rent increases, providing consistent income growth and inflation protection
- 7,250 SF freestanding building on 1.88 acres of land - Modern construction with attractive architecture and strong visibility along a major commercial corridor
- Surrounded by national retailers such as: Walmart, Aldi, Publix Supermarket, Dollar Tree, Planet Fitness, The Home Depot, Target, Starbucks and many more.

YEAR	ANNUAL RENT	MONTHLY RENT
7/1/2026 - 6/30/2027	\$332,065.94	\$27,672.16
7/1/2027 - 6/30/2028	\$342,027.92	\$28,502.33
7/1/2028 - 6/30/2029	\$352,288.76	\$29,357.40
7/1/2029 - 6/30/2030	\$362,857.42	\$30,238.12
7/1/2030 - 6/30/2031	\$373,743.15	\$31,145.26
Option 1		
7/1/2031 - 6/30/2032	\$384,955.44	\$32,079.62
7/1/2032 - 6/30/2033	\$396,504.10	\$33,042.01
7/1/2033 - 6/30/2034	\$408,399.23	\$34,033.27
7/1/2034 - 6/30/2035	\$420,651.20	\$35,054.27
7/1/2035 - 6/30/2036	\$433,270.74	\$36,105.89



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in this prime retail/free-standing building located at 3001 SW Port St. Lucie Blvd, Port Saint Lucie, FL. Boasting a spacious 7,250 SF layout with 100% occupancy, this 2018-built property offers an attractive single-unit space, ideal for a retail or commercial venture. Zoned for GENERAL CO, it presents versatility for a range of business endeavors. With its strategic location in the thriving Port Saint Lucie area, this property is poised to deliver strong returns and long-term value for savvy investors. Don't miss the chance to acquire this prominent asset in a sought-after commercial corridor.

LOCATION DESCRIPTION

Discover the strategic advantages of establishing your business in Port St. Lucie, Florida, one of the fastest-growing cities on the Treasure Coast. This prime location offers an exceptional blend of accessibility, convenience, and lifestyle appeal for both professionals and clients. Located within a vibrant commercial corridor, the area provides immediate access to major destinations including the Port St. Lucie Botanical Gardens, St. Lucie Medical Center, and a wide selection of dining and retail options. The neighborhood is well-connected through major roadways, offering seamless travel to I-95, Florida's Turnpike, and nearby cities. Port St. Lucie's thriving business community, strong local economy, and continuous development make it a premier destination for office and commercial investments. Experience a location where business growth meets everyday convenience, surrounded by the best that the Treasure Coast has to offer.



Marina Shores
DENTAL CARE

3001 SW Port St Lucie Blvd,
Port St. Lucie, FL 34953

DUFFY'S
SPORTS GRILL
7,250 SF
1.88 Acres

ZAXBY'S

Darwin
Family Dental Care

Just Copy Place
CAMS
Wally's

PETSMART

T

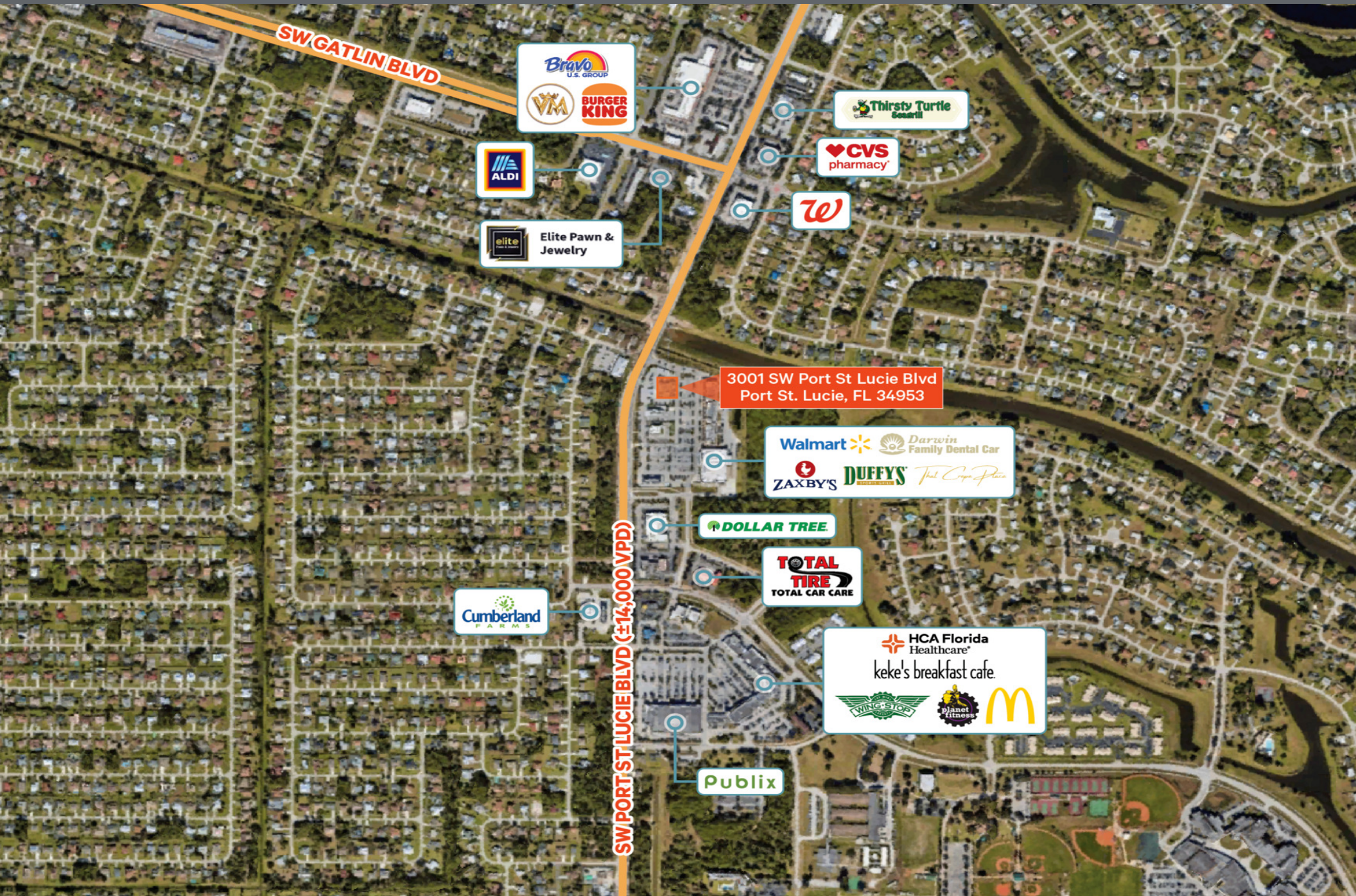
Walmart

DOLLAR TREE

TOTAL
TIRE
TOTAL CAR CARE

DUNKIN'

SW PORT ST LUCIE BLVD (17,300 VPD)



DEMOGRAPHIC ANALYSIS

3001 SW PORT ST LUCIE BLVD, PORT ST. LUCIE, FL 34953

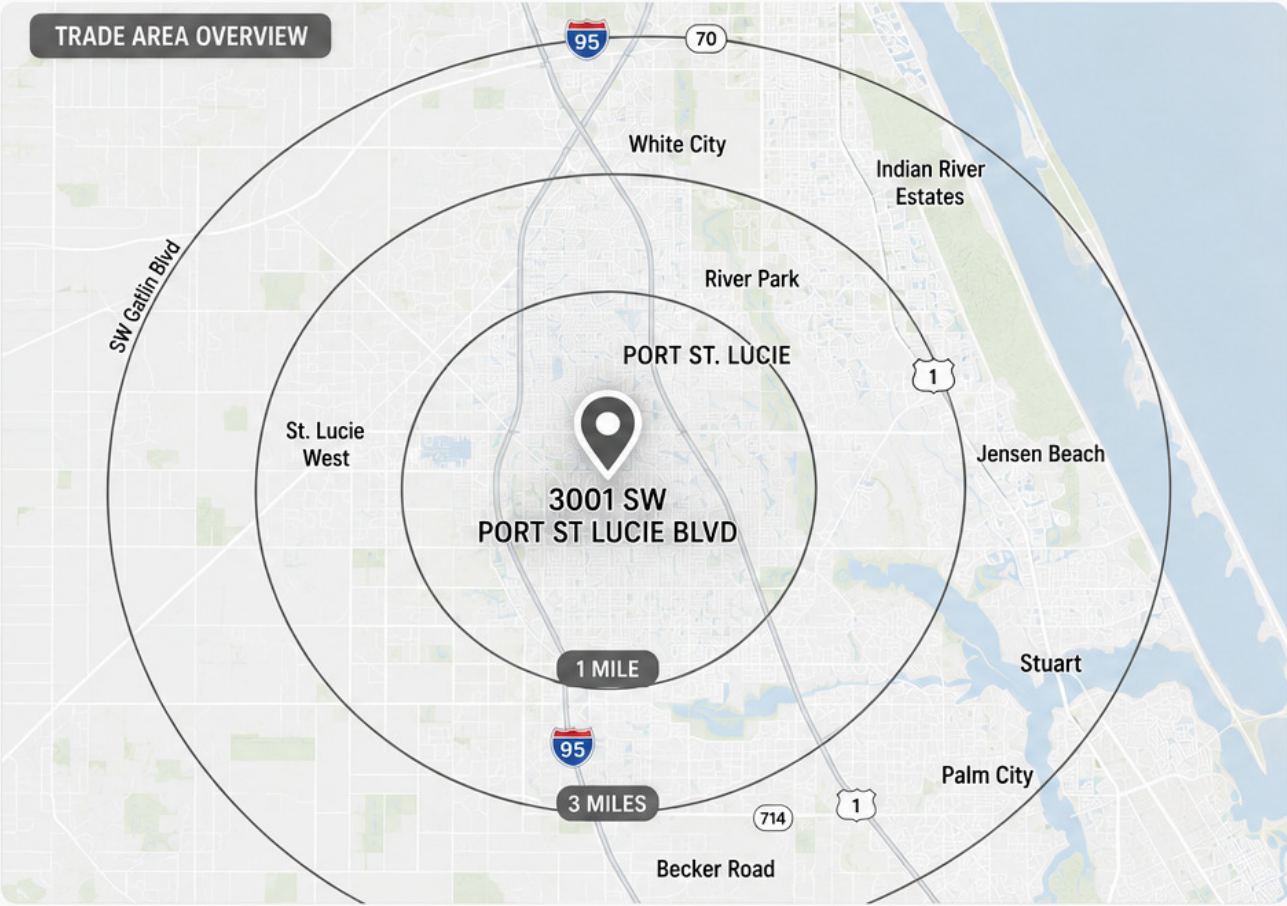
PRIME LOCATION.
POWERFUL POTENTIAL.

3001 SW Port St Lucie Blvd
Port St. Lucie, FL 34953

AT THE CENTER OF OPPORTUNITY

Strategically located in the heart of Port St. Lucie, this high-visibility corridor offers exceptional access to a growing population, strong household incomes, and a thriving community.

	POPULATION	1 MILE	3 MILES	5 MILES
	Total Population	11,536	94,355	172,160
	Average Age	40	40	43
	Median Age	38	39	42
	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
	Total Households	3,880	31,767	62,685
	Average Household Income	\$92,901	\$99,626	\$98,445
	Median Household Income	\$74,248	\$79,084	\$76,208
	KEY FACTS	1 MILE	3 MILES	5 MILES
	Daytime Population	9,334	72,093	128,487
	Population Growth (2020–2025)	7.6%	8.9%	9.4%
	College Degree or Higher	29.3%	30.7%	31.5%
	RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
	White	46.5%	47.2%	50.2%
	Hispanic or Latino	28.9%	27.3%	25.4%
	Black or African American	24.1%	24.1%	20.2%
	Asian	2.0%	2.1%	2.2%
	Other	4.7%	4.9%	5.0%



172,160+
PEOPLE
Within 5 Miles

62,685+
HOUSEHOLDS
Within 5 Miles

\$98,445
AVG HOUSEHOLD
INCOME
Within 5 Miles

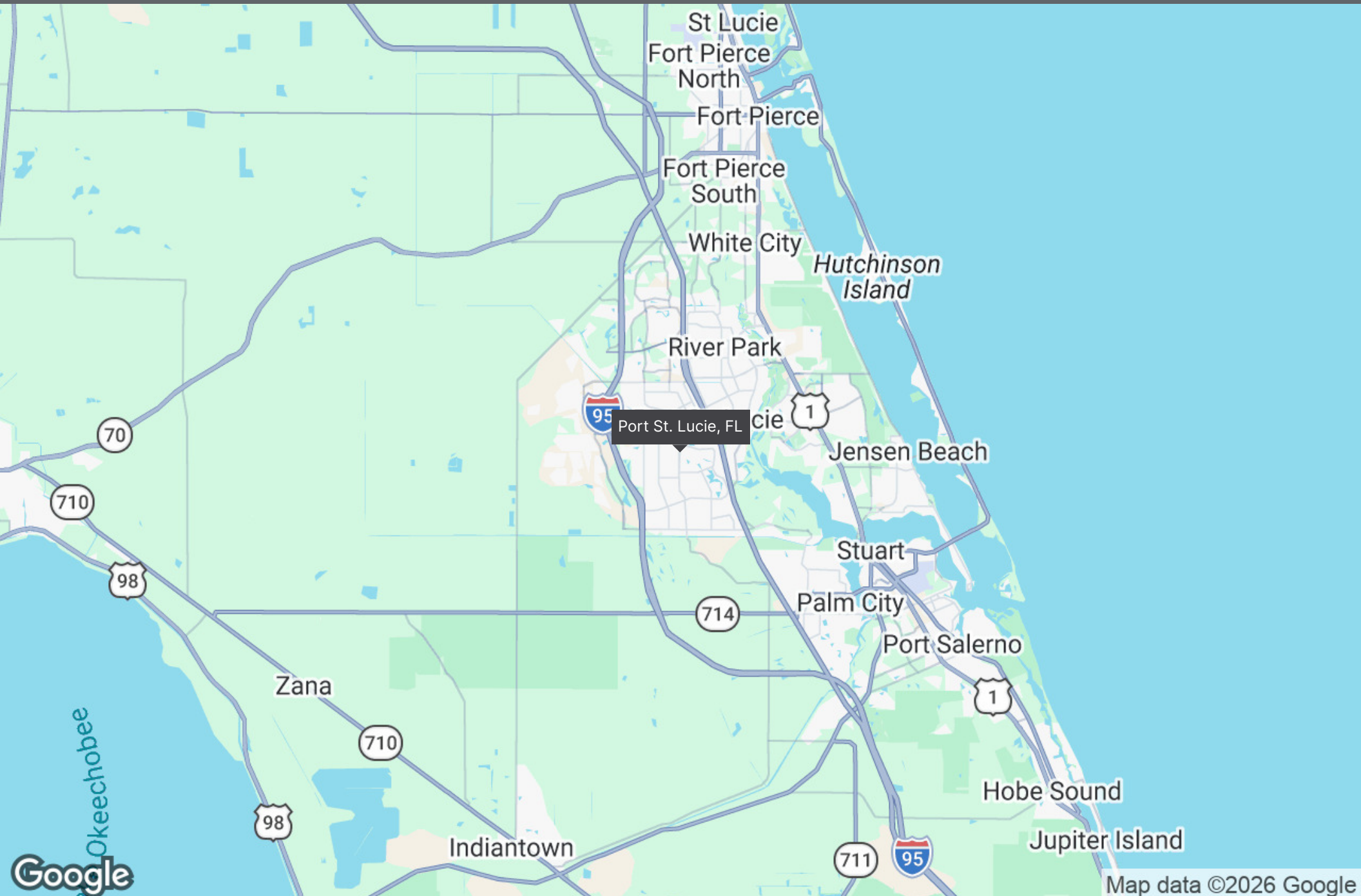
9.4%
POPULATION
GROWTH
2020–2025 (5 Mile Radius)

128,487
DAYTIME
POPULATION
Within 5 Miles

**STRATEGICALLY
POSITIONED**
For Business Growth
& Long-Term Success

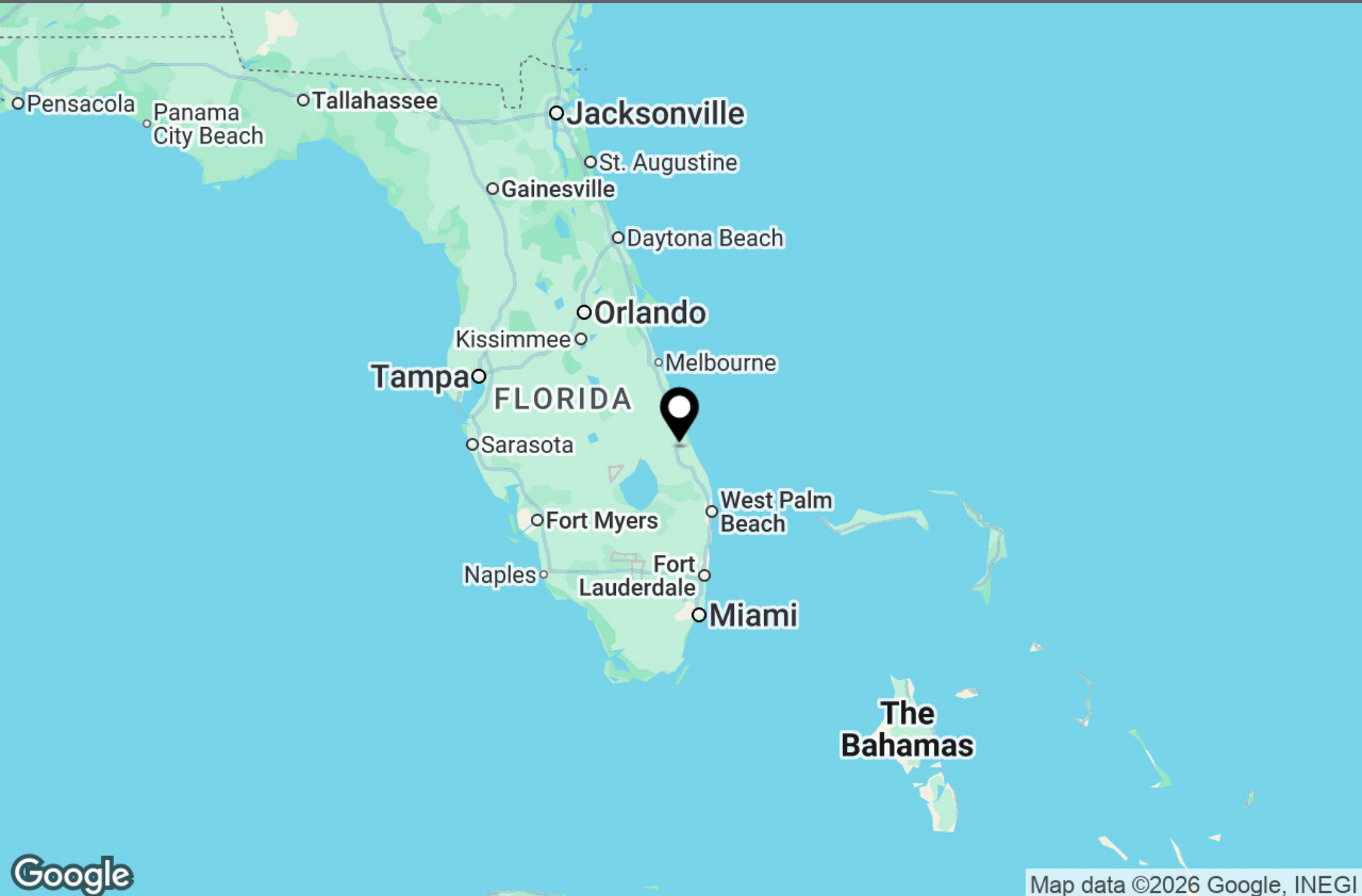
VISIBILITY. ACCESS. GROWTH. Be part of one of Florida's fastest-growing communities.

Source: Esri 2024, ACS 2020–2024, U.S. Census Bureau



LOCATION MAP

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