

SPACE FOR LEASE *Retail, Office and Medical Office Space*

# GATLIN SQUARE

*Coming Soon* Summer 2022

**Gold  
Standard**  
PROPERTY

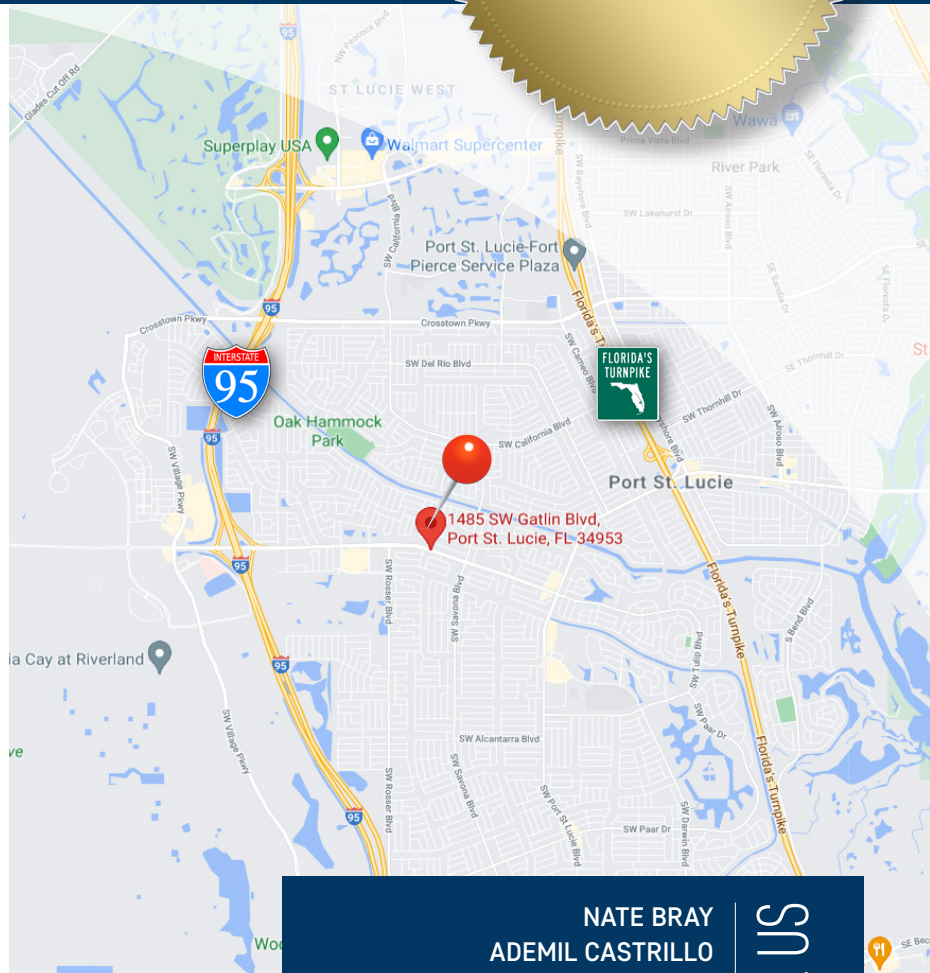
**LOCATION:** 1485 SW Gatlin Boulevard  
Port St. Lucie, FL 34953

Strategically located between 1-95 and the FL Turnpike, this building is surrounded by strong commercial tenants and is easily accessed from all major highways. This plaza is located in the heart of the New Research & Development Hub which includes Florida International University/Torrey Pines Institute for Molecular Studies, Cleveland Clinic Research Institute, Cleveland Clinic Tradition Hospital and Keiser University.

**DESCRIPTION:** This new center is a 17,900 SF +/- retail, office and medical office building in the heart of Port St. Lucie. Space can be divided into 13 bays and configured to meet your needs.

## PROPERTY STATS:

Building Space	17,900 +/- gsf estimated
Bay Depth	60 - 70 ft +/-
Bay Width	20 - 30 ft +/-
Land	1.92 +/- acres
Parking	89 Spaces
Uses	Retail   Office   Medical
Zoning	General Commercial



NATE BRAY  
ADEMIL CASTRILLO  
MEADE RANKIN

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BRAY REALTY ADVISORS

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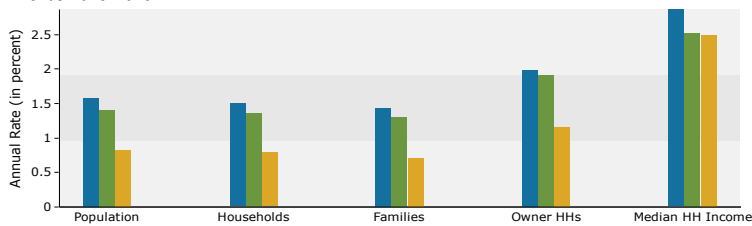
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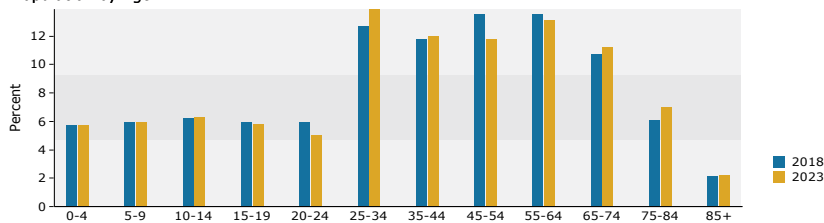
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## DEMOGRAPHICS:

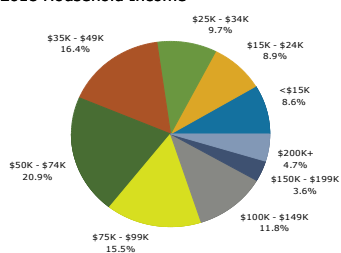
Trends 2018-2023



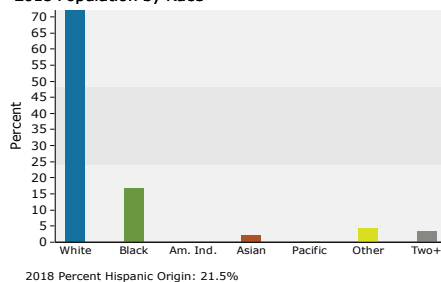
Population by Age



2018 Household Income



2018 Population by Race



County	St. Lucie County
Land Area (mi <sup>2</sup> )	119.2 sq mi
Density (mi <sup>2</sup> )	1,811.40/sq mi
2020 Growth Rate	3.37%
Growth Since 2010	31.18%
Rank in State	7th
Rank in Country	106th
Metro Population	505,557
Median Age	42
Average Household Income	\$60,500

