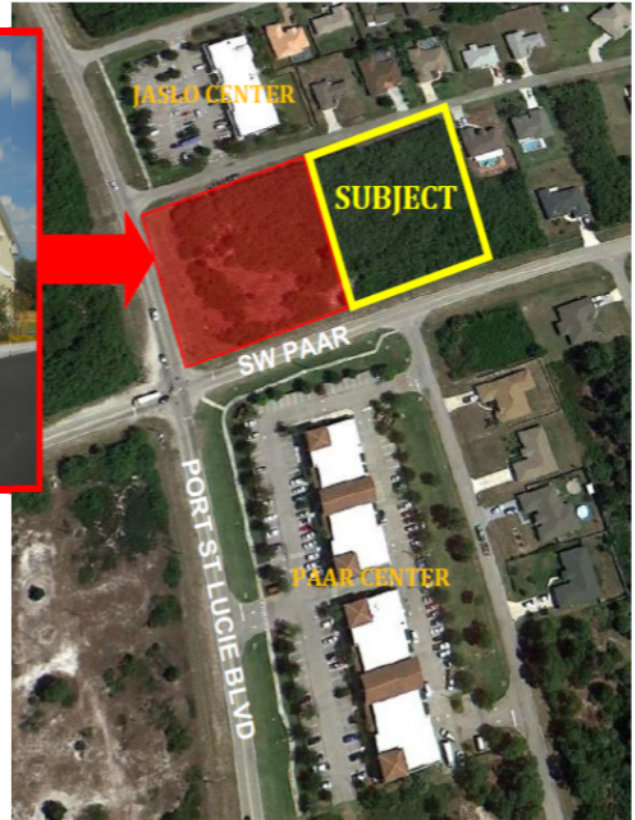


FOR SALE OR LEASE

773 SW Paar Dr., Port St. Lucie, FL 34953

Vacant Land Adjacent to Dollar General Store



Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	9,942	47,602	91,957
Households	3,184	15,925	31,881
Avg. HH Income	\$62,731	\$64,496	\$65,502
Median Age	36.0	36.8	39.0

PARCEL ID:	4320-600-0963-000-9
SITE ACRES:	.93 Acres
DESCRIPTION:	Site plan Approved for 6,500 Sq. Ft. Proposed site plan includes a Plaza featuring retail shops
ZONING:	Limited Mixed Use with Special Exception for single use over 5,000sf
FRONTAGE:	158 +/- ft. of SW Paar Drive Frontage
UTILITIES:	City of Port St. Lucie Water & Sewer, Master Retention Pond
DAILY TRAFFIC:	SW Paar Drive - 2,300 AADT Port St. Lucie Blvd. - 26,000 AADT

PRICE: \$395,000

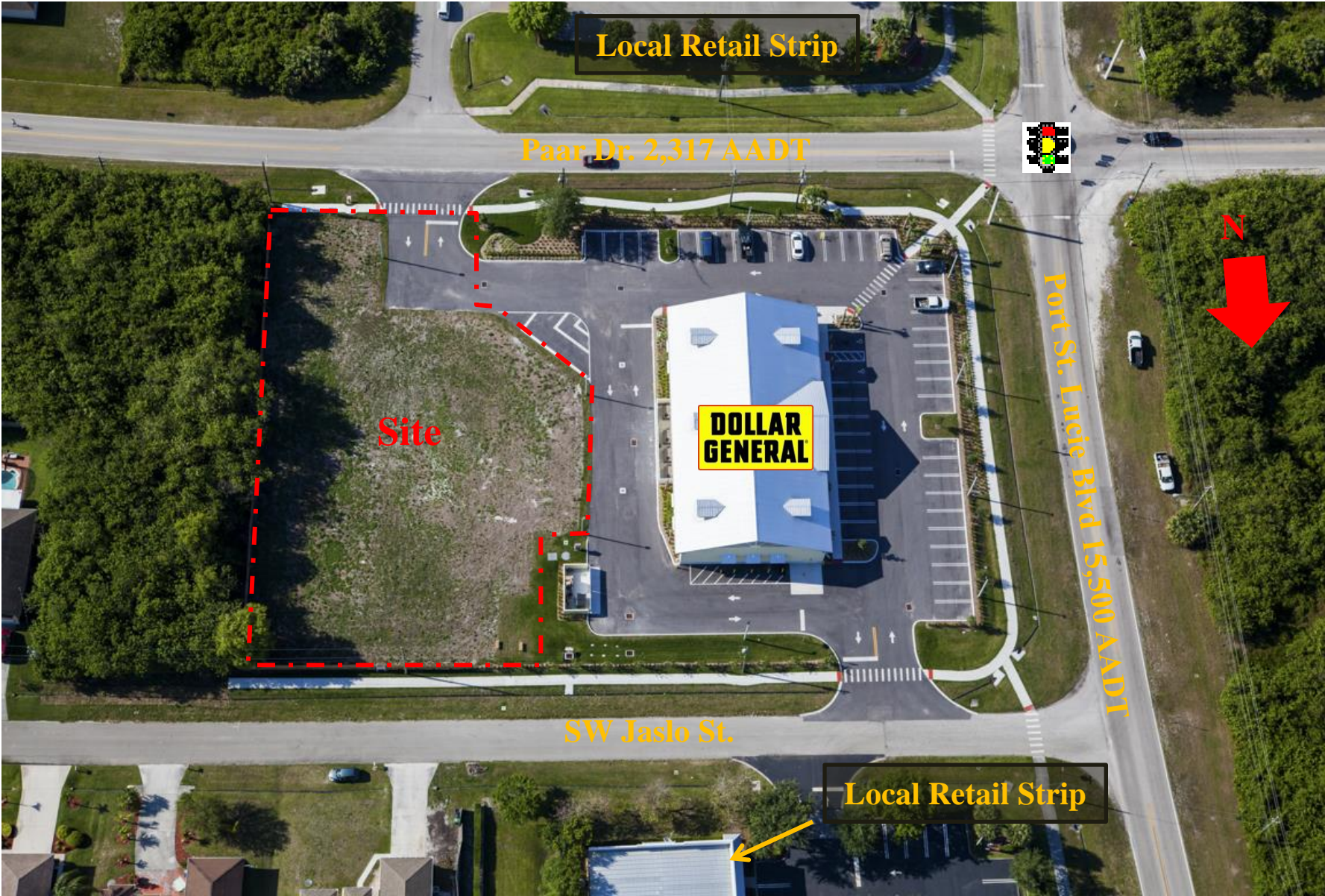
R.K.M. Development Corp.

147 2nd Avenue South. Suite 400, St. Petersburg, FL 33701

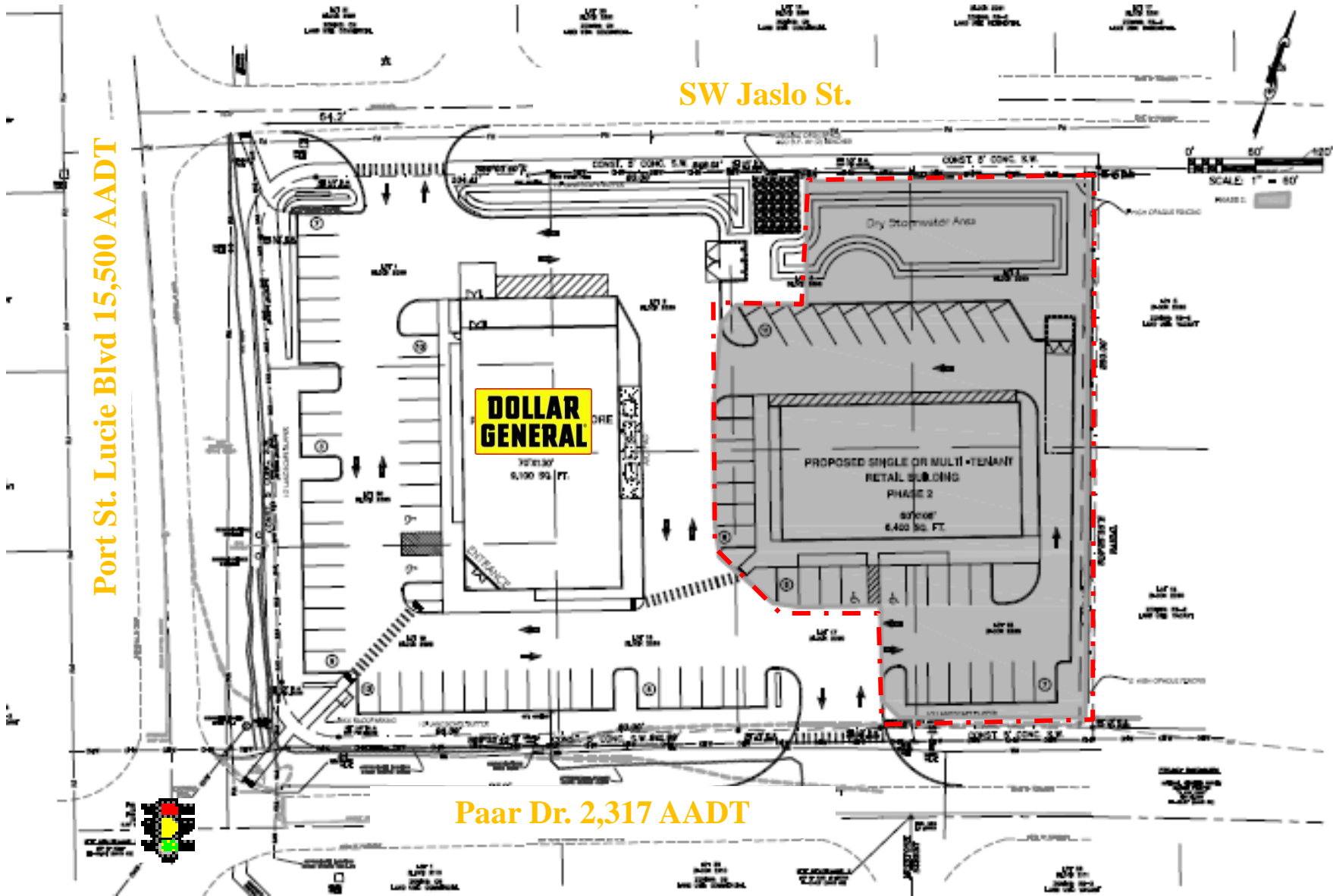
Phone: 727-895-2150 Fax: 727-821-5461 Email: BB@rkmdev.com

www.rkmdev.com

NEC Port St. Lucie Blvd. and SW Paar Dr., Port St. Lucie, FL - Overhead



NEC Port St. Lucie Blvd. and SW Paar Dr., Port St. Lucie, FL – Concept Site Plan



Port St. Lucie Blvd 15,500 AADT

SW Jaslo St.

Paar Dr. 2,317 AADT

DOLLAR GENERAL
5,100 SQ. FT.

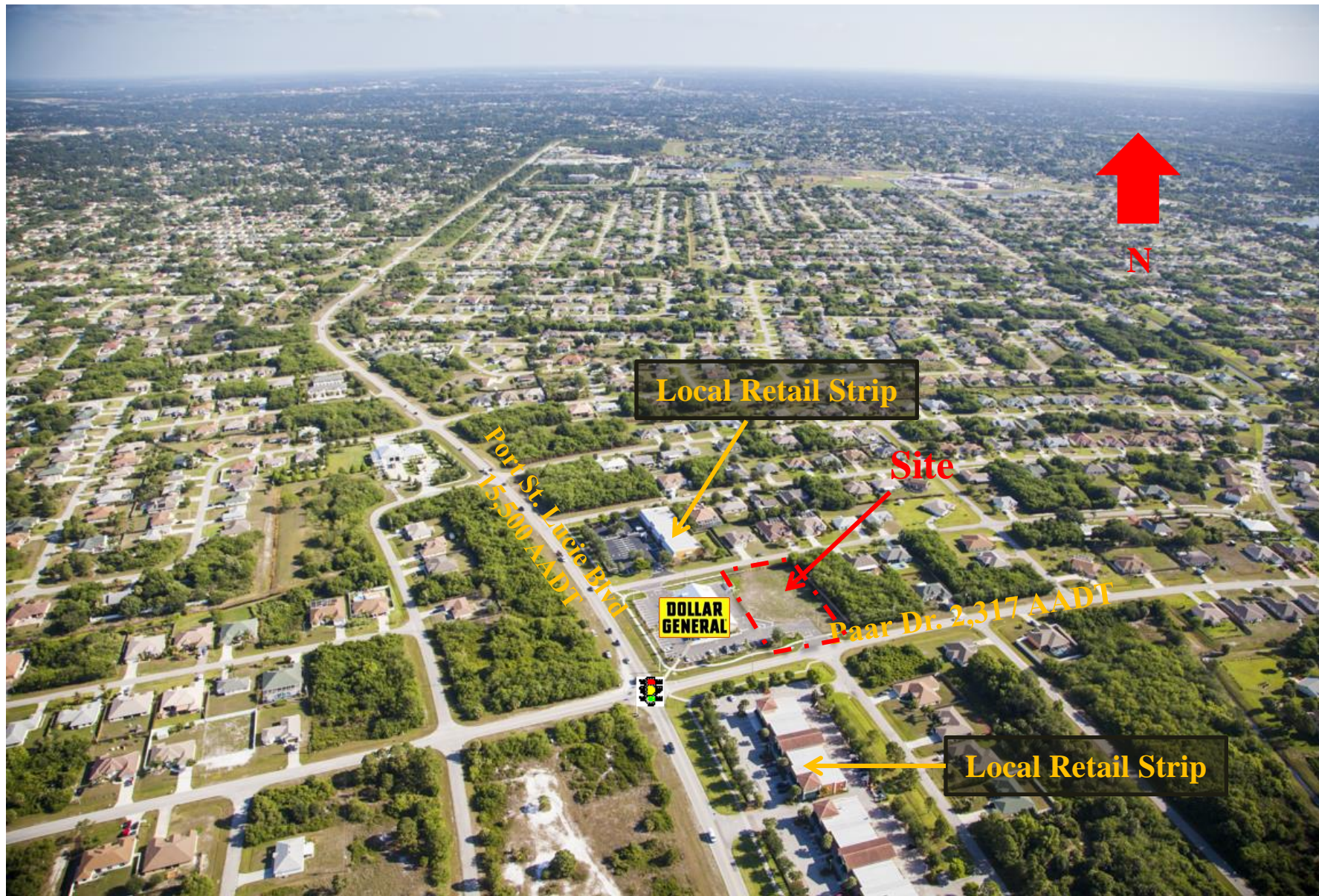
PROPOSED SINGLE OR MULTI-TENANT
RETAIL BUILDING
PHASE 2
6,460 SQ. FT.

Dry Stormwater Area

SCALE: 1" = 60'



NEC Port St. Lucie Blvd. and SW Paar Dr., Port St. Lucie, FL – Looking North



NEC Port St. Lucie Blvd. and SW Paar Dr., Port St. Lucie, FL – Looking West



NEC Port St. Lucie Blvd. and SW Paar Dr., Port St. Lucie, FL – Looking South



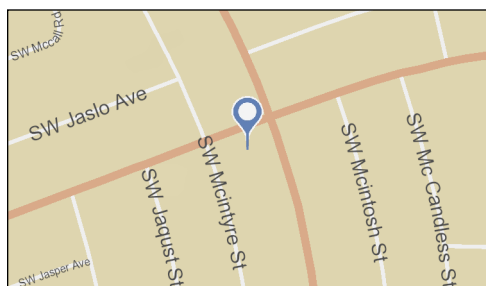
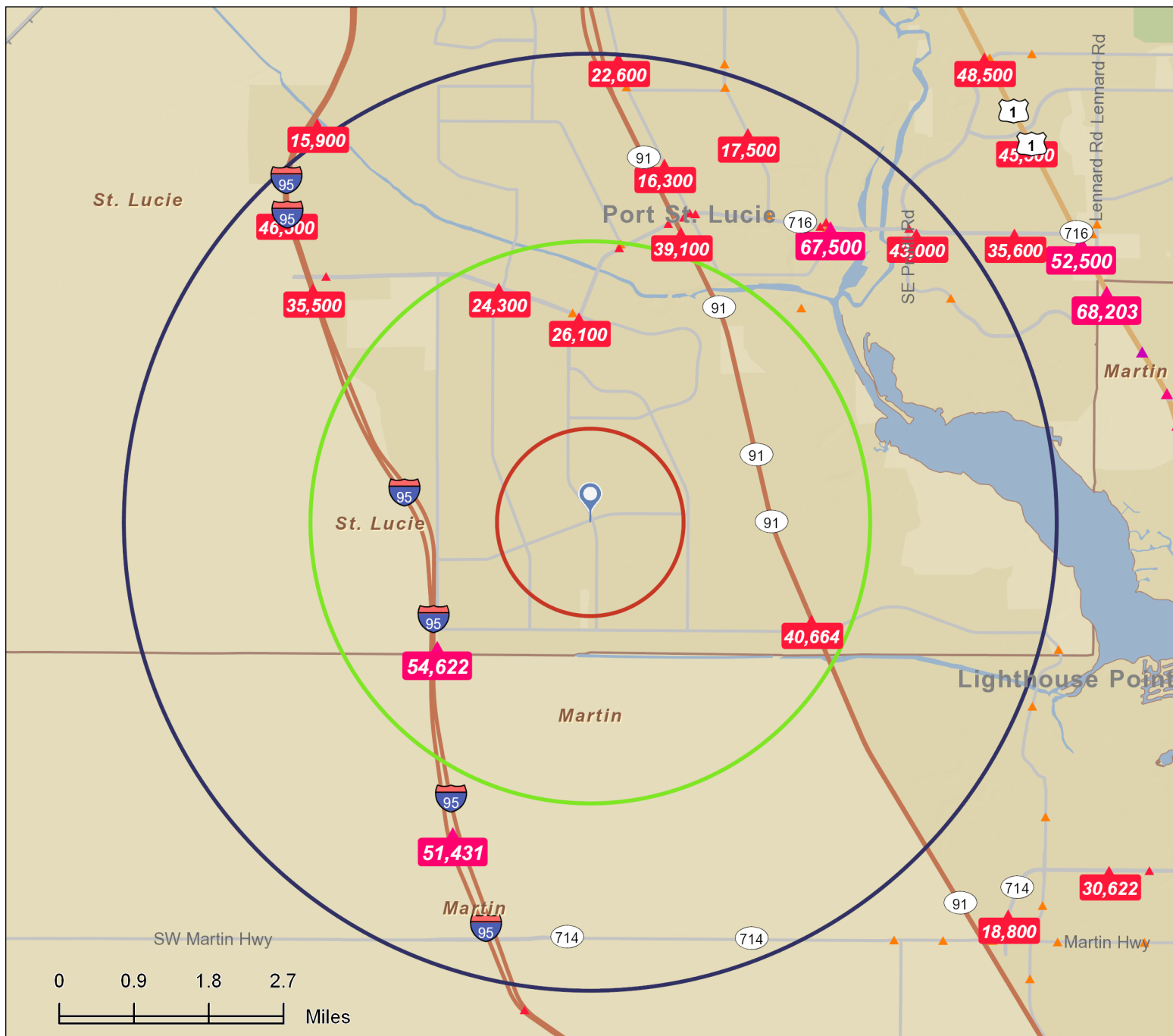
NEC Port St. Lucie Blvd. and SW Paar Dr., Port St. Lucie, FL – Looking East



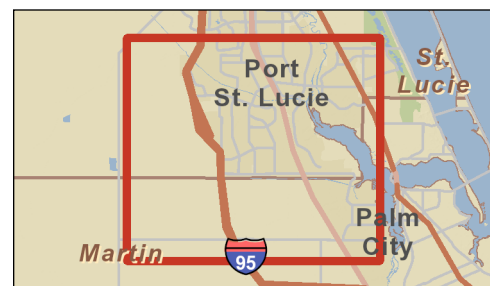
Traffic Count Map

psl
Ring: 1, 3, 5 Miles

Prepared by Sara Ward
Latitude: 27.226329
Longitude: -80.373028



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



psl
Ring: 1 mile radius

Prepared by Sara Ward
Latitude: 27.227306
Longitude: -80.372394

Summary	Census 2010	2013	2018
Population	9,341	9,986	10,976
Households	2,990	3,193	3,506
Families	2,415	2,569	2,808
Average Household Size	3.12	3.12	3.13
Owner Occupied Housing Units	2,477	2,569	2,850
Renter Occupied Housing Units	513	625	656
Median Age	35.4	36.0	36.0
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.91%	0.99%	0.71%
Households	1.89%	0.98%	0.74%
Families	1.80%	0.87%	0.63%
Owner HHs	2.10%	1.32%	0.94%
Median Household Income	2.35%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	194	6.1%	185	5.3%
\$15,000 - \$24,999	320	10.0%	230	6.6%
\$25,000 - \$34,999	274	8.6%	240	6.8%
\$35,000 - \$49,999	569	17.8%	526	15.0%
\$50,000 - \$74,999	985	30.8%	1,052	30.0%
\$75,000 - \$99,999	352	11.0%	523	14.9%
\$100,000 - \$149,999	418	13.1%	623	17.8%
\$150,000 - \$199,999	74	2.3%	117	3.3%
\$200,000+	8	0.3%	10	0.3%
Median Household Income	\$53,834		\$60,468	
Average Household Income	\$62,775		\$71,255	
Per Capita Income	\$20,797		\$23,584	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	683	7.3%	704	7.1%	774	7.1%
5 - 9	733	7.8%	738	7.4%	776	7.1%
10 - 14	808	8.7%	791	7.9%	829	7.6%
15 - 19	722	7.7%	745	7.5%	786	7.2%
20 - 24	470	5.0%	618	6.2%	690	6.3%
25 - 34	1,188	12.7%	1,260	12.6%	1,496	13.6%
35 - 44	1,558	16.7%	1,490	14.9%	1,422	13.0%
45 - 54	1,427	15.3%	1,531	15.3%	1,612	14.7%
55 - 64	917	9.8%	1,107	11.1%	1,367	12.5%
65 - 74	566	6.1%	661	6.6%	781	7.1%
75 - 84	213	2.3%	273	2.7%	357	3.3%
85+	55	0.6%	67	0.7%	86	0.8%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,421	68.7%	6,798	68.1%	7,271	66.2%
Black Alone	1,949	20.9%	2,017	20.2%	2,155	19.6%
American Indian Alone	50	0.5%	60	0.6%	85	0.8%
Asian Alone	162	1.7%	200	2.0%	269	2.5%
Pacific Islander Alone	5	0.1%	6	0.1%	8	0.1%
Some Other Race Alone	429	4.6%	525	5.3%	714	6.5%
Two or More Races	326	3.5%	379	3.8%	474	4.3%
Hispanic Origin (Any Race)	1,984	21.2%	2,433	24.4%	3,309	30.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

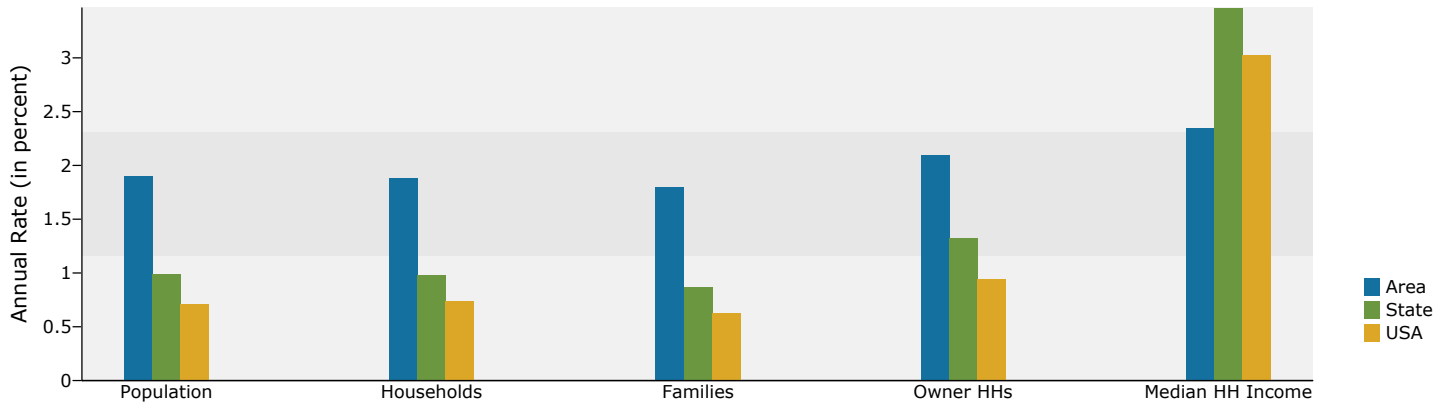


Demographic and Income Profile

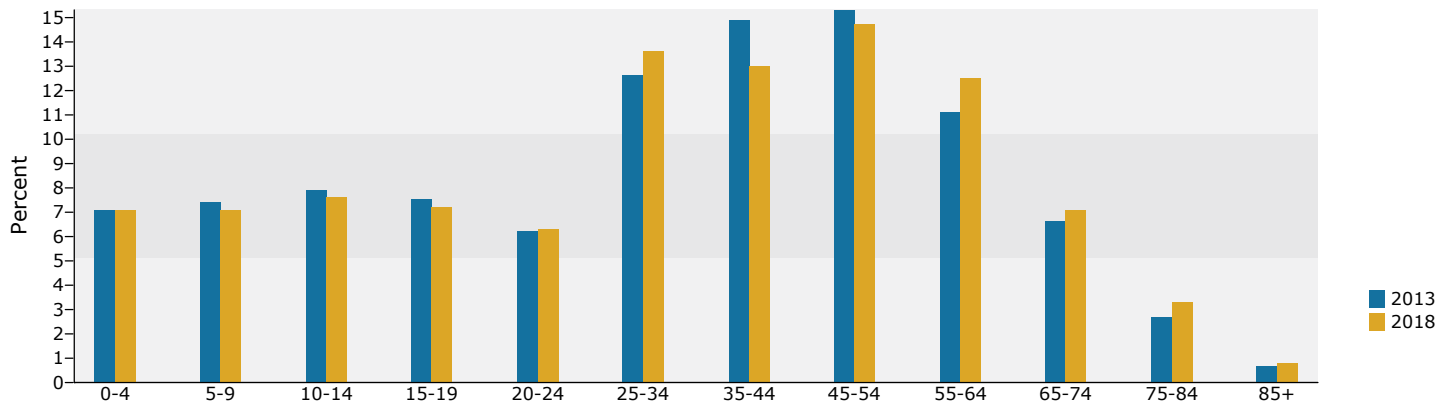
psl
Ring: 1 mile radius

Prepared by Sara Ward
Latitude: 27.227306
Longitude: -80.372394

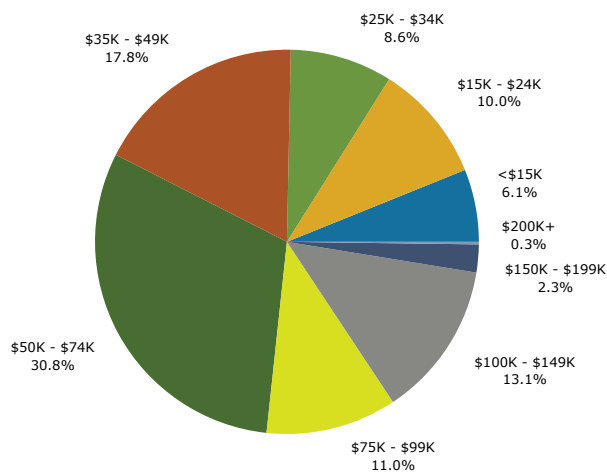
Trends 2013-2018



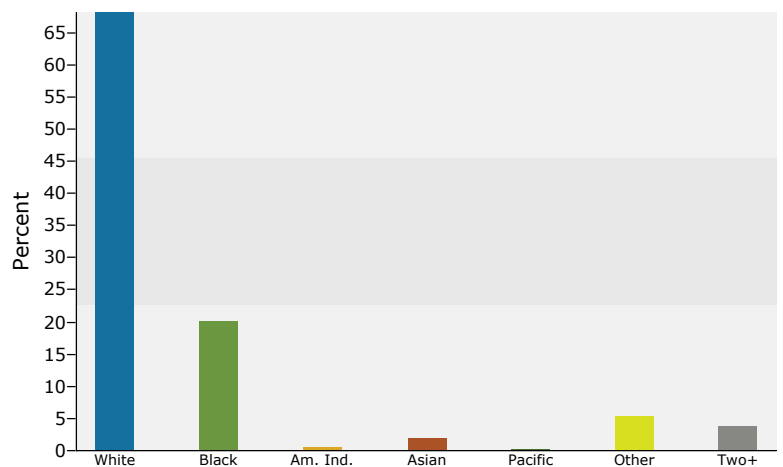
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 24.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

June 24, 2014

psl
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 27.227306
Longitude: -80.372394

Summary	Census 2010	2013	2018
Population	46,470	48,451	51,989
Households	15,583	16,201	17,328
Families	12,423	12,869	13,709
Average Household Size	2.98	2.99	3.00
Owner Occupied Housing Units	12,609	12,708	13,774
Renter Occupied Housing Units	2,974	3,492	3,554
Median Age	36.1	36.8	37.0
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.42%	0.99%	0.71%
Households	1.35%	0.98%	0.74%
Families	1.27%	0.87%	0.63%
Owner HHs	1.62%	1.32%	0.94%
Median Household Income	2.25%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,258	7.8%	1,157	6.7%
\$15,000 - \$24,999	1,350	8.3%	946	5.5%
\$25,000 - \$34,999	1,431	8.8%	1,226	7.1%
\$35,000 - \$49,999	2,936	18.1%	2,658	15.3%
\$50,000 - \$74,999	4,930	30.4%	5,151	29.7%
\$75,000 - \$99,999	1,818	11.2%	2,632	15.2%
\$100,000 - \$149,999	1,980	12.2%	2,885	16.6%
\$150,000 - \$199,999	295	1.8%	436	2.5%
\$200,000+	202	1.2%	237	1.4%
Median Household Income	\$53,571		\$59,879	
Average Household Income	\$64,373		\$73,185	
Per Capita Income	\$21,825		\$24,755	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,273	7.0%	3,295	6.8%	3,533	6.8%
5 - 9	3,488	7.5%	3,445	7.1%	3,544	6.8%
10 - 14	3,906	8.4%	3,690	7.6%	3,772	7.3%
15 - 19	3,582	7.7%	3,552	7.3%	3,580	6.9%
20 - 24	2,403	5.2%	3,012	6.2%	3,199	6.2%
25 - 34	5,802	12.5%	6,052	12.5%	7,018	13.5%
35 - 44	7,435	16.0%	6,995	14.4%	6,581	12.7%
45 - 54	7,083	15.2%	7,377	15.2%	7,529	14.5%
55 - 64	4,630	10.0%	5,489	11.3%	6,687	12.9%
65 - 74	3,058	6.6%	3,408	7.0%	3,978	7.7%
75 - 84	1,433	3.1%	1,689	3.5%	2,007	3.9%
85+	375	0.8%	448	0.9%	563	1.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,302	69.5%	33,367	68.9%	34,873	67.1%
Black Alone	9,441	20.3%	9,535	19.7%	9,962	19.2%
American Indian Alone	235	0.5%	273	0.6%	371	0.7%
Asian Alone	870	1.9%	1,050	2.2%	1,376	2.6%
Pacific Islander Alone	36	0.1%	43	0.1%	58	0.1%
Some Other Race Alone	2,014	4.3%	2,394	4.9%	3,170	6.1%
Two or More Races	1,572	3.4%	1,788	3.7%	2,178	4.2%
Hispanic Origin (Any Race)	9,580	20.6%	11,432	23.6%	15,155	29.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

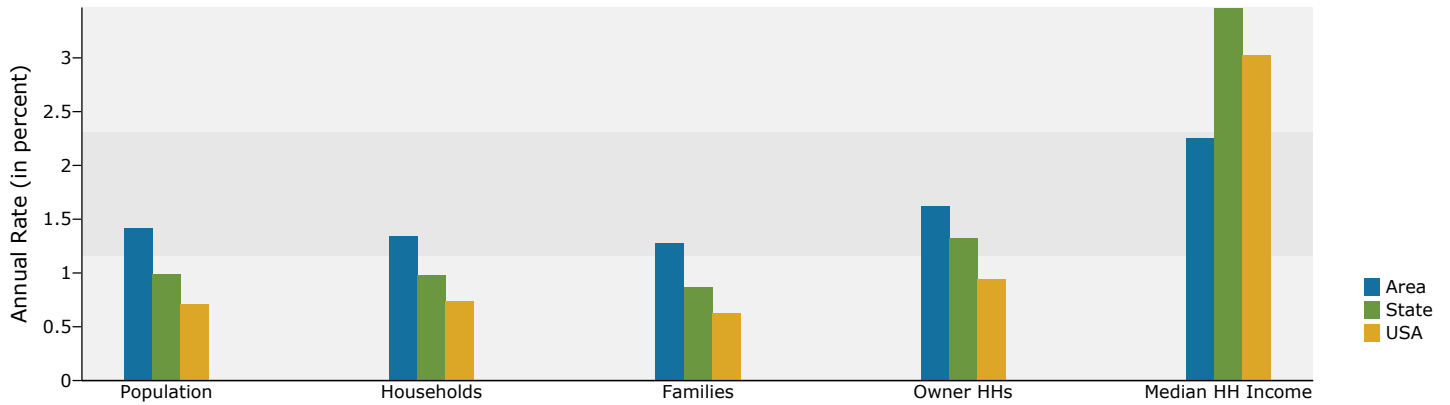


Demographic and Income Profile

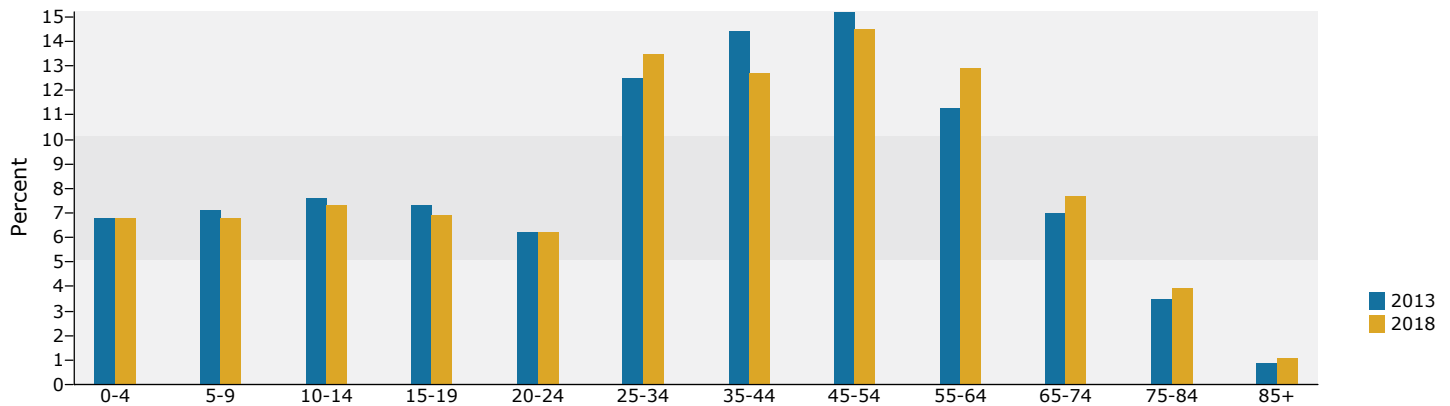
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Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 27.227306
Longitude: -80.372394

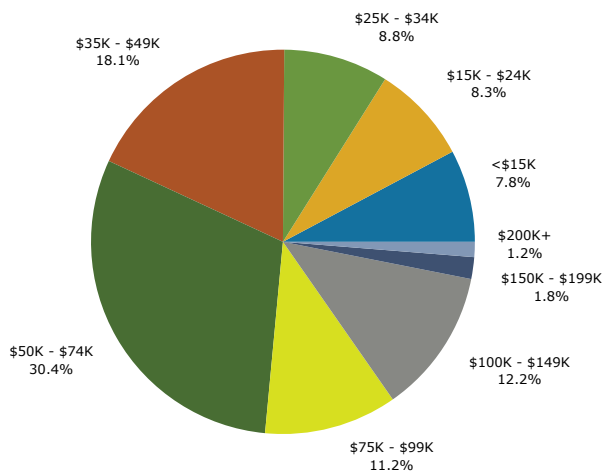
Trends 2013-2018



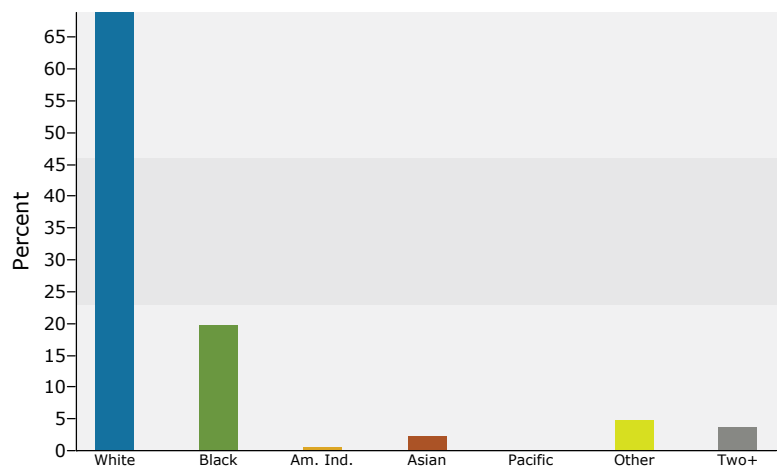
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 23.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

June 24, 2014

psl
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 27.227306
Longitude: -80.372394

Summary	Census 2010	2013	2018
Population	89,845	92,615	98,102
Households	31,256	32,113	33,886
Families	24,353	24,936	26,214
Average Household Size	2.87	2.88	2.89
Owner Occupied Housing Units	25,628	25,547	27,276
Renter Occupied Housing Units	5,628	6,565	6,610
Median Age	38.1	39.0	39.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.16%	0.99%	0.71%
Households	1.08%	0.98%	0.74%
Families	1.00%	0.87%	0.63%
Owner HHs	1.32%	1.32%	0.94%
Median Household Income	2.58%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,864	8.9%	2,614	7.7%
\$15,000 - \$24,999	2,843	8.9%	1,970	5.8%
\$25,000 - \$34,999	2,985	9.3%	2,524	7.4%
\$35,000 - \$49,999	5,706	17.8%	5,108	15.1%
\$50,000 - \$74,999	8,704	27.1%	8,982	26.5%
\$75,000 - \$99,999	3,853	12.0%	5,454	16.1%
\$100,000 - \$149,999	3,906	12.2%	5,589	16.5%
\$150,000 - \$199,999	685	2.1%	965	2.8%
\$200,000+	565	1.8%	679	2.0%
Median Household Income	\$53,035		\$60,244	
Average Household Income	\$65,454		\$75,229	
Per Capita Income	\$22,905		\$26,224	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,822	6.5%	5,795	6.3%	6,154	6.3%
5 - 9	6,275	7.0%	6,142	6.6%	6,257	6.4%
10 - 14	7,091	7.9%	6,664	7.2%	6,738	6.9%
15 - 19	6,629	7.4%	6,445	7.0%	6,405	6.5%
20 - 24	4,558	5.1%	5,537	6.0%	5,690	5.8%
25 - 34	10,547	11.7%	11,096	12.0%	12,749	13.0%
35 - 44	13,352	14.9%	12,449	13.4%	11,891	12.1%
45 - 54	14,109	15.7%	14,233	15.4%	13,898	14.2%
55 - 64	9,999	11.1%	11,455	12.4%	13,500	13.8%
65 - 74	6,794	7.6%	7,564	8.2%	8,819	9.0%
75 - 84	3,640	4.1%	4,020	4.3%	4,564	4.7%
85+	1,026	1.1%	1,214	1.3%	1,438	1.5%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	65,680	73.1%	66,984	72.3%	69,058	70.4%
Black Alone	15,508	17.3%	15,559	16.8%	16,170	16.5%
American Indian Alone	409	0.5%	469	0.5%	623	0.6%
Asian Alone	1,625	1.8%	1,950	2.1%	2,549	2.6%
Pacific Islander Alone	57	0.1%	68	0.1%	88	0.1%
Some Other Race Alone	3,674	4.1%	4,329	4.7%	5,686	5.8%
Two or More Races	2,892	3.2%	3,255	3.5%	3,927	4.0%
Hispanic Origin (Any Race)	17,206	19.2%	20,356	22.0%	26,797	27.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

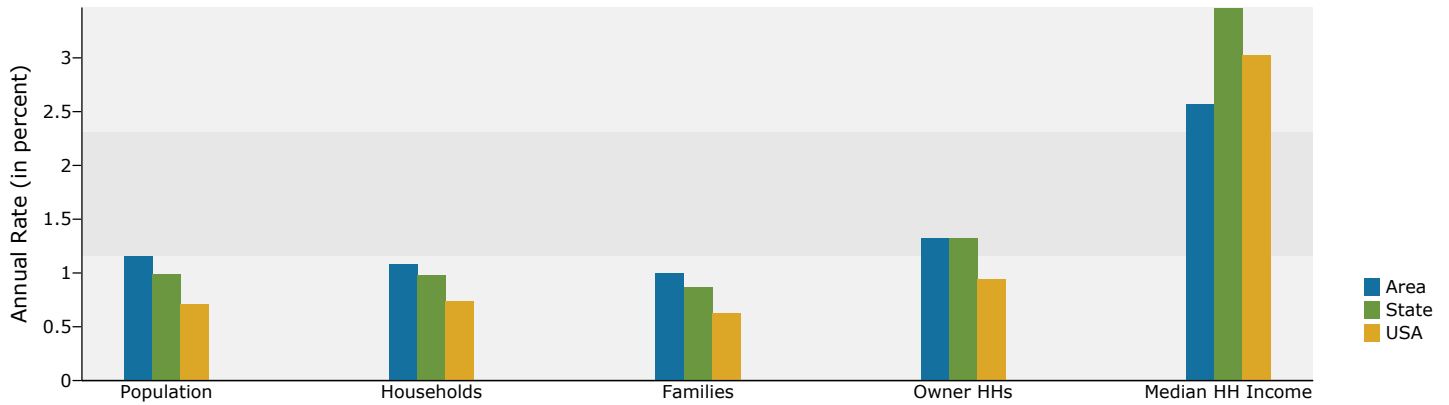


Demographic and Income Profile

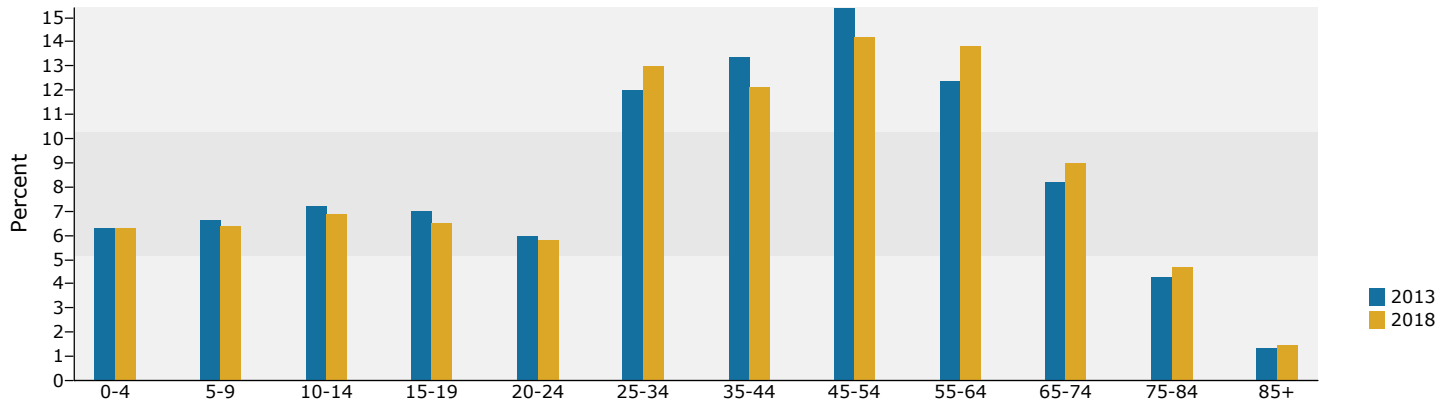
psl
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 27.227306
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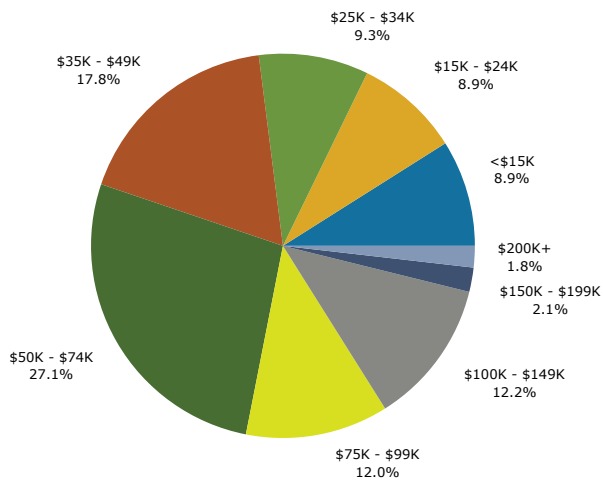
Trends 2013-2018



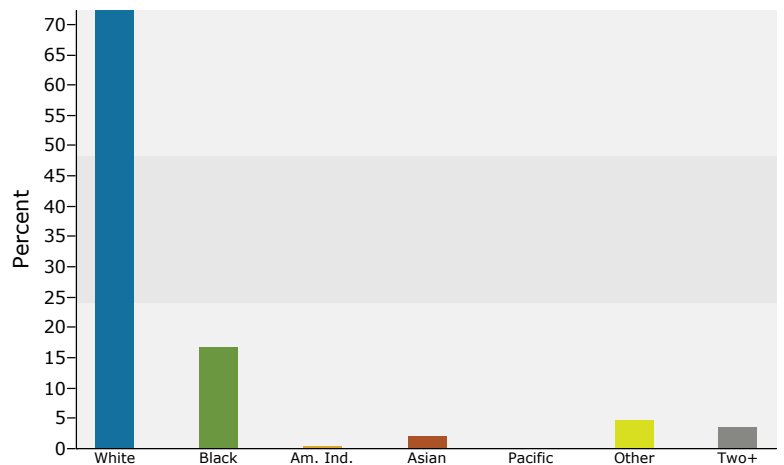
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 22.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

June 24, 2014