

**Restaurant Pad For Lease  
Promenade at St. Lucie West, FL**

**6,500 SF  
Restaurant Pad  
For Lease**

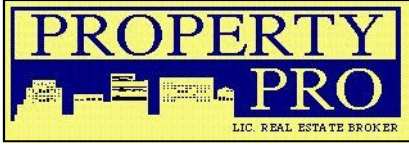
**JOIN  
CARRABBA'S  
ITALIAN GRILL!**



- Located on SW Fountainview Boulevard in Port St. Lucie, just east of I-95 with access to the site from St. Lucie West Boulevard.
- Price: \$95,000 per year including all site work.
- Minutes from the Florida Turnpike, the PGA Country Club, the PGA Golf Club at PGA Village, and the NY Mets/St. Lucie County Sports Complex
- Nearby retailers and restaurants include Publix, Home Depot, Super Wal-Mart, Chili's, and Outback Steakhouse.
- Great visibility from I-95.
- Monument Signage on St. Lucie West Boulevard.
- Traffic Counts:  
St. Lucie Boulevard W. & Peacock - 38,800 VPD  
I-95 at St. Lucie Boulevard West - 63,600 VPD

**2008 Demographics**

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
<b>Population</b>	41,603	103,894	156,842
<b>Average HH Income</b>	\$66,608	\$64,097	\$64,504
<b>Households</b>	17,303	40,783	62,009



332 South Plant Ave.  
Tampa, FL 33606-2346  
(813) 835-7747 Phone  
(813) 839-3299 Fax  
[www.propertypro.com](http://www.propertypro.com)

CONTACT:  
JoAnn Ferlita, Licensed Real Estate Associate  
E-mail: [JoAnn@PropertyPro.com](mailto:JoAnn@PropertyPro.com)

All information furnished regarding property is from sources deemed reliable, but no warranty of representation is made or is to be implied as to the accuracy thereof. Said information is submitted subject to errors, omissions, change in price, rental, prior sale, lease or withdrawal without notice.

# SITE PLAN

## Key Map



- I-95 Signage**
  - ③ F.D.O.T. St. Lucie West Exit 121 Signage
- Off-site Signage**
  - ③ St. Lucie West Blvd. Wendy's Corner
  - ③ St. Lucie West Blvd. Center Median
  - ③ Peacock Blvd. Median
- On-site/ Parcel Signage**
  - ③ Fountainview Blvd. Center Median Entrance
  - ③ Fountainview Plaza Directional Sign
  - ③ Lot 6 Identity Signage
  - ③ Lot 7 Identity Signage
  - ③ Lot 8&9 Identity Signage



**Restaurant Pad For Lease  
Promenade at Port St. Lucie**