

WATERFRONT RESTAURANT SITE

WESTMORELAND BLVD, PORT ST. LUCIE, FL



DOCUMENT CENTER 



**PRIME
WATERFRONT
GROUND LEASE
DEVELOPMENT**

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VIEW ONLINE 

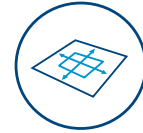
PROPERTY OVERVIEW

On behalf of the City of Port St. Lucie, Colliers International is pleased to present the opportunity to lease a ± 1 -acre parcel located just south of the intersection of Port St. Lucie Boulevard and SE Westmoreland Boulevard in Port St. Lucie, FL. The property is ideal for a developer/operator to establish a new waterfront restaurant adjacent to the St. Lucie River and the Botanical Gardens in a highly visible location in a growing submarket.

[Call for Pricing Information](#)

- ± 1 Acre approved for $\pm 8,350$ SF restaurant and retail
- Prime waterfront restaurant development opportunity to serve the surrounding trade area
- Excellent demographics with a population of 154,304 within a 5 mile radius
- Business-friendly environment and local government focused on growth and development
- City of Port St. Lucie will provide infrastructure improvements to the site
- Site is located within The Port District, a new multi-phase destination project by the City of Port St. Lucie

SE WESTMORELAND BLVD
PORT ST. LUCIE, FL



± 1 ACRE FOR GROUND
LEASE AND
DEVELOPMENT



EASY ACCESS
LOCATION



ADJACENT TO
MAJOR INTERSECTION



APPROVED FOR
RESTAURANT USE

Located in The Port District of the City of Port St. Lucie, the Subject Site is positioned along the St. Lucie River, adjacent to the beautiful Botanical Gardens on SE Westmoreland Boulevard, just south of Port St. Lucie Boulevard, one of the primary east-west arterial roadways. The site is surrounded by a healthy mix of residential and commercial development and offers easy access to all of the amenities the City has to offer.

LOCATION OVERVIEW

DRONE VIDEO



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GRILL & WINGS®**



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CHASE

Publix **HC hair cutters**

**bealls
OUTLET**



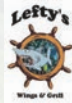
Chevron

Walgreens

Mobil

**Seacoast
Bank**

SE Port St. Lucie Blvd - ±41,482 VPD



metroPCS



SE Westmoreland Blvd - ±9,002 VPD



Live Music
& Festivals



ACTIVITIES
Boat slips
& Kayaks

St. Lucie River

PROJECT OVERVIEW: THE PORT DISTRICT

The City of Port St. Lucie has remained committed to continued development to benefit the community. The Port District includes multiple phases with the subject restaurant site being a key piece of the puzzle.



KEY PHASES



Timeline: Approaching completion

Details: The Boardwalk will extend from the Preserve tract at the southern end up to the Promenade on the north end. Segments will be installed over the coming years and include additional floating docks and connections to multiple commercial and park destinations. Once complete, the user can experience over a one-mile round-trip adventure along the North Fork of the St. Lucie River.



Timeline: Q2 2021

Details: The City is seeking to partner with a private entity interested in constructing and operating a waterfront restaurant site along the St. Lucie River. The City intends to deliver a pad-ready site and enter into a long-term ground lease.



Timeline: Q4 2021

Details: Destination playground that includes custom playground equipment, sensory play and elements for all levels of physical capabilities, water play, safety surfacing, sidewalks, landscaping, shade structures, interpretive and wayfinding signage, lighting and shade pavilions.



Timeline: Slated for completion in 2023

Details: Improvements to the 9.75 acre tract include paved parking, a riverfront stage, general event open space, public seating area, historic homes, a waterfront restaurant and children's playground.



The Pioneer Park playground will provide the perfect destination for families to explore the lush grounds and interact with one-of-a-kind climbable play structures.

Adjacent Botanical Gardens is a special place to explore nature and beautiful gardens and features a large lake with fountain, pavilion and information center.



The Boardwalk along the North Fork of the St. Lucie River is an excellent place to observe Florida wetlands, fauna and flora.

The Port District master planned project will provide a historic village, an extended boardwalk, open event space, children's playground and a waterfront restaurant.

SITE DETAILS

CONCEPT PLAN - THE PORT DISTRICT



Address	SE Westmoreland Blvd Port St. Lucie, FL
Parcel	4410-413-0001-000-6
Land Size	±1 Acre
Developable SF	±8,350 SF
Use	Restaurant
Municipality	City of Port St. Lucie
Notes	The subject property offers prime waterfront exposure within The Port District.

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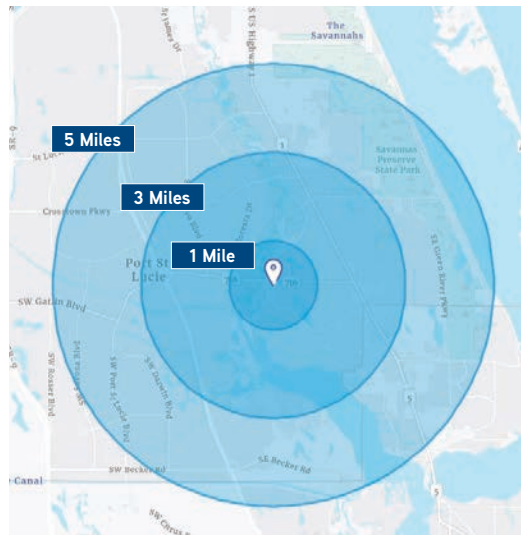


CONCEPT IMAGES

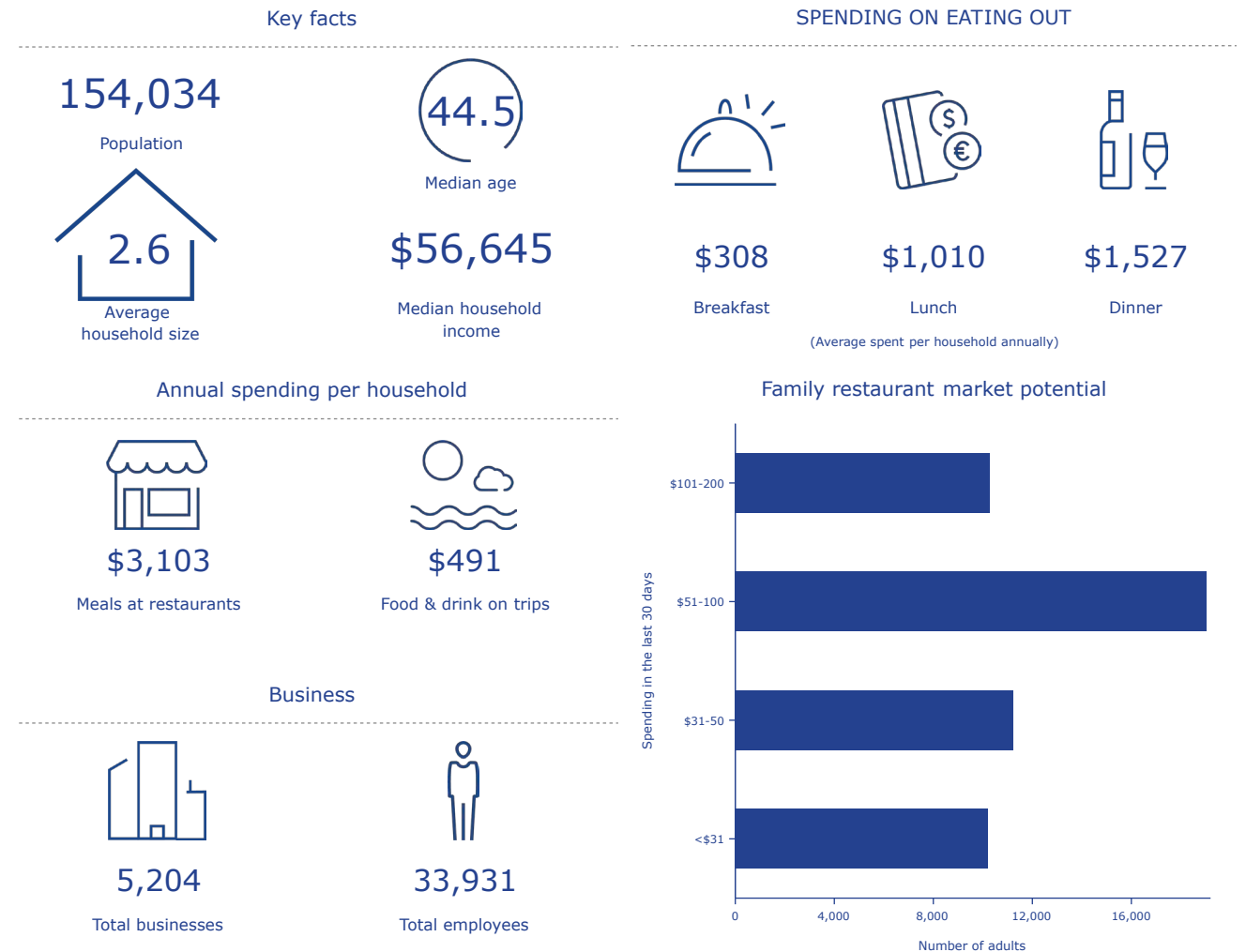


DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2020 Total Population	6,220	62,535	154,034
2025 Estimated Population	6,528	64,985	161,010
Median Age	47.5	45.9	44.5
Households	2,499	24,637	59,292
Avg HH Income	\$72,504	\$74,989	\$76,256
Med HH Income	\$59,362	\$56,827	\$56,645



KEY FACTS (5m radius)



CONTACT US

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