

NET LEASED AND HIGHLY IMPROVED FREESTANDING COMMERCIAL BUILDING IN ST. LUCIE WEST

IDEAL INVESTMENT OPPORTUNITY!



440 NW PEACOCK BOULEVARD • PORT ST. LUCIE • FLORIDA

OPPORTUNITY PRESENTED BY  ASSET SPECIALISTS, INC.

3710 Buckeye Street • Suite 100 • Palm Beach Gardens • FL • 33410
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OFFERING HIGHLIGHTS



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- ±29,678 Square Foot Free Standing Warehouse Building situated on ±2.5 Acres with 119 parking spaces
- Ideal location on a high traffic artery directly across from the Met's Training Baseball Field in the heart of the booming St. Lucie West community.
- Direct access to I-95 via St. Lucie West Boulevard less than one mile from the property
- Zoned in its own PUD which allows for an incredibly broad spectrum of commercial and industrial users
- Three (3) 12' x 12' grade level roll up doors • ±21' to ±24' Clear Ceiling Heights

TENANT AND LEASE SYNOPSIS

- Entire building is leased to a subsidiary of the International Indoor Recreation company – CircusTriX, LLC
- The Tenant is in the third year of an initial ten (10) year term with two – five (5) year renewal options
- The Tenant invested more than \$700,000.00 of their own funds into the building and site improvements
- CircusTriX, LLC is the largest developer, operator and franchisor of indoor active recreation parks with over 300 facilities and 3,000 employees worldwide.
- In 2019 CircusTriX, LLC was ranked No. 1,333 on Inc. Magazines list of 5,000 fastest growing private companies in the Nation.
- The property is a corporate operated location and CircusTriX, LLC is a guarantor on the lease
- Rare opportunity to purchase an excellent asset in a booming market with secure income into the foreseeable future.

PROPERTY DETAILS

Legal Address 440 NW Peacock Blvd., Port St. Lucie, FL 34986

Parcel Control Number 3323-500-0024-000-0

Gross Building Area ±29,678 Square Feet

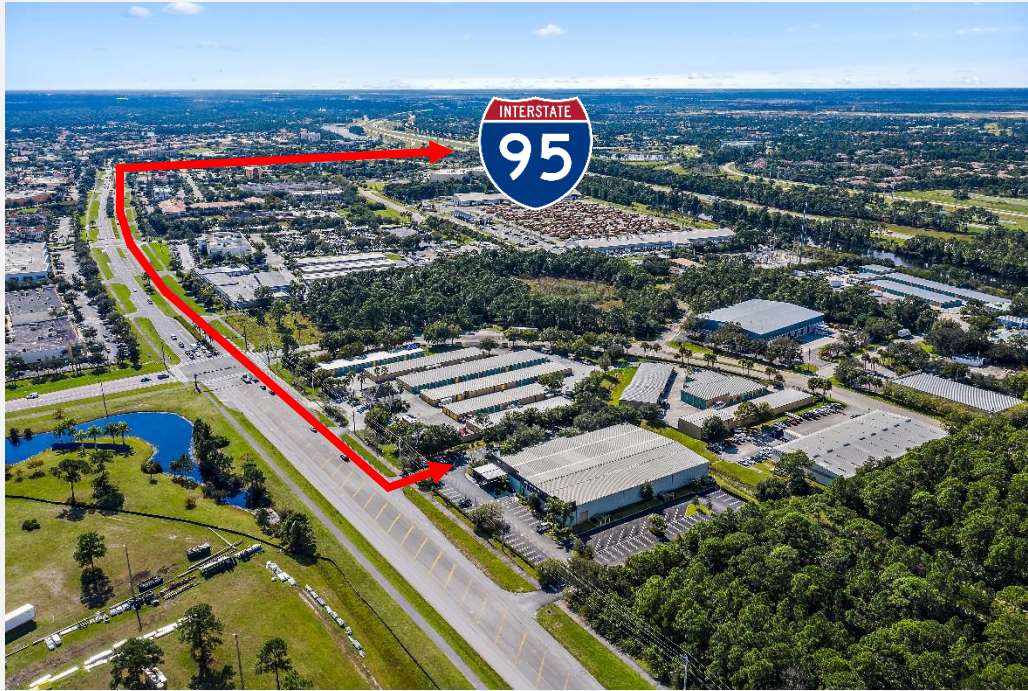
Zoning District ARRCO PUD – Port St. Lucie
(Uses including those allowed in Commercial General and Warehouse Industrial Zoning)

Tenant's Corporate Website www.CircusTriX.com

Net Operating Income \$243,833.00

Asking Price Available Upon Request

PROPERTY PHOTOS



LOCATION OVERVIEW

Location Highlights

- Immediate access to I-95 via St. Lucie West Boulevard
- Located in the prime industrial district in St. Lucie West – Enterprise Industrial Park
- Corporate neighbors include Oculus, City Electric, Daltile, POOLCORP, Hajoca & more
- Port St. Lucie was recently recognized as Florida’s seventh largest city by population and South Florida’s third largest city.
- In the heart of it all: This property is surrounded by a mix of commercial, retail and residential developments
- The St. Lucie West DRI contains ±7,579 built out residential units
- ±48,723 planned residential units will be in the surrounding DRIs

Destinations	Distance (Miles)	Travel Time
Interstate 95	1	2 mins
The Florida Turnpike	5.6	10 mins
Downtown Stuart	17.2	20 mins
Vero Beach	23.8	35 mins
Palm Beach International Airport	54.8	50 mins

About the City of Port St. Lucie

With more than 164,000 residents, the City of Port St. Lucie is Florida’s seventh largest city by population. It occupies an area of 116 square miles in St. Lucie County on Florida’s east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando. Over the years, this bustling community has transitioned from a residential bedroom community to one of Florida’s most innovative, fastest growing and dynamic cities and was recently recognized as one of the nation’s top big cities to start a new business.

St. Lucie West is a 4,600-acre Planned Unit Development (PUD) which surrounds St. Lucie West Boulevard east of I-95 in Port St. Lucie. This community contains more than 6,000 families, 200 businesses and employs over 7,500 people.

Local Demographics Snapshot



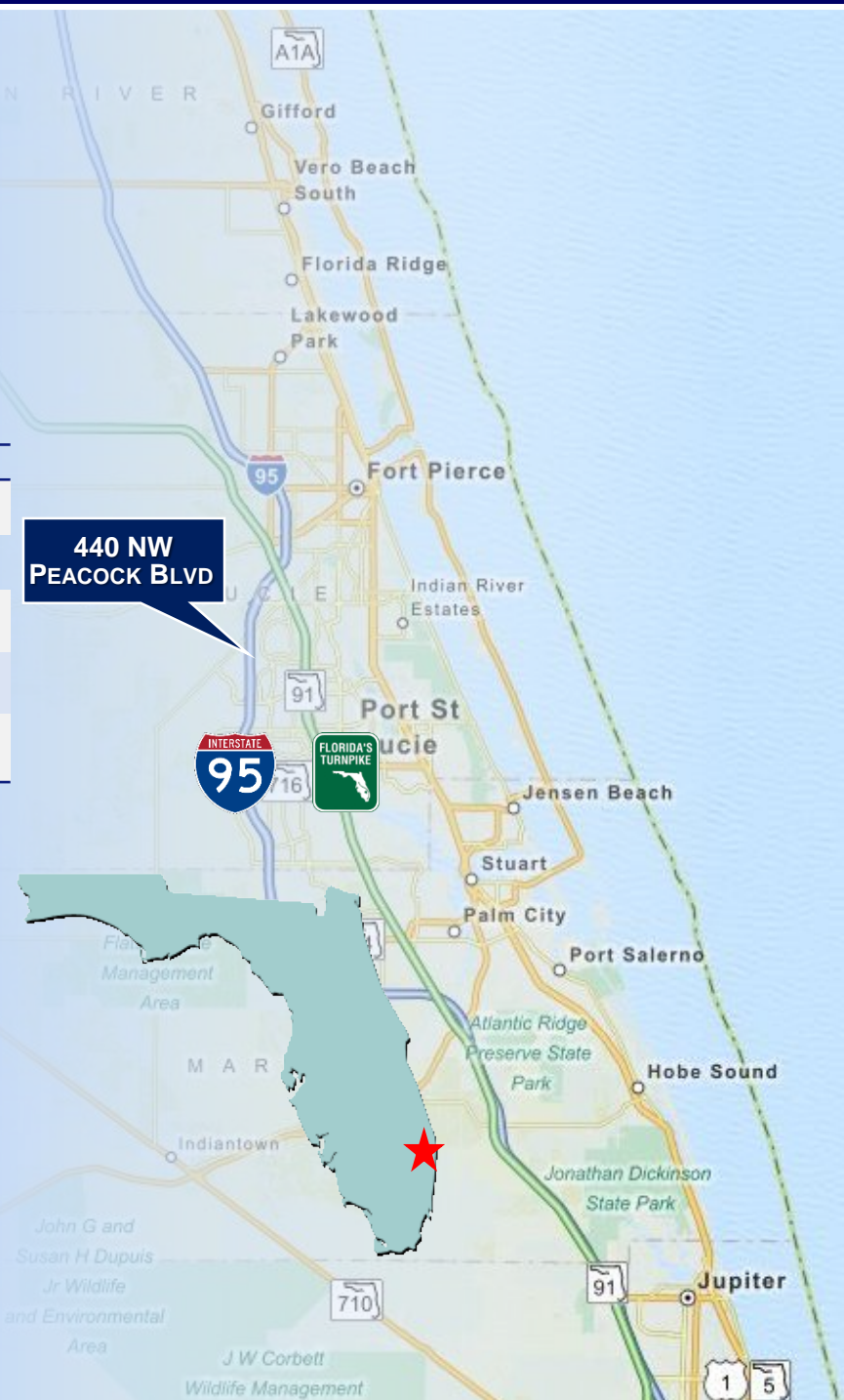
Population
164,603



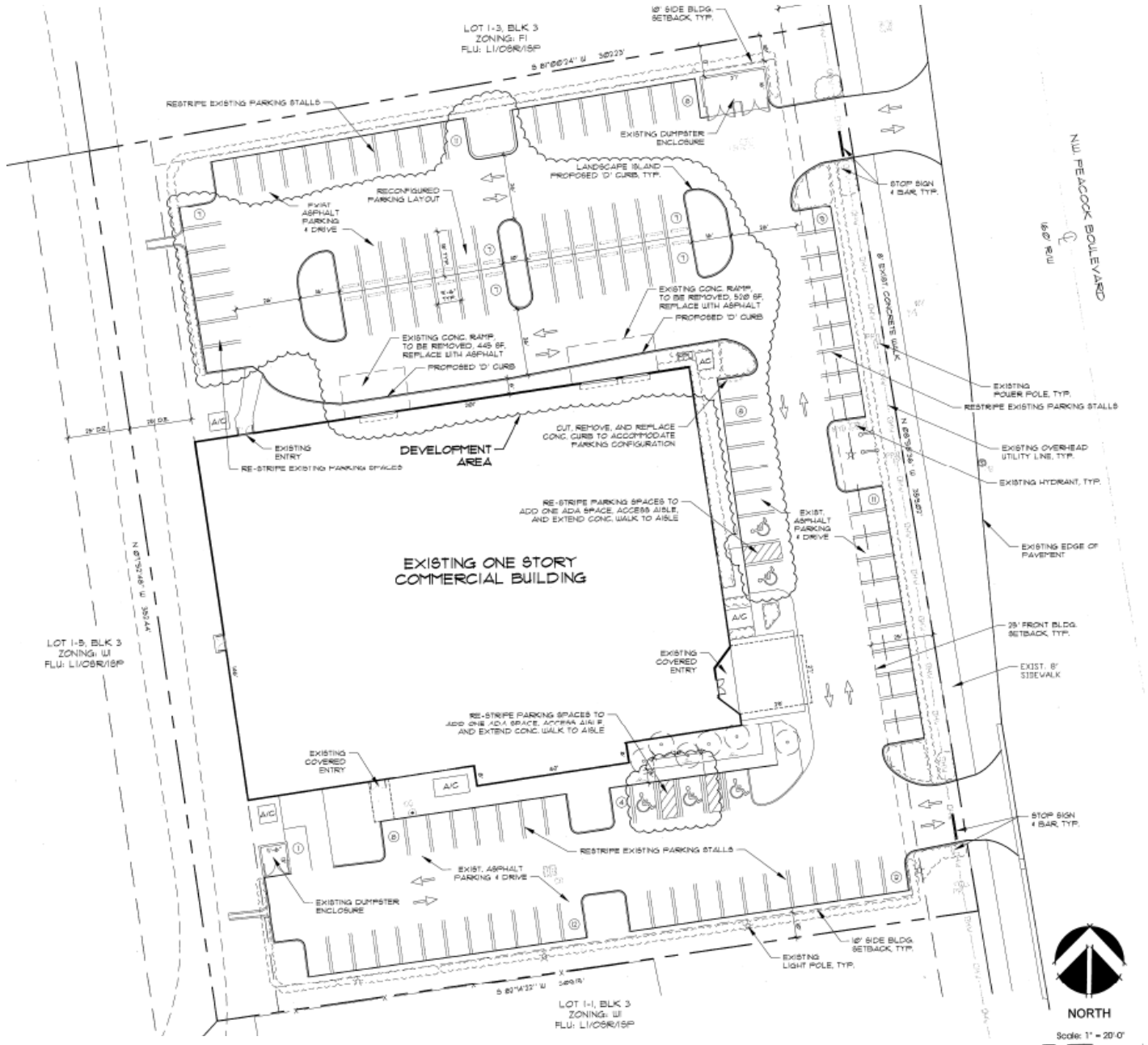
of Households
60,512



Median HH Income
\$50,829.00



SITE PLAN



LOT 1-B, BLK 3
ZONING: W
FLU: L1/OSR/1SP

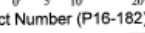
LOT 1-3, BLK 3
ZONING: F1
FLU: L1/OSR/1SP

LOT 1-A, BLK 3
ZONING: W
FLU: L1/OSR/1SP



NORTH

Scale: 1" = 20' 0"



Project Number (P16-182)

AREA MAP



PGA VILLAGE

**SUBJECT
PROPERTY**

TRADITION
FIELD
Mets

INDIAN RIVER STATE COLLEGE

Publix Mobil
HomeGoods Pollo Tropical
LA FITNESS Cheddar's
Burlington SUNTRUST

TOWN CENTER @ ST. LUCIE WEST
Walmart CHASE
STAPLES Starbucks Panera

AMC THEATRES chili's OUTBACK STEAKHOUSE
Marriott Shell

PEACOCK BLVD

ST. LUCIE WEST BLVD

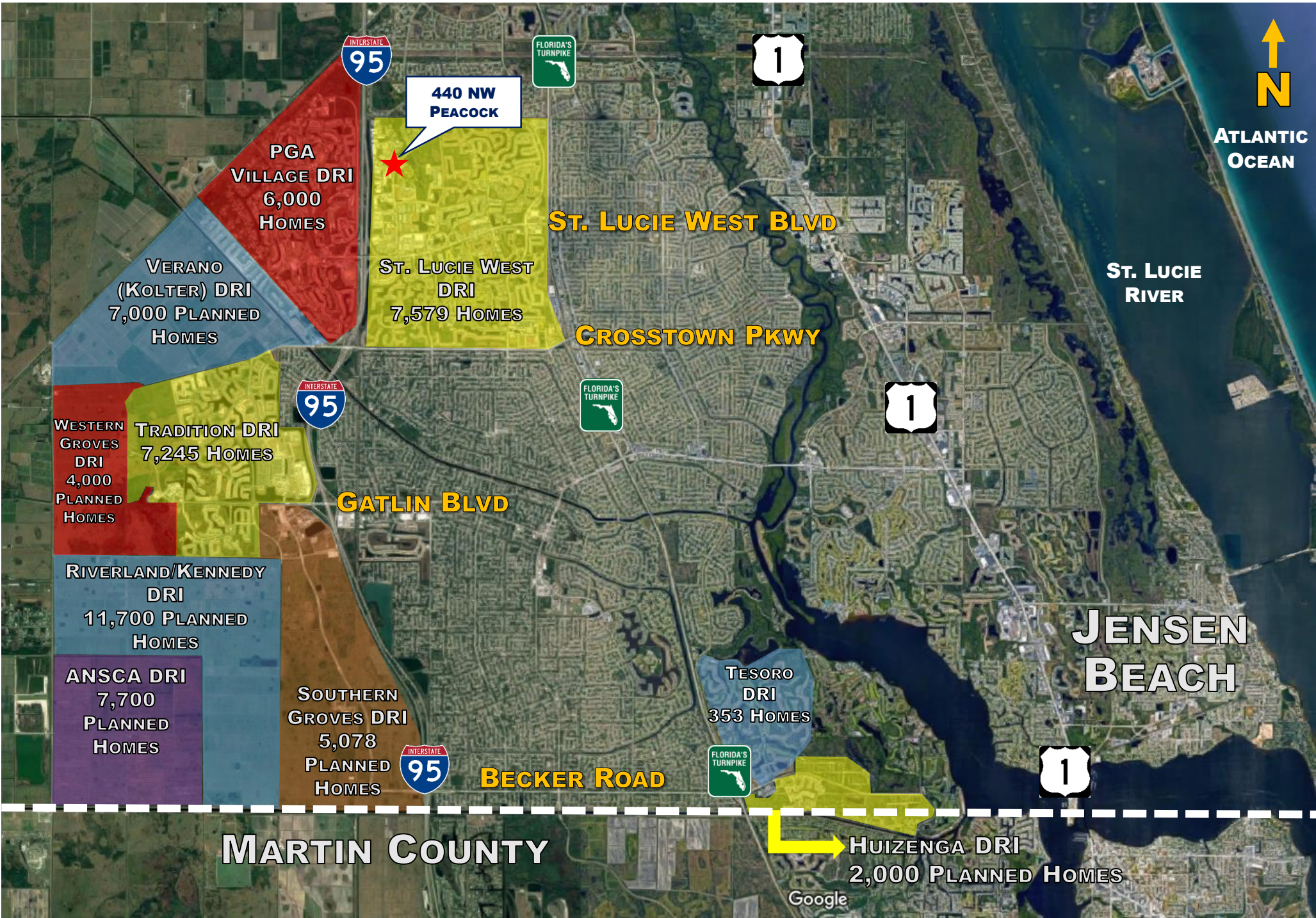


McDonald's Chipotle Mexican Grill CareNow Urgent Care



CROSTOWN PARKWAY

SURROUNDING MASTER-PLANNED COMMUNITIES



ATLANTIC OCEAN

ST. LUCIE RIVER

JENSEN BEACH

440 NW PEACOCK

PGA VILLAGE DRI
6,000 HOMES

ST. LUCIE WEST BLVD

ST. LUCIE WEST DRI
7,579 HOMES

CROSTOWN PKWY

VERANO (KOLTER) DRI
7,000 PLANNED HOMES

WESTERN GROVES DRI
4,000 PLANNED HOMES

TRADITION DRI
7,245 HOMES

GATLIN BLVD

RIVERLAND/KENNEDY DRI
11,700 PLANNED HOMES

ANSCA DRI
7,700 PLANNED HOMES

SOUTHERN GROVES DRI
5,078 PLANNED HOMES

BECKER ROAD

TESORO DRI
353 HOMES

HUIZENGA DRI
2,000 PLANNED HOMES

MARTIN COUNTY

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