

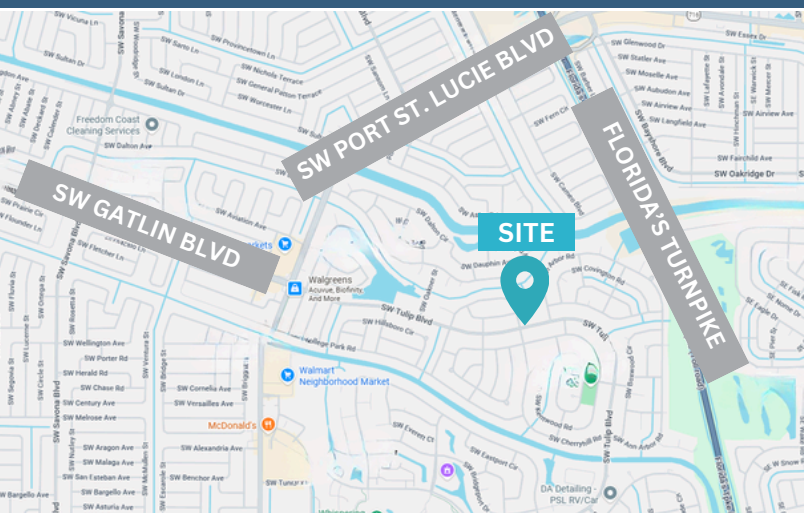
# FOR SALE

# INCOME-PRODUCING INVESTMENT



**302 SW Tulip Blvd.,  
Port Saint Lucie, FL**

**4,840 +/- SQFT building, 2.89 +/- acres**



- Popular plaza on 2.89 acres of land
- Established tenants including a restaurant, convenience store / gas station, and a barbershop
- Gas tanks upgraded in 2009
- Located in highly populated residential area of St. Lucie County
- Real estate: finished (under air) 4,840 +/- SQFT, gross 6,204 +/- SQFT on 2.89 +/- acres of land.
- Net ROI is estimated at 5.5%
- Interested parties must sign a non-disclosure agreement

Population: 375,000+ with continuing growth expected

Blocks from high traffic intersection of SE Port St. Lucie Blvd. and Gatlin Blvd.

Busy convenience store with additional lotto income on 2.89 +/- acre parcel

Two upgraded gas pumps. No current supply agreement.

**\$7,000,000**

**Call 772-359-3242 today!**



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# TREC Total Real Estate Consultants Inc.



## Total Real Estate Consultants, Inc. (TREC)

is an award-winning, family-owned boutique agency specializing in commercial and industrial real estate services.

With integrity, transparency, and customer-centricity, we go beyond transactions to building lasting relationships.

By leveraging our **expertise, network, and technology**, we deliver tailored solutions to meet each customer's unique needs.

We have successfully managed over \$2 billion dollars in transactions.

**We are a full-service brokerage that specializes in an array of real estate services, including:**

- Tenant Representation
- Landlord Representation
- Seller Representation
- Buyer Representation
- Investment Opportunities
- Property Management



**CODE OF ETHICS**

TREC strictly enforces and follows the REALTOR® Code of Ethics as set forth by the National Association of Realtors (NAR). The Code of Ethics is a symbol of integrity, pride and professionalism in the real estate industry. It ensures that agents collaborate and cooperate with each other in order to further the best interest of the client.



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