



**Jim Esposito**  
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## Commercial & Income Property



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### Chase Bank

1740 SW Gatlin Blvd.  
Port St. Lucie, Florida

**\$3.070 Million**

**Cap Rate: 7.1% at \$2.8 Mil**

*1.26 Acre Lot*

*Brand New Building*

*3,614 Square Feet*

*\$849 per S.F.*

*Brand New 20 Year NNN Lease*

**Gilded Credit Tenant**

**Net Operating Income:  
\$199,550**

**Brand New Building  
Out-Parcel to Wal-Mart, Sam's Club**

**Brand New 20 Year NNN Lease**

**10% Rent Increases every 5 Years**

**2 Stoplights for Easy Access**

**Affluent area of Master Planned  
Homes and Country Clubs**

Outstanding opportunity to own one of the 1st Chase Banks built in Florida. JPM Chase is a rare "A" rated retail "Investment Grade" Trophy Tenant.

This is a brand new building, an out-parcel to Wal-Mart & Sam's Club with many national, small and 'Big Box' retailers nearby.

20 year absolute Triple Net lease with four 5-Year options including 10% rental increase every 5 years.

Prime location with national retailers totaling more than 2,000,000 square feet: Sam's Club, Wal-Mart, Home Depot, McDonald's, Ruby Tuesday, Taco Bell, Publix, Sports Authority and more.

Property is located on a corner, includes two stoplights as a means of ingress and egress for easy access.



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