

MULTIFAMILY LAND ASSEMBLAGE

1913-1953 SE Korona Drive, Port St. Lucie, FL 34952



FOR SALE | \$285,000

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BELLAND
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PROPERTY OVERVIEW

- A rare assemblage of eight contiguous, individually platted lots along SE Korona Drive in the established East Lake Village townhome community, offered together as a single 0.32-acre development parcel.
- Zoned PUD, the site is best suited for development as one contiguous townhome building consisting of 8 units – consolidating construction and site work into a single, efficient build within a neighborhood context that already supports the product type.
- Final unit count for a single-building layout is subject to Port St. Lucie zoning and site plan review.*
- Close proximity to US-1 for regional access, with essential retail and everyday services, and healthcare facilities nearby.



PRICE	\$285,000
TOTAL LAND AREA	0.32 AC (8 lots)
LOT SIZE (EACH)	0.03–0.05 AC
COMMUNITY	East Lake Village
DEVELOPMENT POTENTIAL	(1) Building with (8) Units*
ZONING	PUD
LAND USE	RM–Medium Density Residential
PARCEL ID(S)	
4401-504-0193-000-9	1953 SE KORONA DR
4401-504-0194-000-6	1947 SE KORONA DR
4401-504-0195-000-3	1941 SE KORONA DR
4401-504-0196-000-0	1935 SE KORONA DR
4401-504-0197-000-7	1929 SE KORONA DR
4401-504-0198-000-4	1925 SE KORONA DR
4401-504-0199-000-1	1919 SE KORONA DR
4401-504-0200-000-2	1913 SE KORONA DR

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STREET VIEW PHOTO

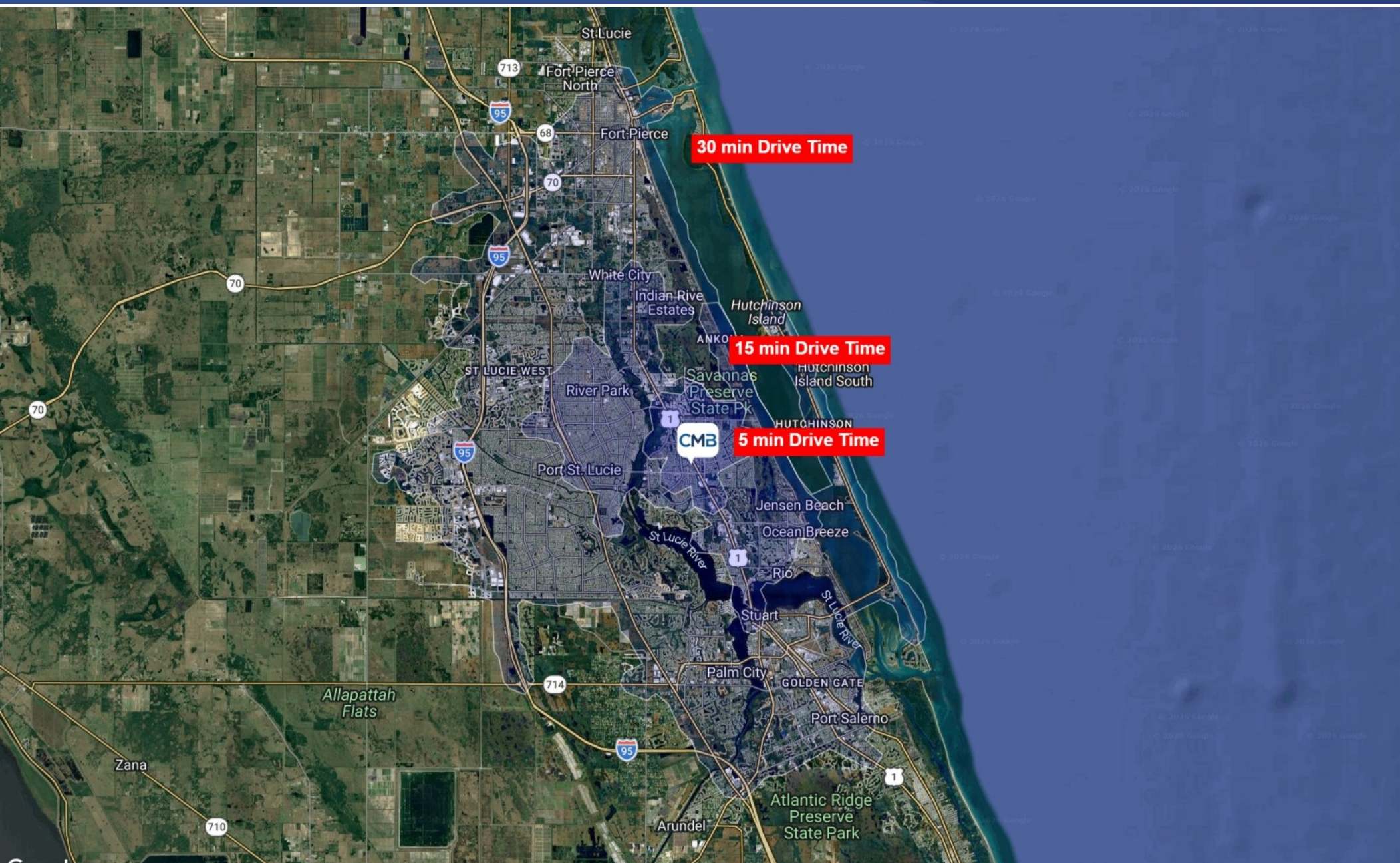


DEMOGRAPHICS

1913 Southeast Korona Drive, Port St. Lucie, FL	1 mi	3 mi	5 mi
Population	12,883	53,079	126,082
Average HH Income	\$85,748	\$98,727	\$105,587
Median HH Income	\$70,364	\$74,490	\$78,962
Population Median Age	41.2	48.1	46.9
Households	5,244	23,106	53,021
Owner Occupied Dwellings	3,079	16,781	39,462
Renter Occupied Dwellings	2,165	6,325	13,559
Total Housing Units 2026	5,987	26,474	61,214
Average Minutes Travel to Work	26.6	26	26.2

Population and household growth in the immediate trade area is steady, with the 5-minute area at 26,722 residents in 2026 (up from 22,549 in 2010) and projected to reach 28,779 by 2031 ($\approx 1.5\%$ annual growth); households follow a similar trend (11,480 in 2026). The population skews older (median age 45.9) and displays moderate racial/ethnic diversity (2026 estimates: 60.6% White, 19.4% Black, 21.8% Hispanic). Income levels rise with radius – 15-minute median household income is \$70,872 while the 30-minute median is \$83,839 – and educational attainment indicates a concentration of high-school and some-college credentials with a smaller share holding bachelor's or graduate degrees.

DRIVE TIME FROM SITE (5 MIN -15 MIN - 30 MIN)



TRADE AREA MAP

