

# INDUSTRIAL SPACE AT SOUTHERN GROVE

Accel Industrial Park | Port Saint Lucie, FL



## INDUSTRIAL SPACE AT SOUTHERN GROVE

### PROPERTY HIGHLIGHTS

- » Brand New Industrial Development
- » Build to Suit / Lease
- » Single or Multiple Buildings up to 350,000 SF on 28 acres.
- » Ideal & Convenient Access to I-95

**AVAILABLE FOR OCCUPANCY Q2 2024**

FOR LEASE

From 40,000 SF  
to  
350,000 SF

NEW  
CONSTRUCTION

BUILD TO SUIT / LEASE

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**SINA**  
COMPANIES  
REAL ESTATE DEVELOPMENT

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FOR LEASE

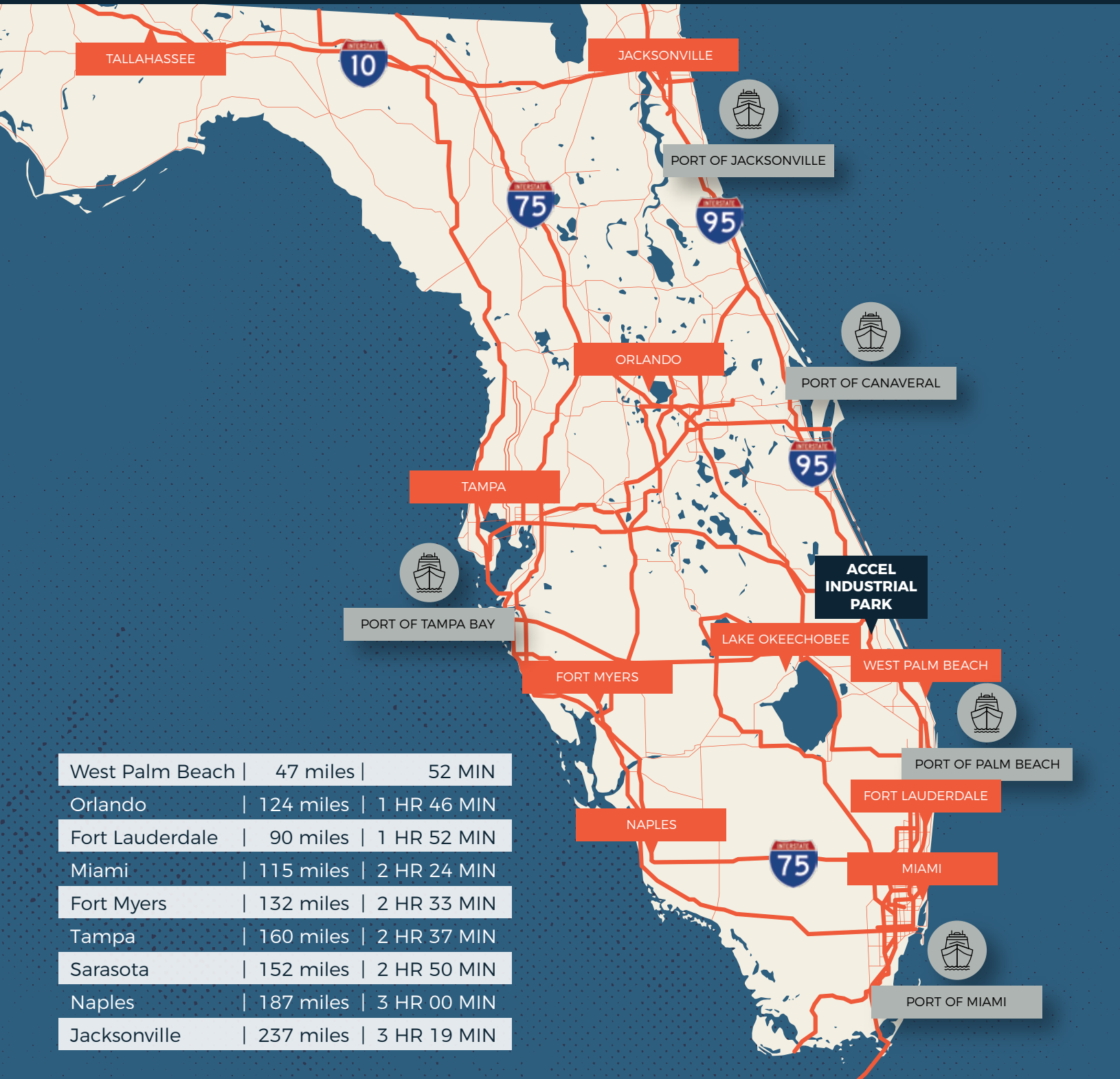
## DEMOGRAPHICS

Population	1 Mile	10 Miles	30 Miles
Total Population	2,331	238,197	608,594
Average Age	49.0	40.7	44.9
Average Age (Male)	46.9	39.3	43.6
Average Age (Female)	50.2	41.8	45.9

Households & Income	1 Mile	10 Miles	30 Miles
Total Households	984	88,206	241,128
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$62,850	\$57,129	\$66,547
Average House Value	\$250,003	\$218,805	\$239,157

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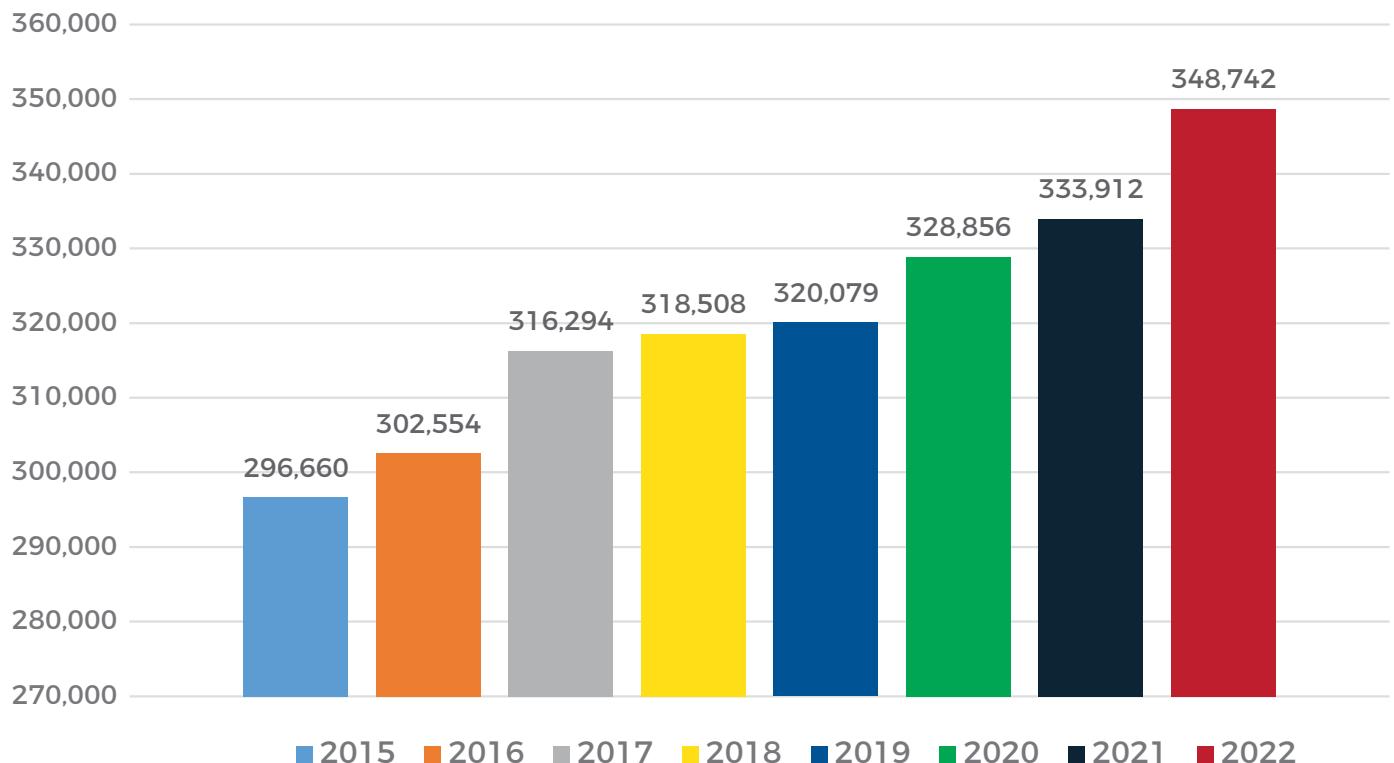
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## POPULATION GROWTH

- 2.5% Year Over Year Population Growth for the past six years
- Estimated \$771 billion in additional income migrated to the county in 2020



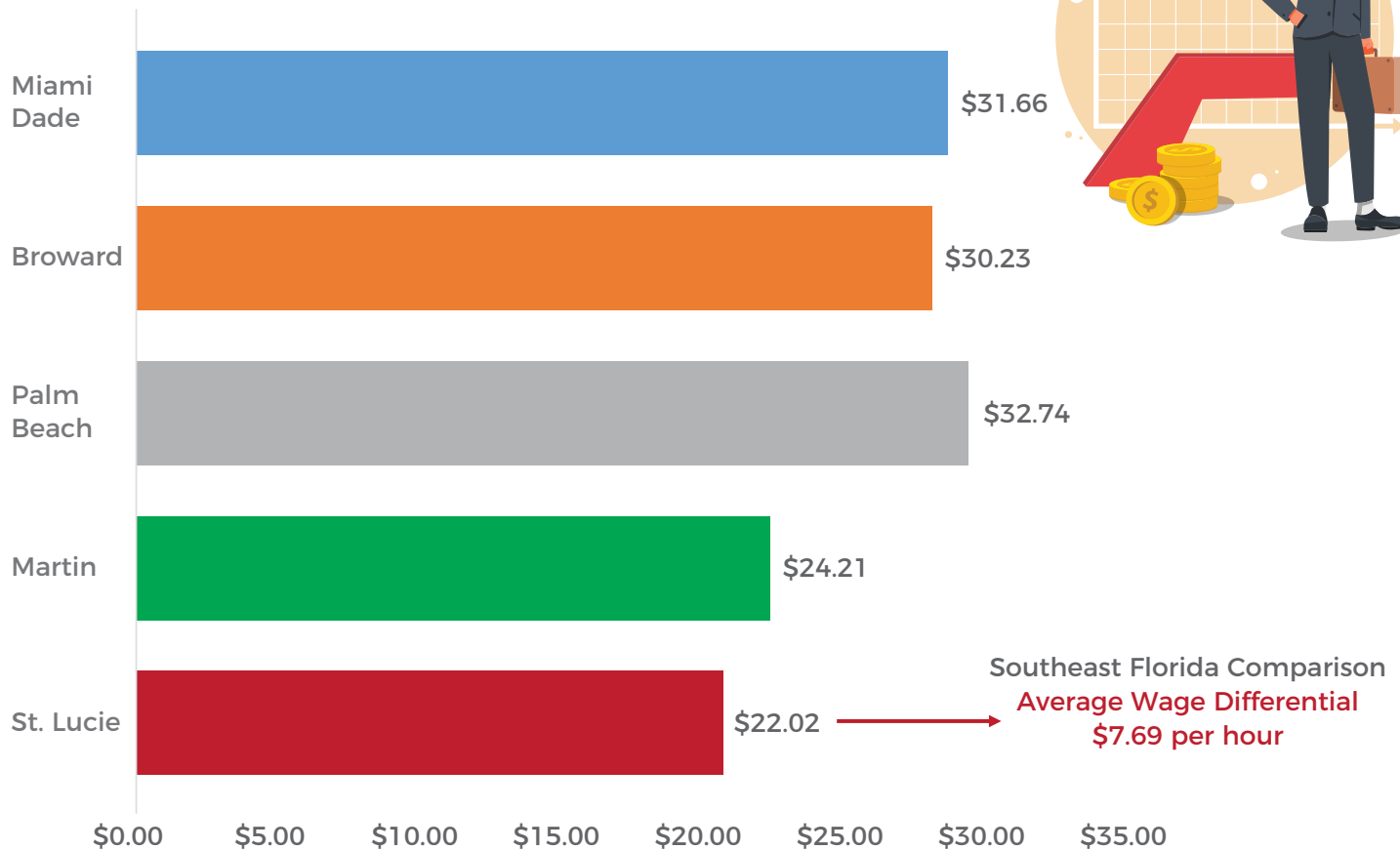
## ST. LUCIE COUNTY POPULATION GROWTH RATE

Source: Powering Florida

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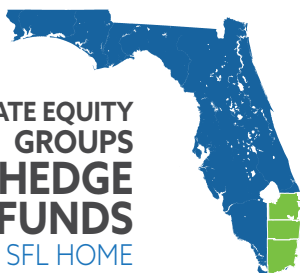
## LABOR COSTS



Source: FL DEO - Labor Market Statistics 2020 Wages

OVER  
300

PRIVATE EQUITY  
GROUPS  
& HEDGE  
FUNDS  
CALL SFL HOME



**5 INTERNATIONAL  
& Regional** Airports  
SERVICING AREA



EASIER TO  
REACH YOUR  
CLIENTS



NO CORPORATE **FRANCHISE TAX**  
NO STATE **PERSONAL INCOME TAX**  
NO TAXES ON **INVENTORIES**  
NO TAXES ON **FOREIGN INCOME**



REDUCED  
**RISK**  
LOWER  
**COST**

Source: Palm Beach County Business Development Board