



NEWFIELD

DOWNTOWN NEWFIELD

Retail/Office Space For Lease

1050 SW Prairie Avenue, Palm City, FL 34990

Leasing By:

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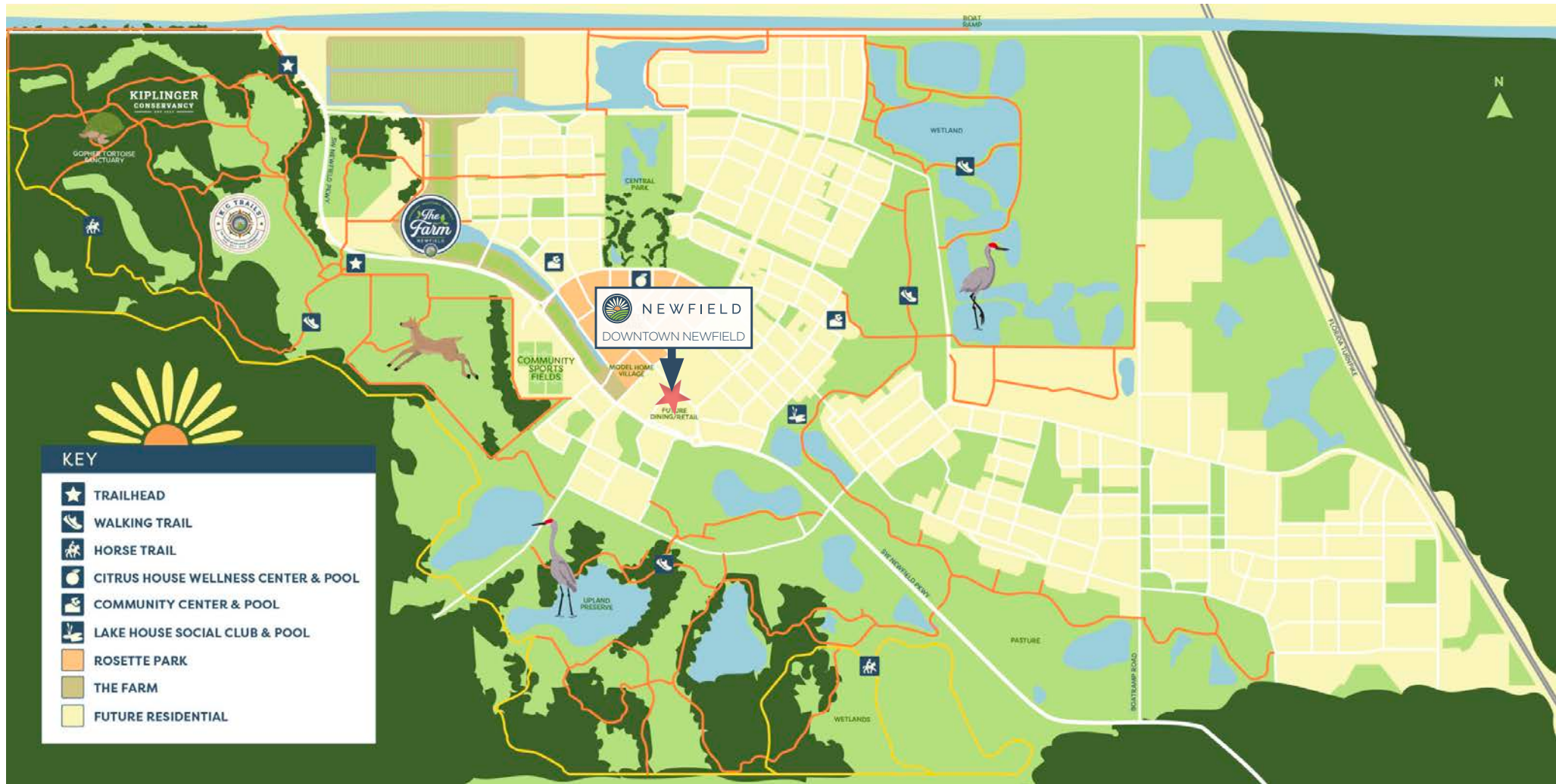
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DEVELOPMENT OVERVIEW



RETAIL/OFFICE SPACE FOR LEASE | Downtown Newfield, Palm City, FL 34990



Why Newfield?

Downtown Newfield is the commercial heart of Palm City's newest master-planned community—an emerging destination designed to serve thousands of future residents right at their doorstep.

With walkable streets, built-in foot traffic, and year-round activity hubs, Newfield offers retailers a rare opportunity to establish a flagship presence from day one. As the anchor of a multi-phase development featuring new homes, parks, trails, and community amenities, the Town Center positions retailers at the center of the area's growth. Tenants benefit from exceptional visibility, modern infrastructure, and a captive, fast-growing customer base seeking dining, shopping, wellness, and daily-use services close to home.

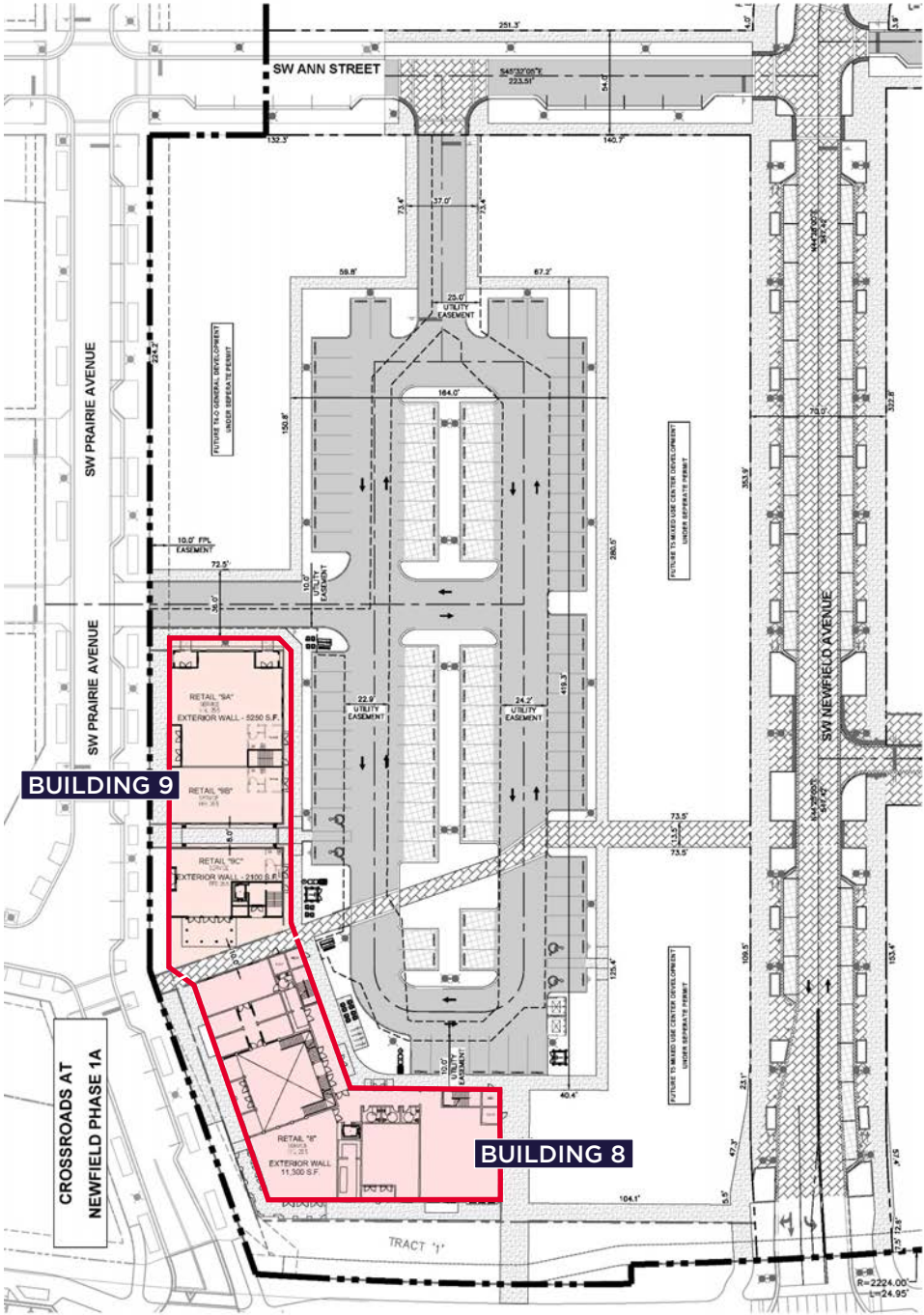
Strategically located in Palm City with direct connectivity to major corridors, Newfield delivers strong market fundamentals, high-income demographics, and the demand drivers retailers want—making it one of Florida's most compelling new retail destinations.

Be part of Palm City's newest destination. Newfield gives your brand prime exposure and daily demand from a built-in customer base.

The Newfield master-planned community in Palm City is expected to include approximately *4,000-4,200 new homes* when fully built out, as part of the overall development plan. The resident population growth is expected to reach roughly *10,000-12,000+ people* at full build-out.

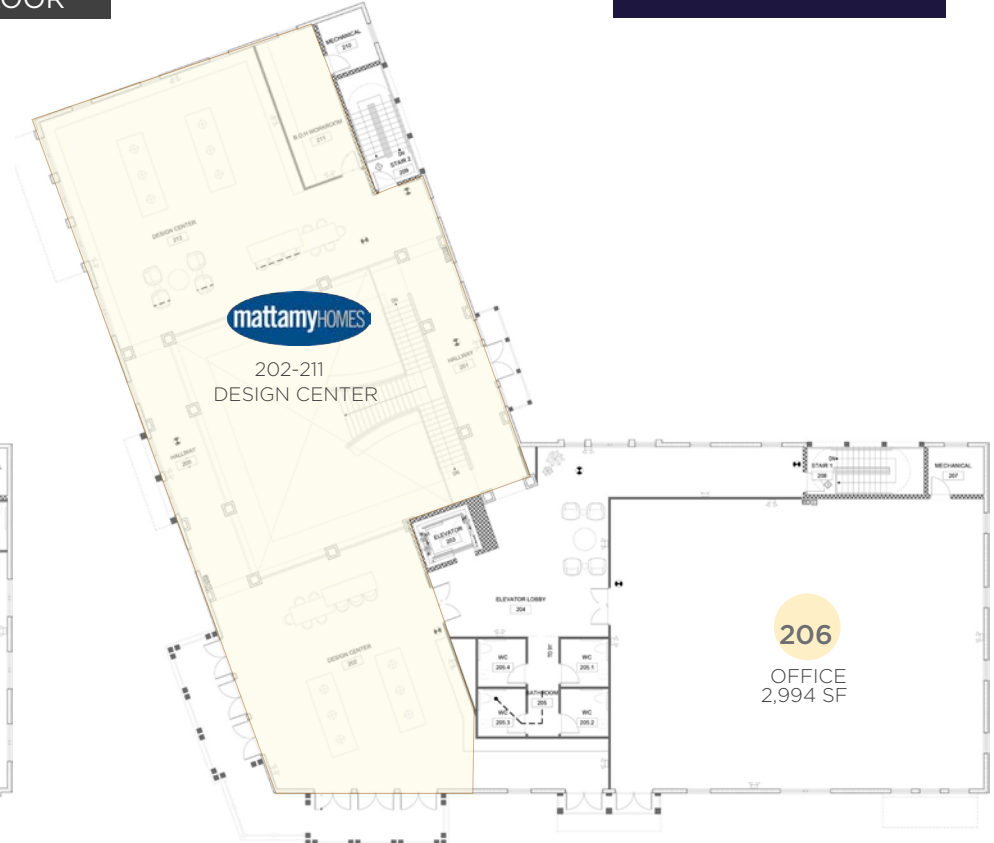


SITE PLAN



1st FLOOR

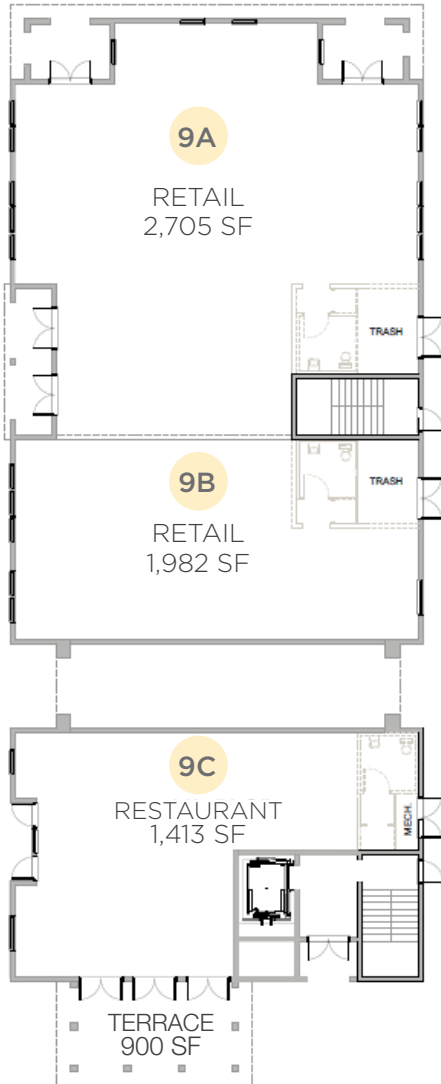
2nd FLOOR



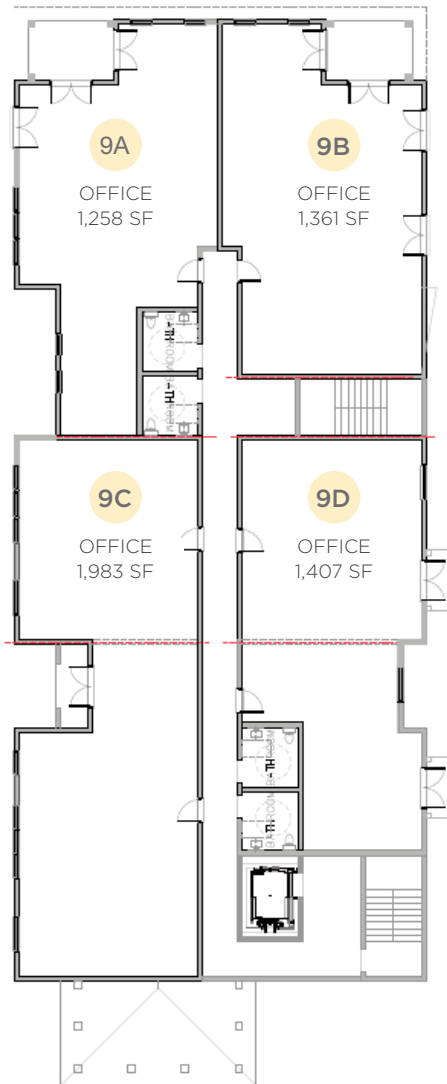
UNIT ID	USE	SF	Status
1st Floor			
108	RESTAURANT	2,169	AVAILABLE
109	RESTAURANT	1,969	AVAILABLE
121	RETAIL	1,113	AVAILABLE
102	RESTAURANT	1,359	AVAILABLE
113 TO 116	SALES/WELCOME*	2,826	
2nd Floor			
206	OFFICE	2,994	AVAILABLE
202/211	DESIGN CENTER*	3,345	

*(Mattamy Occupied)

1st FLOOR



2nd FLOOR



UNIT ID	USE	SF	STATUS
1st Floor			
9-1A	RETAIL	2,705	AVAILABLE
9-1B	RETAIL	1,982	AVAILABLE
9-1C	RESTAURANT & TERRACE	1,413 / 900	AVAILABLE
2nd Floor			
9-2A	OFFICE	1,258	AVAILABLE
9-2B	OFFICE	1,361	AVAILABLE
9-2C	OFFICE	1,983	AVAILABLE
9-2D	OFFICE	1,407	AVAILABLE



RENDERINGS



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BUILDING ELEVATIONS

Building
8



Building
9





PRIME LOCATION

Positioned to serve both local and regional traffic, drawing from Stuart, Port St. Lucie, and beyond.



DESIRABLE DEMOGRAPHICS

A vibrant mix of high-income families, retirees, and professionals are seeking walkable access to shops, dining, and services.



BUILT-IN CUSTOMER BASE

Designed as a walkable, mixed-use neighborhood with charming tree-lined streets, front porches, and a “small-town feel.”



CONVENIENT ACCESS

Located between I-95 and the Turnpike in Martin County — offering quick access to major roads and regional destinations.



INCLUSIVE COMMUNITY

Target audience spans families, professionals, and mixed-use retail users.



VISIBILITY & BRANDING OPPORTUNITY

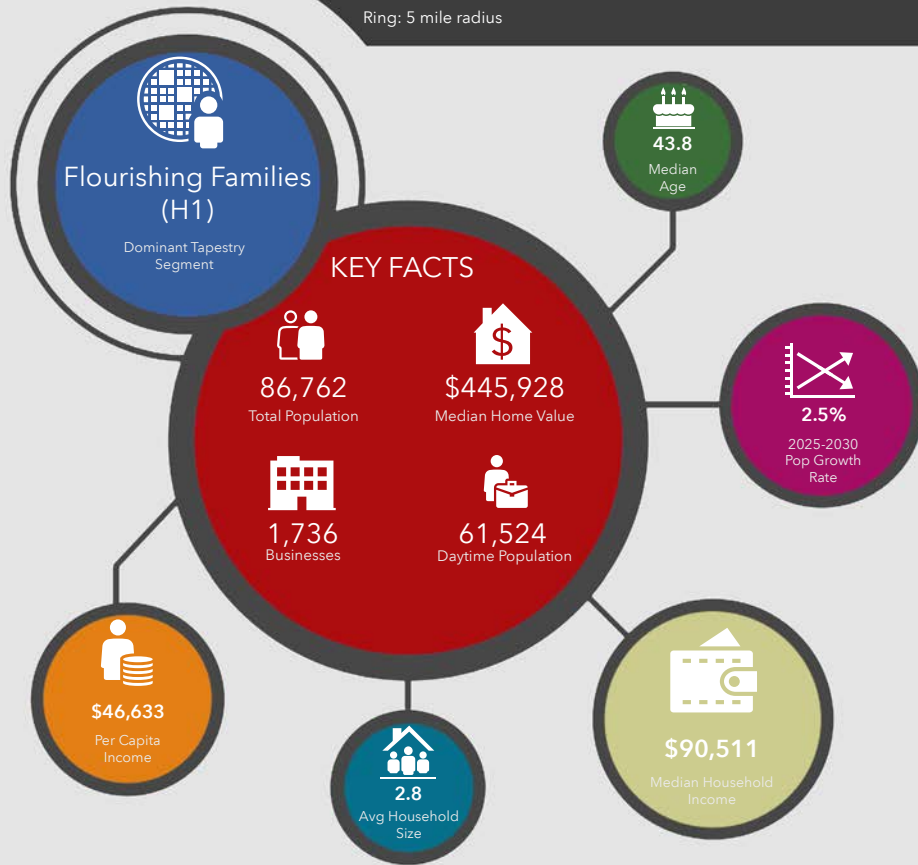
Potential for strong signage and brand identity within the Town Center environment.

PROPERTY HIGHLIGHTS

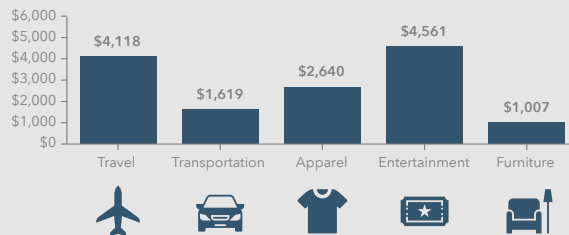


Downtown Newfield

Ring: 5 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

2025 DEMOGRAPHICS

NEWFIELD FACTS

ac
±3,411
TOTAL ACRES



APPROVED FOR
2,000,000 SF OF
INDUSTRIAL



APPROVED FOR
290,000 SF
RETAIL/ OFFICE



200 HOMES
SLATED FOR
DELIVERY

THE NUMBERS

Population

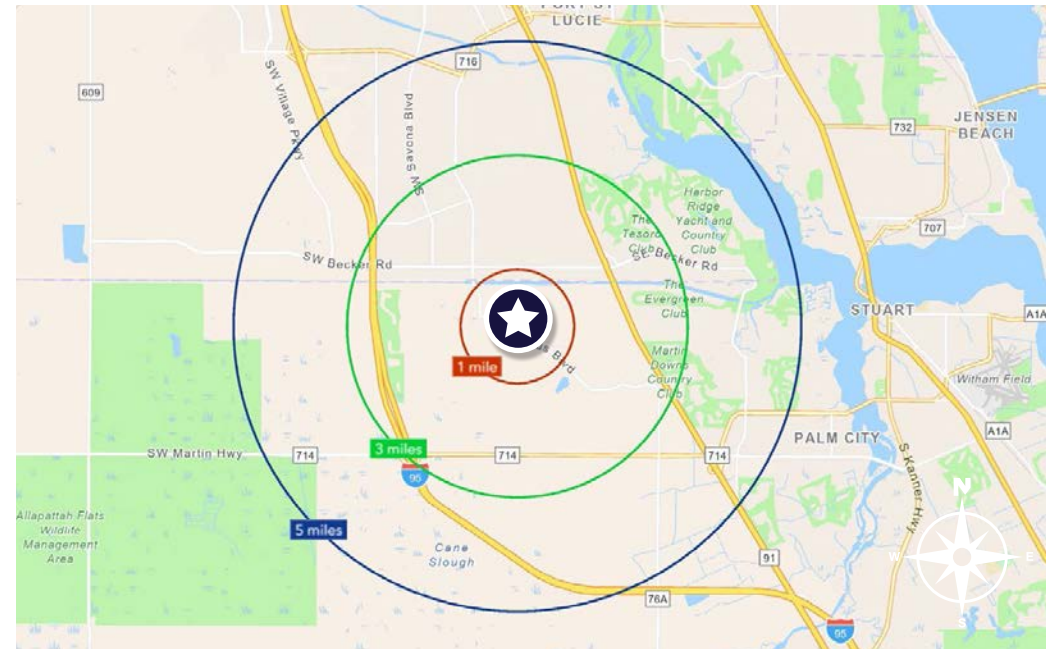
1 Mile: 724
3 Mile: 33,436
5 Mile: 86,762

Average Household Income

1 Mile: \$115,888
3 Mile: \$136,593
5 Mile: \$128,828

Median Age

1 Mile: 39.1
3 Mile: 41.7
5 Mile: 43.8



Retail Demand Outlook

(7 Miles)

The 7-mile radius around the Newfield site is experiencing steady population growth, rising household incomes, and increasing consumer spending across key categories, signaling strong economic potential and opportunities for businesses to cater to evolving demands.

\$121,272

Average HH Income in 7 Miles

\$60 Million

Projected Spending *Growth* in Gasoline by 2030

\$89 Million

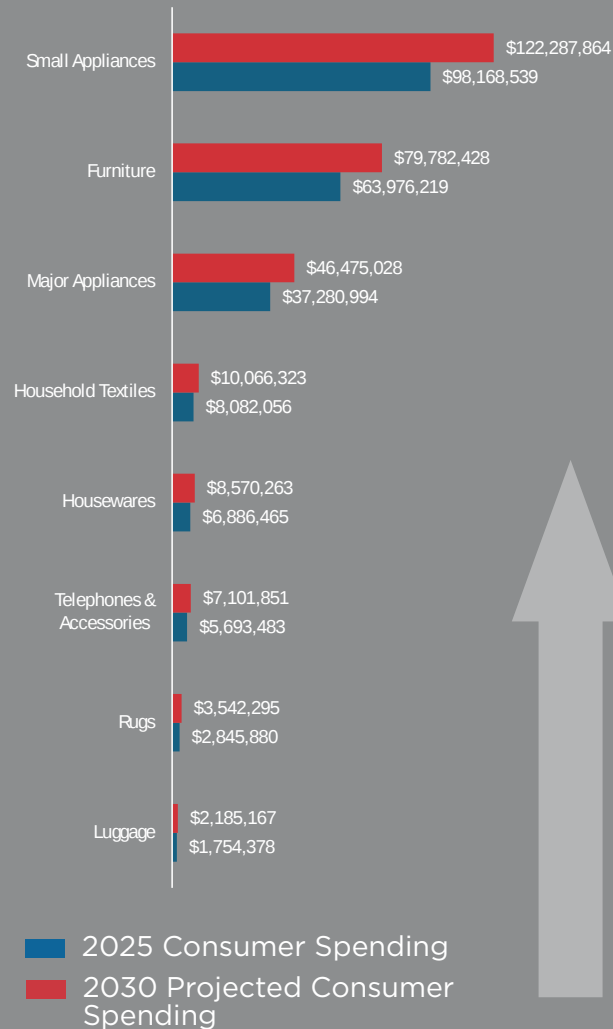
Projected Spending *Growth* in Home Remodeling by 2030

\$71 Million

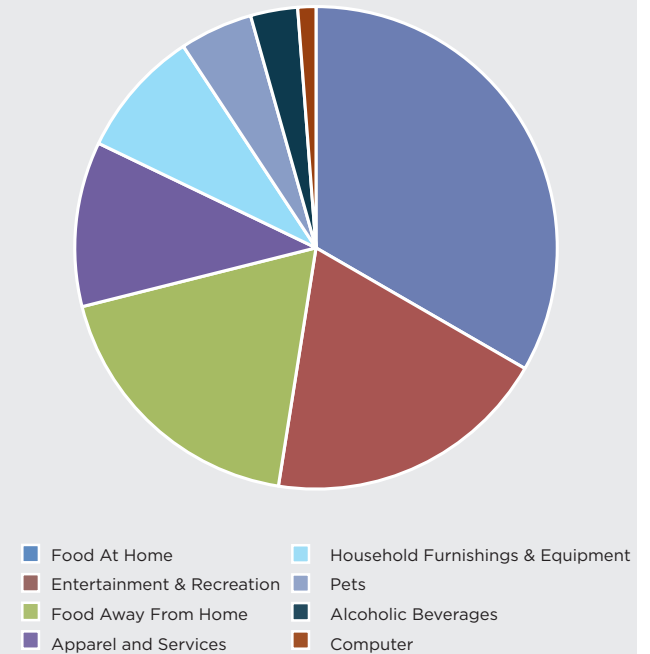
Projected Spending *Growth* in Entertainment & Recreation by 2030

Household Category Growth

(7 Miles)



Top Consumer Spending Categories



Food Spend Breakdown

(7 Miles)

64%

Food at Home

68 Million

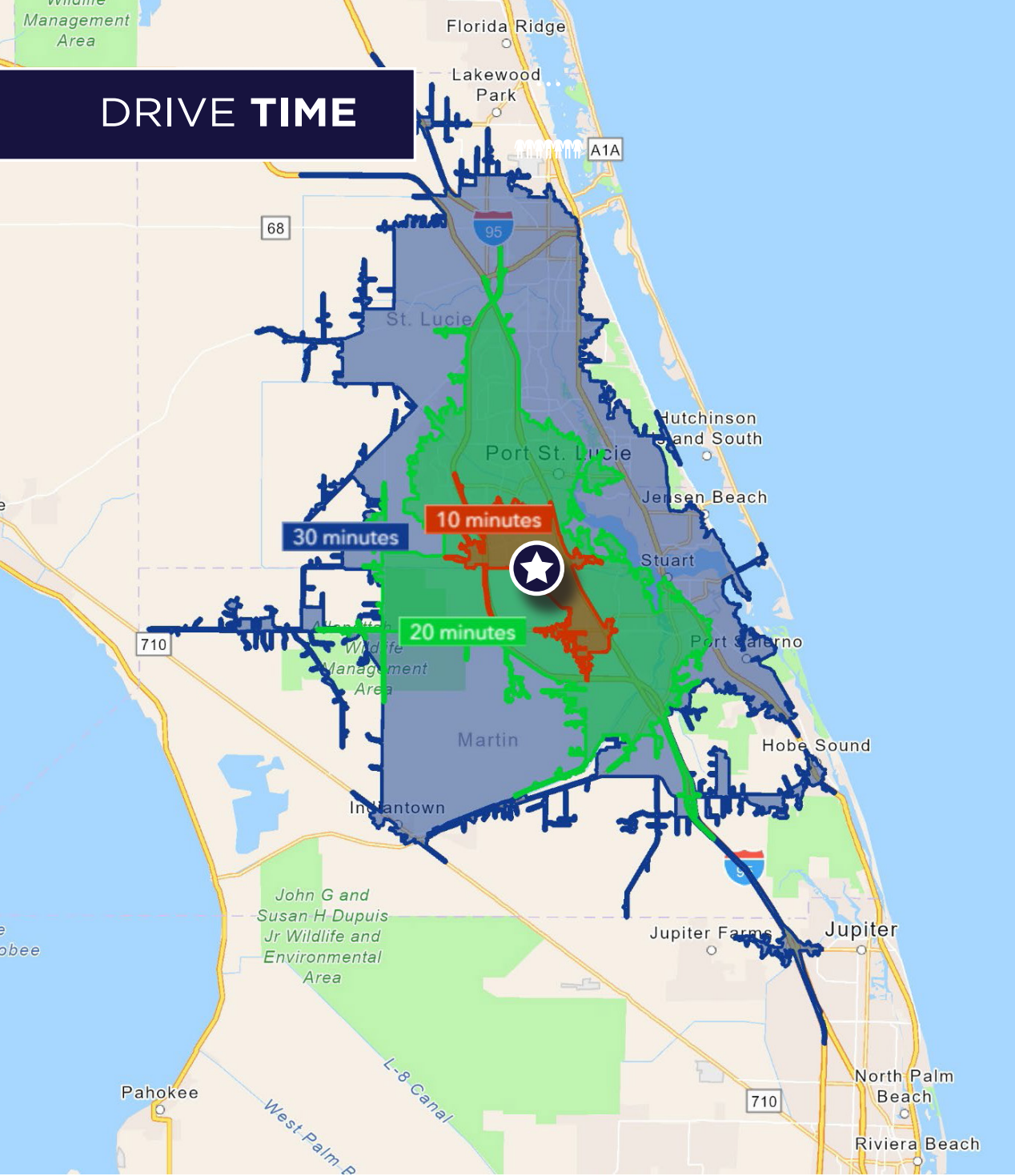
Bakery Product

36%

Food Away from Home

48 Million

Alcoholic Beverages



DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
24,251 2010 Population	156,394 2010 Population	342,736 2010 Population
37,786 2025 Population	226,259 2025 Population	450,414 2025 Population
55.8% 2010-2025 Population Growth	44.6% 2010-2025 Population Growth	31.4% 2010-2025 Population Growth
3.27% 2025-2030 (Annual) Est. Population Growth	2.32% 2025-2030 (Annual) Est. Population Growth	1.99% 2025-2030 (Annual) Est. Population Growth
39.1 2025 Median Age	46.5 2025 Median Age	46.7 2025 Median Age
\$119,280 Average Household Income	\$114,278 Average Household Income	\$104,570 Average Household Income
38.7% Percentage with Associates Degree or Better	45.1% Percentage with Associates Degree or Better	42.7% Percentage with Associates Degree or Better
49.0% Percentage in White Collar Profession	60.4% Percentage in White Collar Profession	58.1% Percentage in White Collar Profession

PROPERTY PHOTOS



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SITE AERIAL

FOR LEASE
RETAIL / OFFICE
SPACE

Building 9

Building 8

SW PRAIRIE AVENUE

SW NEWFIELD PARKWAY



LOOKING WEST

PHASE 1
1,200 HOMES

PHASE 2
3,000 HOMES

Downtown Newfield
PHASE 1

Building 9

FOR LEASE
RETAIL / OFFICE
SPACE

Building 8

SW NEWFIELD PARKWAY

SW PRAIRIE AVENUE



LOOKING EAST

PHASE 1
1,200 HOMES

PHASE 2
3,000 HOMES

**Downtown Newfield
PHASE 1**

**Downtown Newfield
PHASE 2**

FOR LEASE
RETAIL/OFFICE
SPACE

Building 9

Building 8



SW PRAIRIE AVENUE

SW NEWFIELD PARKWAY





LOOKING NORTH



Future
Development

CENTRAL
PARK

Future
Development

COMMUNITY
SPORTS
FIELDS

SW NEWFIELD PARKWAY

FOR LEASE
RETAIL/OFFICE
SPACE

PHASE 1
1,200 HOMES

SW PRAIRIE AVENUE

**Downtown Newfield
PHASE 1**

**Downtown Newfield
PHASE 2**

PHASE 2
3,000 HOMES



Martin County, Florida

Martin County encompasses Stuart/Sewall's Point, Jensen Beach/Rio, Palm City, Hobe Sound, Indiantown, Port Salerno, Hutchinson Island, and Jupiter/Tequesta. This stretch of the Treasure Coast is known for its pristine beaches, exceptional boating and fishing, world-class golf, and welcoming small-town character—making it an outstanding place to visit or call home.

The county features more than 35 golf courses within a 15-mile radius, offering unmatched access for enthusiasts of all skill levels. Its waterfront parks and beaches are among the finest on Florida's east coast, while arts districts across Stuart, Jensen Beach, Hobe Sound, and Port Salerno showcase galleries, boutiques, gourmet dining, and historic architecture.

Cultural anchors such as the Lyric Theatre deliver nearly year-round performances ranging from concerts to theater and community events. Residents and visitors can enjoy a robust calendar of signature events, including the Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair. Family-friendly attractions add to the appeal: the Treasure Coast Children's Museum and Indian Riverside Park host concerts, exhibitions, and waterfront activities, while the Elliott Museum and the Maritime & Yachting Museum celebrate innovation, transportation history, and local heritage. For nature lovers and curious explorers, the Florida Oceanographic Coastal Center offers hands-on experiences focused on marine conservation and the coastal ecosystem.

Palm City Overview

Palm City offers a captivating blend of natural beauty, suburban comfort, and community pride along the St. Lucie River. Known for its tree-lined streets, peaceful neighborhoods, and top-tier schools, it provides an inviting lifestyle for families and professionals who value both tranquility and convenience.

Outdoor recreation is at the heart of Palm City, with easy access to boating, fishing, golf, and year-round waterfront activities. The community's local shops, restaurants, and seasonal events add to its charm, while its proximity to the Atlantic Coast, I-95, and Florida's Turnpike ensures seamless connectivity to the broader region.

More than just a scenic place to live, Palm City embodies a balanced lifestyle—where natural landscapes, strong community ties, and modern amenities come together. It welcomes those seeking a harmonious environment with all the comforts of a thoughtfully designed suburban community.

AREA OVERVIEW







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