



SE CROSSTOWN PKWY

Saint Lucie
Technology
Campus

ExtraSpace
Storage

LactaLogics

RaceTrac

S FEDERAL HIGHWAY

45,500 AADT

SE HUFFMAN RD

**±4.37 ACRES OF
INDUSTRIAL-ZONED LAND**

FOR SALE \$1,000,000

**±4.37 ACRE PRIME INDUSTRIAL
DEVELOPMENT OPPORTUNITY**

1485 SE HUFFMAN RD, PORT ST LUCIE, FL 34952

 **CUSHMAN &
WAKEFIELD**

±4.37 ACRE PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

1485 SE HUFFMAN RD, PORT ST LUCIE, FL 34952

Property Overview

Located in the heart of Port Saint Lucie within St. Lucie County, this ±4.37-acre industrial parcel presents a rare opportunity to secure one of the few remaining vacant sites in a rapidly expanding commercial corridor. Appropriate for warehouse, distribution, light manufacturing, contractor facilities, flex space, or owner-user operations.

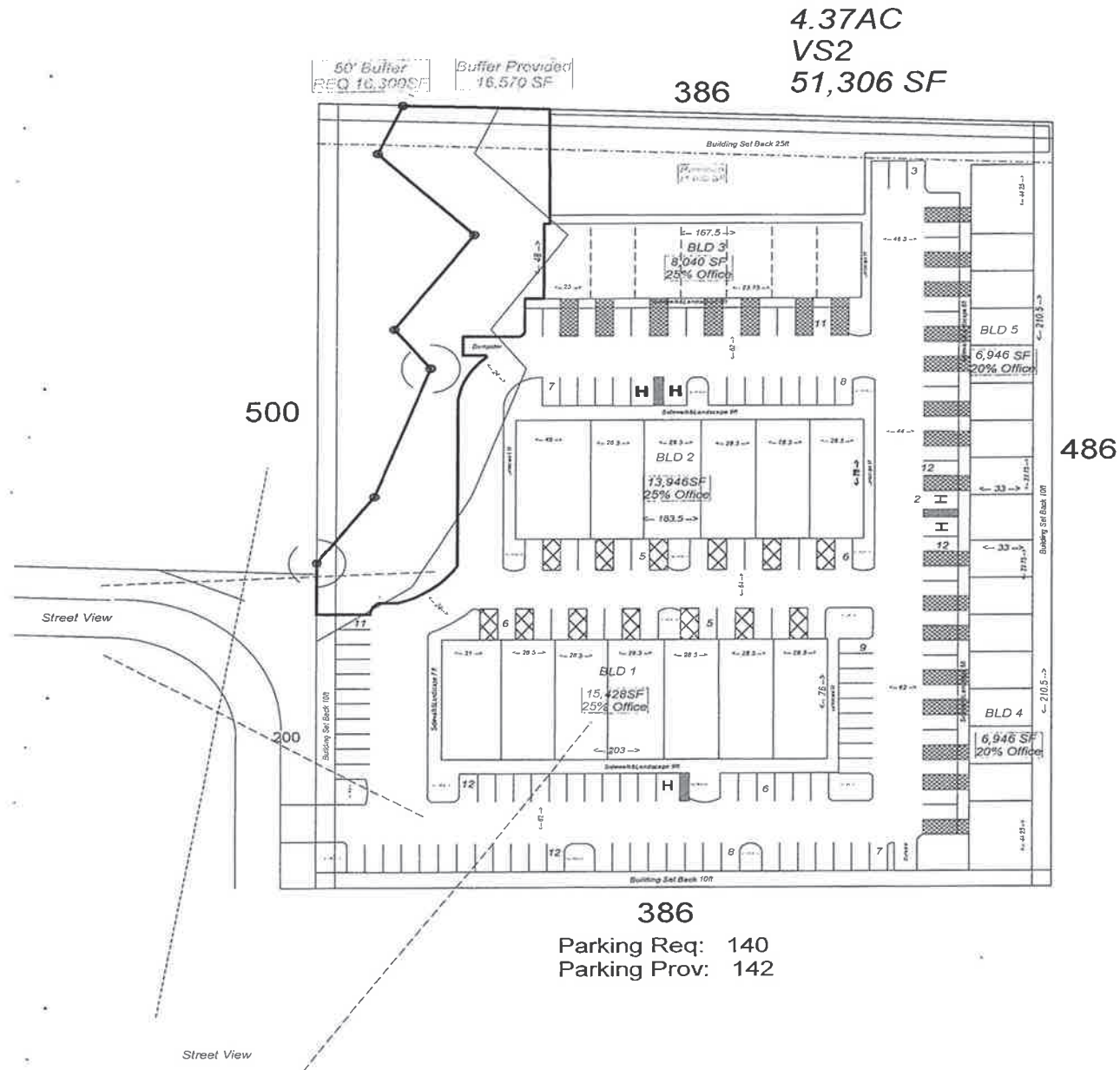
- ±4.37 acres of industrial-zoned land
- Located within established industrial corridor in St. Lucie County
- Ideal for warehouse, distribution, light manufacturing, or flex space
- Build-to-suit or speculative development opportunity
- Strong access to US-1
- Positioned near Crosstown Parkway for enhanced connectivity to major highways
- Limited availability of comparable industrial land in submarket



±4.37 ACRE PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

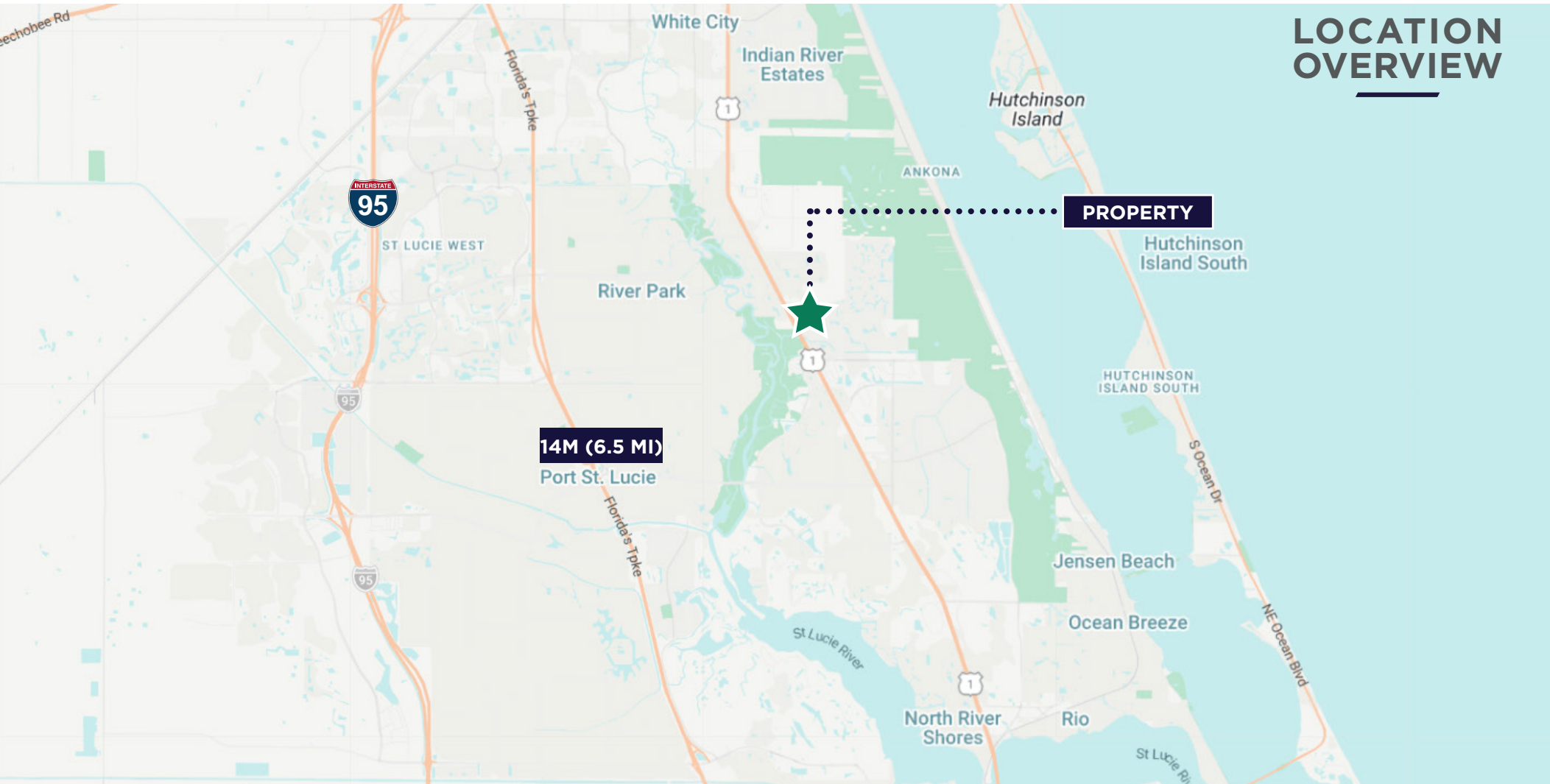
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CONCEPT PLAN



±4.37 ACRE PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

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DEMOGRAPHICS 10 MILES

382,647
POPULATION

\$82,610
AVG HH INCOME

46.3
MEDIAN AGE

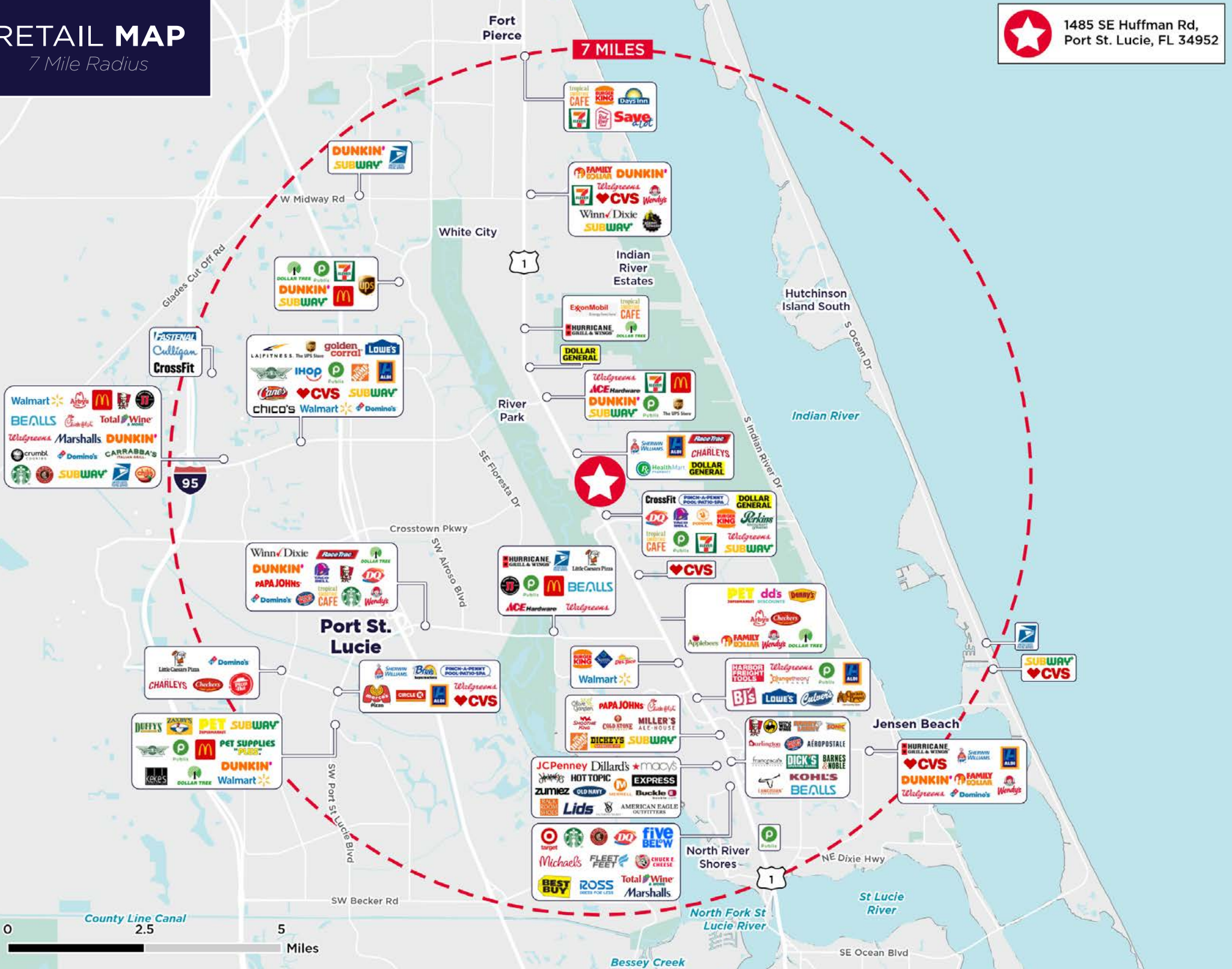
\$4.6B
CONSUMER SPENDING

RETAIL MAP

7 Mile Radius



1485 SE Huffman Rd,
Port St. Lucie, FL 34952



AMENITY MAP

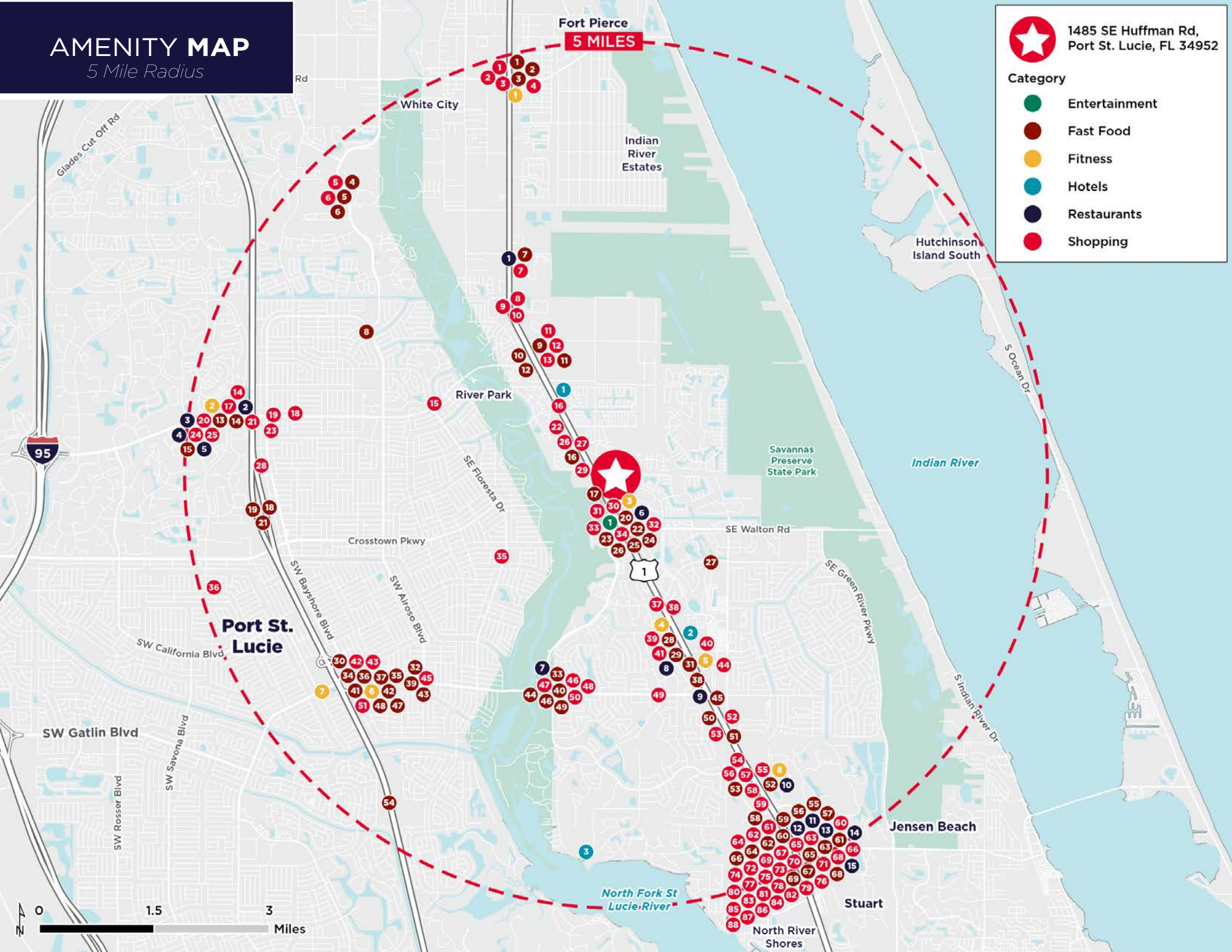
5 Mile Radius



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Category

- Entertainment
- Fast Food
- Fitness
- Hotels
- Restaurants
- Shopping



Fort Pierce
5 MILES

White City

Indian River Estates

Hutchinson Island South

River Park

Savannas Preserve State Park

Indian River

Crosstown Pkwy

SE Walton Rd

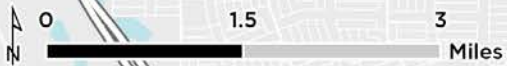
Port St. Lucie

Jensen Beach

Stuart

North Fork St. Lucie River

North River Shores



2025 DEMOGRAPHICS

 1485 SE Huffman Rd,
Port St. Lucie, FL 34952

DISTANCE

-  1 Mile
-  3 Miles
-  5 Miles

Area Demographics

Population

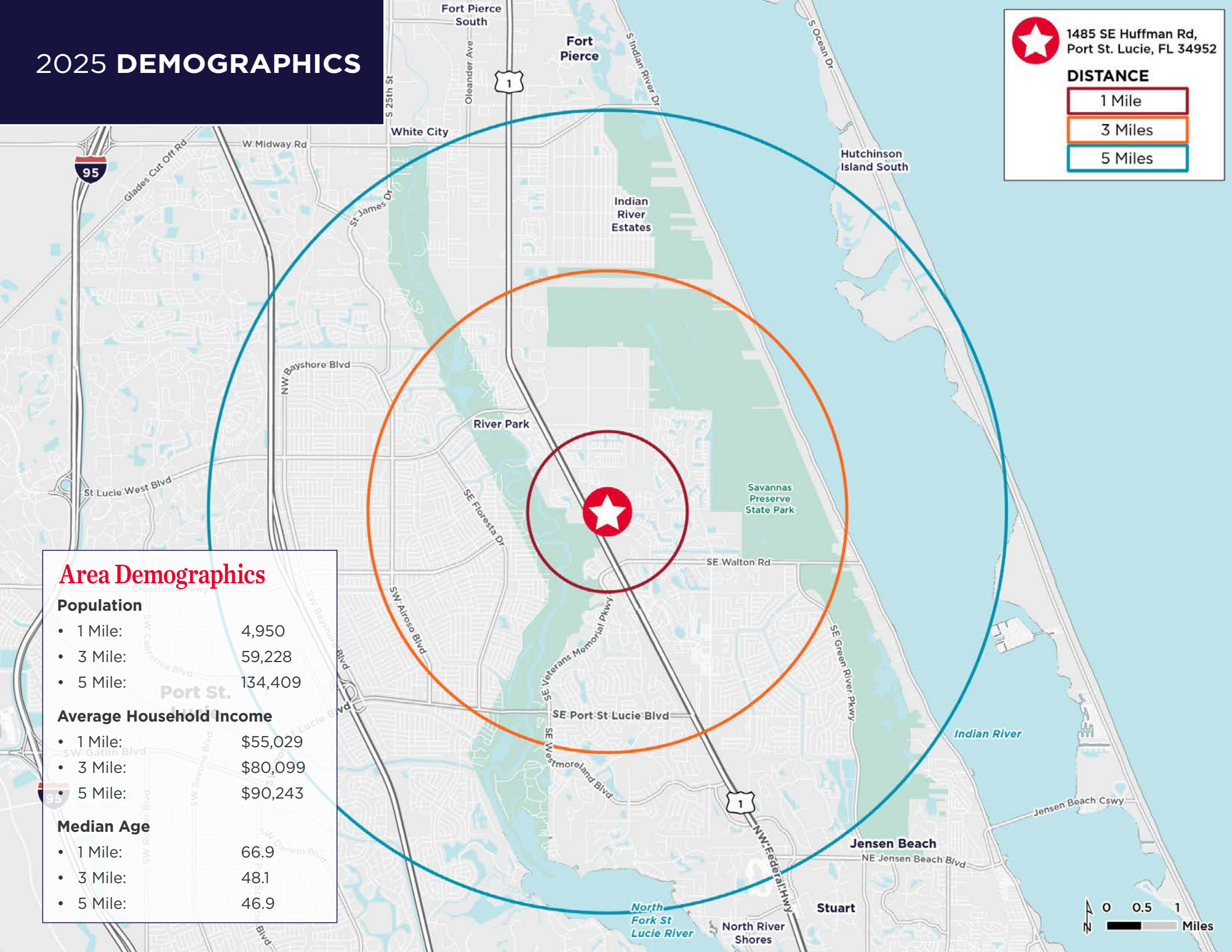
- 1 Mile: 4,950
- 3 Mile: 59,228
- 5 Mile: 134,409

Average Household Income

- 1 Mile: \$55,029
- 3 Mile: \$80,099
- 5 Mile: \$90,243

Median Age

- 1 Mile: 66.9
- 3 Mile: 48.1
- 5 Mile: 46.9



2025 DRIVE TIME



1485 SE Huffman Rd,
Port St. Lucie, FL 34952

DISTANCE

0 - 5 Minutes

5 - 10 Minutes

10 - 15 Minutes

5 MINUTE

9,290
POPULATION

\$66,987
AVG HH INCOME

10 MINUTE

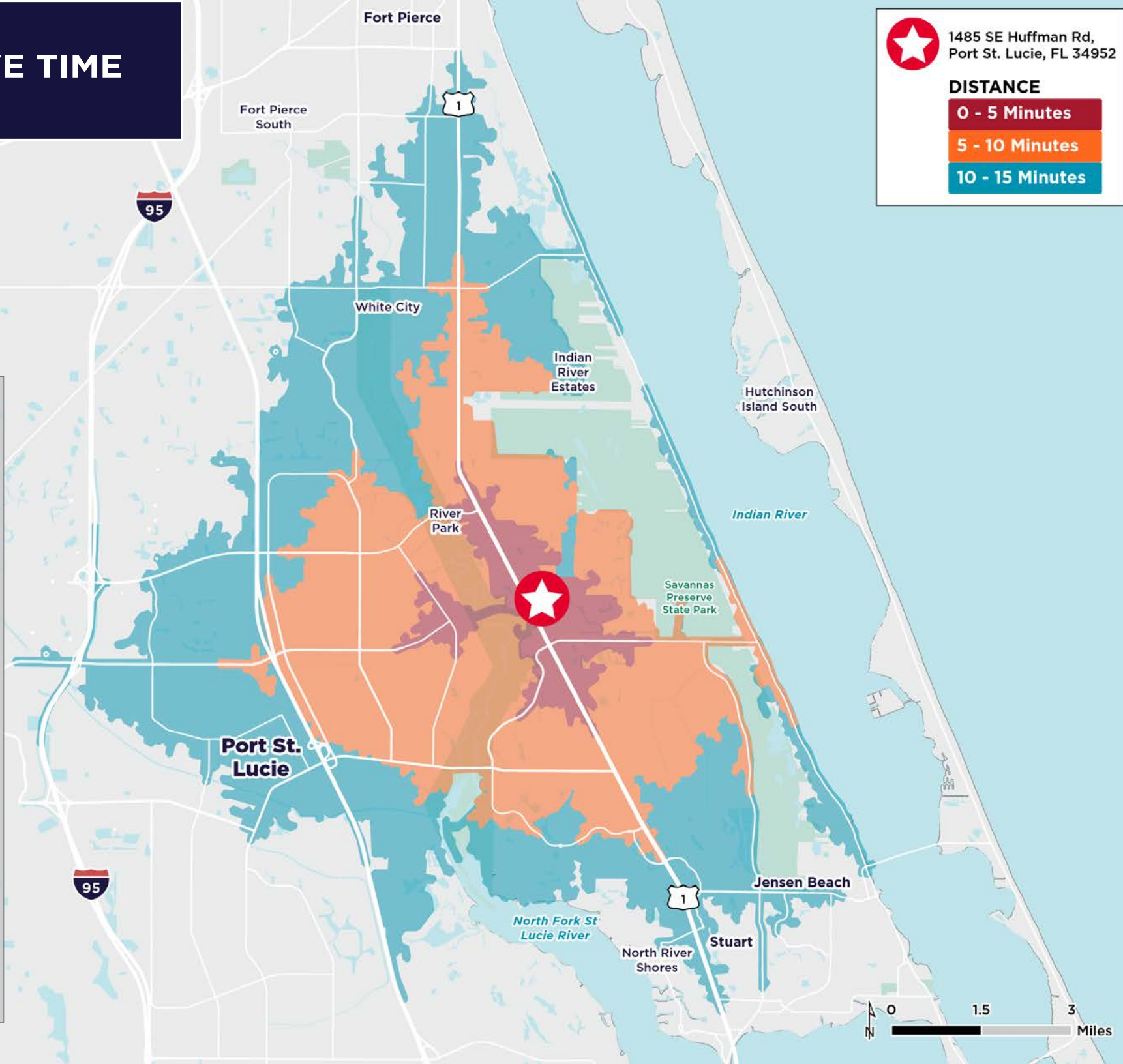
75,739
POPULATION

\$82,096
AVG HH INCOME

15 MINUTE

152,650
POPULATION

\$90,447
AVG HH INCOME





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FOR MORE INFORMATION, CONTACT:



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