

TCPbuild.com

Pre-Leasing for Phase 1 Coming 2025

# Tradition Commerce Park

**Build-To-Suit Lease/Sale,  
Warehouse/Flex for Lease, Land Sale**

SW Hegener Drive | Port St. Lucie, FL 34953

**Michael Falk, CCIM, SIOR**

Executive Vice President  
+1 561 662 2624  
michael.falk@colliers.com

**Corey Walewski**

Associate  
+1 561 718 1831  
corey.walewski@colliers.com



**Miller Construction Company**



*relationships that build™*

**Colliers**

Accelerating success.

# Property Overview

## Fully Site Plan Approved Industrial Development in the Heart of Tradition

Discover Tradition Commerce Park, strategically located within Port St. Lucie's thriving Tradition community. As part of the City's Community Redevelopment Area, it provides incentives related to special assessments, making it an attractive choice for forward-thinking enterprises. Since its inception in 2003, Tradition has seen remarkable growth, housing over 4,000 residential units, major retail centers, a hospital, and a medical office park. Join esteemed neighbors such as Amazon, Walmart, Tropicana, and more in this business-friendly environment. Enjoy the convenience of existing public infrastructure, including water, sewer, electric, gas, and fiber communications. With its prime location, Tradition Commerce Park is just a day's turnaround from most of Florida and southeast Georgia, offering immense opportunity for your business.



Highway  
Visibility



Infrastructure  
Ready



± 34.17 acres  
Approved for  
Industrial  
Development



Flexible Layout  
for Users  
from 3,000 SF  
to 168,000 SF







±560,000  
square feet  
available

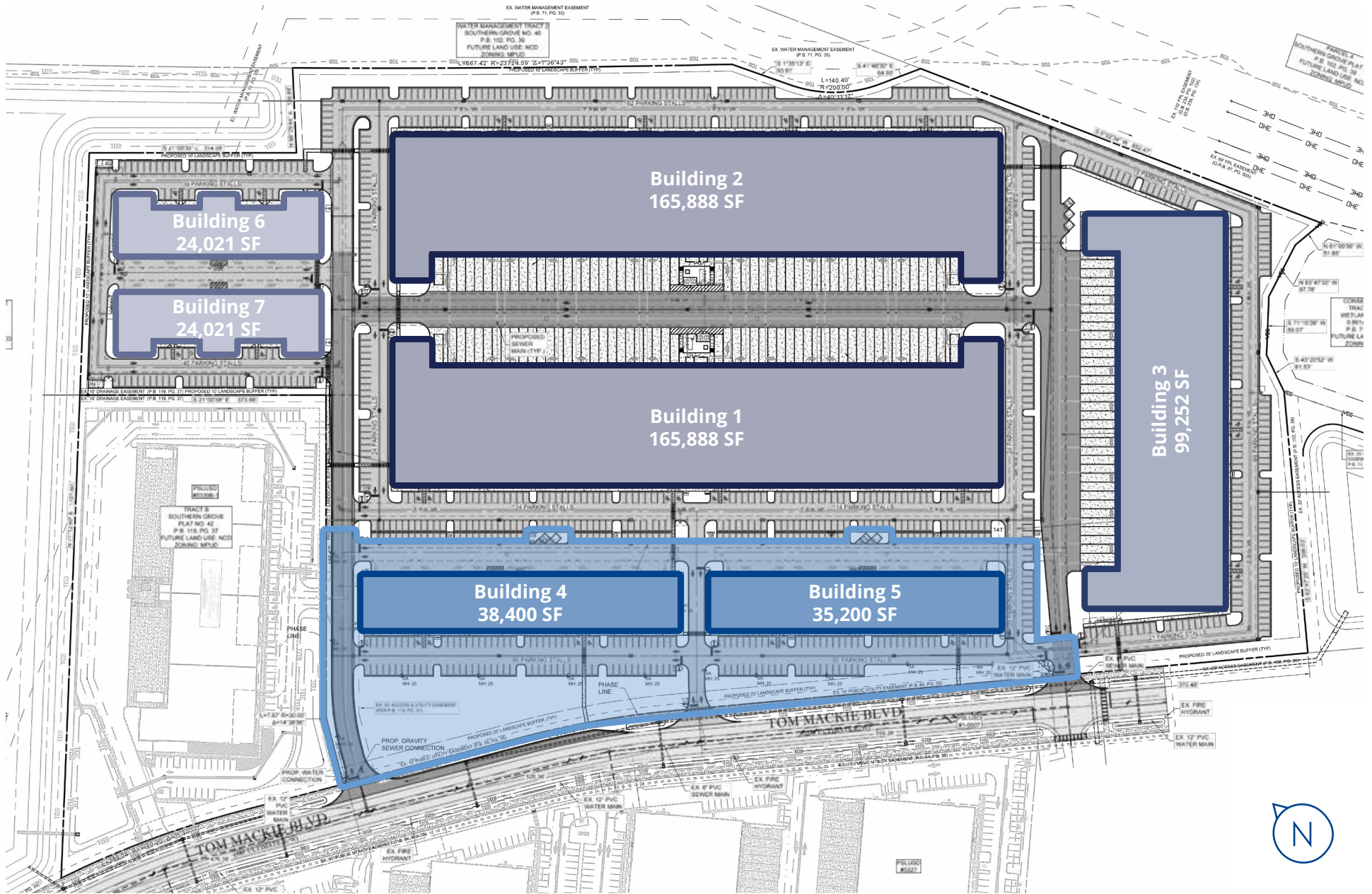
Parcel ID: 4315-804-0003-000-8

Acreage: 34.17

Zoning: Industrial

Highlights:

- Build-to-Suit Lease / Sale, Land Sale, Warehouse / Flex Space for Lease
- Site plan approval for up to ±560,000 SF across 7 buildings
- Direct frontage along Florida's I-95 and Hegener Drive



# Site Plan

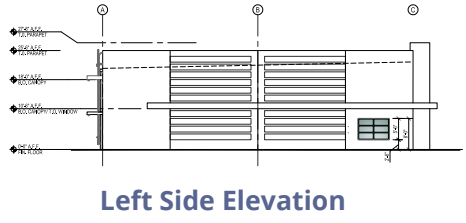
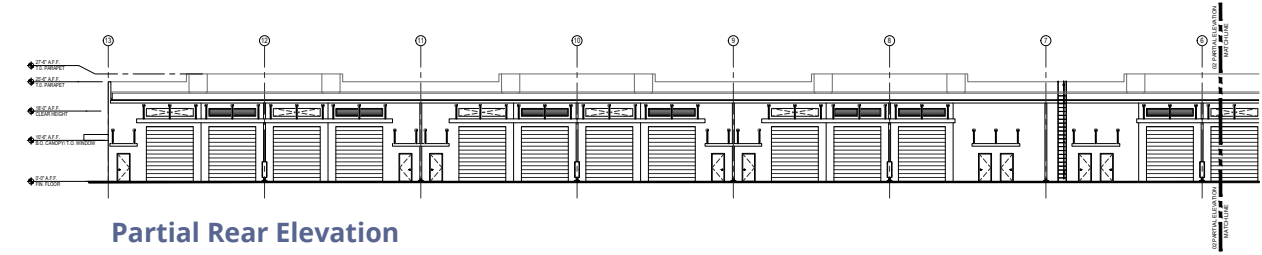
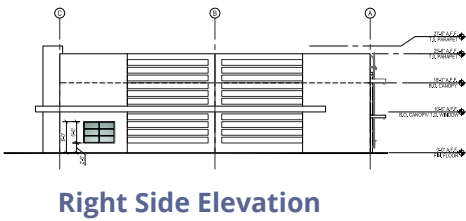
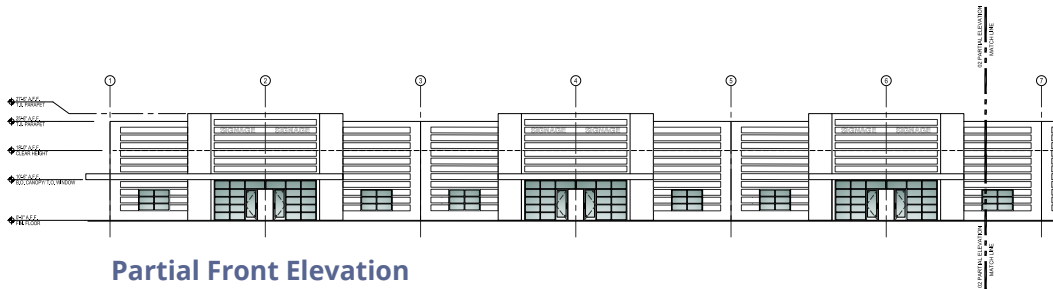
Phase 1





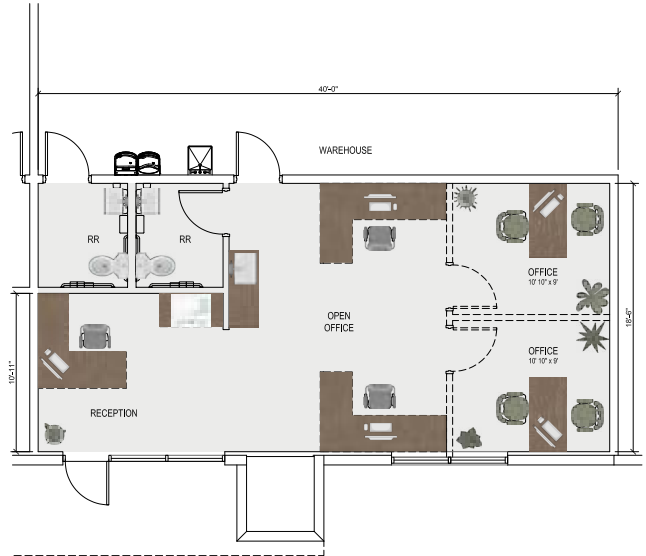
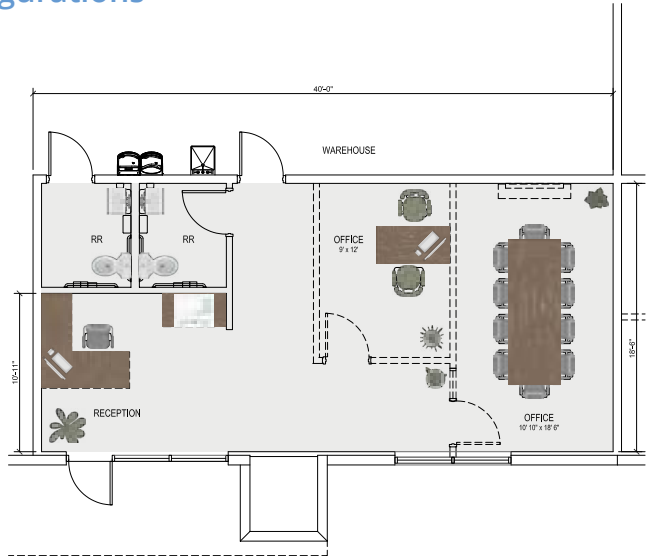
# Elevations

Buildings 4 & 5



# Spec Office

Possible Configurations



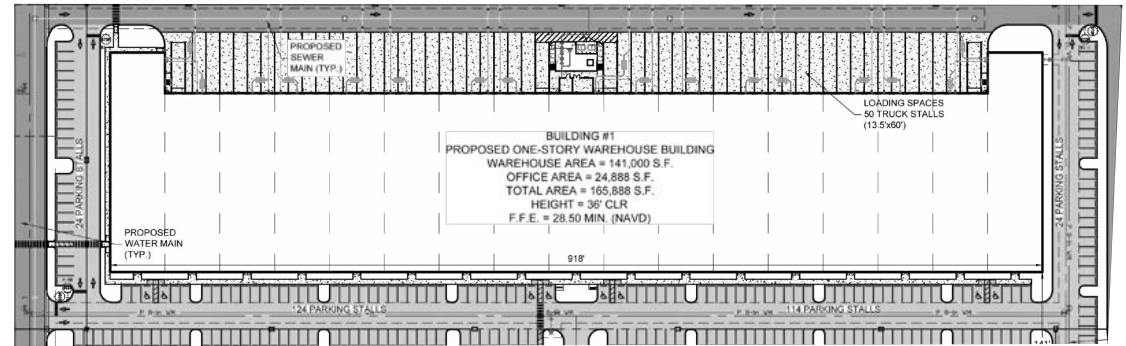
# Floor Plans

Dock High (Starting at 15,000 SF)

## Building 1

- Total Area = 165,888 SF
- Warehouse Area = 141,000 SF
- Office Area = 24,888 SF
- Height = 36' Clear

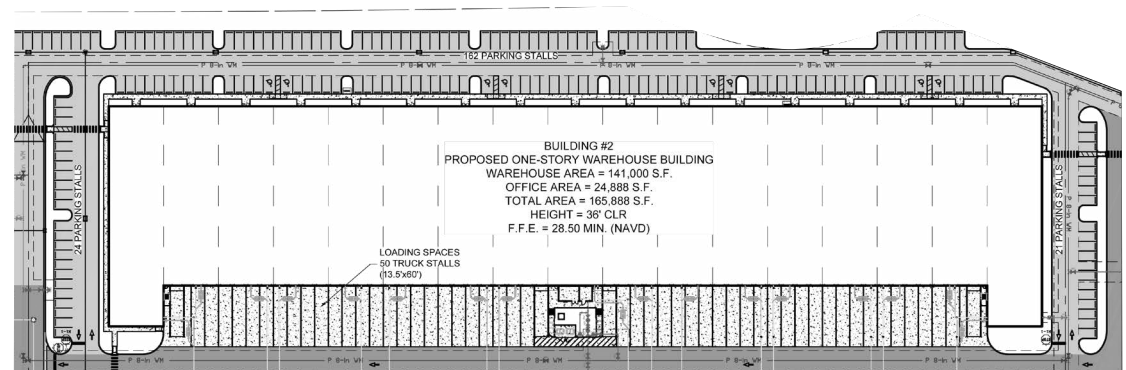
### Building 1



## Building 2

- Total Area = 165,888 SF
- Warehouse Area = 141,000 SF
- Office Area = 24,888 SF
- Height = 36' Clear

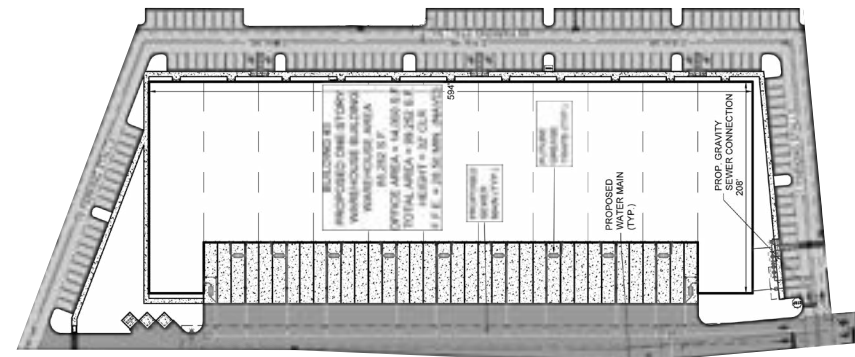
### Building 2



## Building 3

- Total Area = 99,252 SF
- Warehouse Area = 85,252 SF
- Office Area = 14,000 SF
- Height = 32' Clear

### Building 3

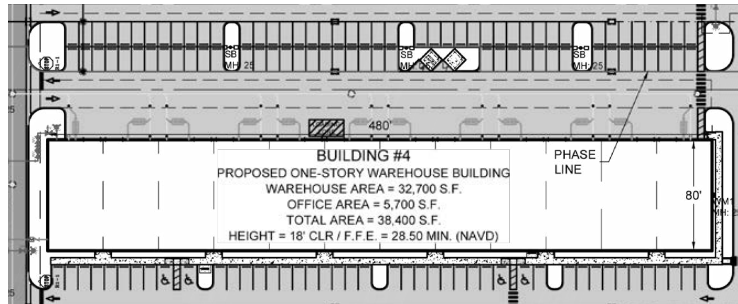




# Floor Plans

Grade-Level Flex (Starting at 3,000 SF)

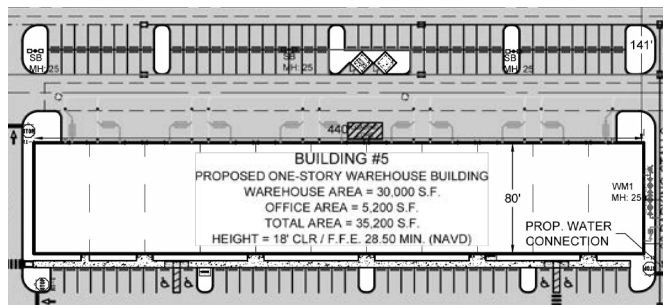
### Building 4



## Building 4

- Total Area = 38,400 SF
- Warehouse Area = 32,700 SF
- Office Area = 5,700 SF
- Height = 18' Clear

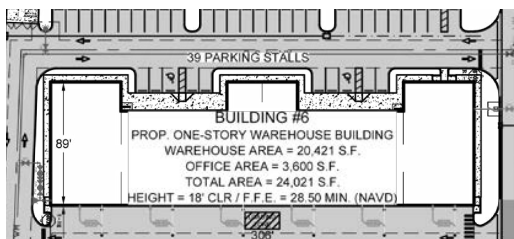
### Building 5



## Building 5

- Total Area = 35,200 SF
- Warehouse Area = 30,000 SF
- Office Area = 5,200 SF
- Height = 18' Clear

### Building 6



### Building 7



## Buildings 6 & 7

- Total Area = 24,021 SF
- Warehouse Area = 20,421 SF
- Office Area = 3,600 SF
- Height = 18' Clear



# St. Lucie County Market Drivers

## Affordable Luxury Housing

St. Lucie County offers affordable luxury housing, with a median home value of \$294,000 in 2023, driven by economic growth and a surge in new residents. The area is witnessing substantial real estate growth, attracting transplants from high-tax states. St. Lucie County stands out for its new, spacious luxury homes at lower prices compared to other South Florida counties.

## Cleveland Clinic

Cleveland Clinic, the world's No. 2 hospital according to Newsweek's 2022 list, is expanding in the area. It recently acquired 44 acres near Tradition Hospital, with plans for a \$30 million neuroscience center. This expansion is centered in Tradition, the fastest-growing area in St. Lucie County.

## Cities of Fort Pierce and Port St. Lucie

Fort Pierce, often called the Sunrise City, and Port St. Lucie are neighboring cities in St. Lucie County, Florida. Fort Pierce is known for its historic downtown and cultural activities, while Port St. Lucie is a rapidly growing city with a diverse economy and a hometown feel. These two cities together contribute to the dynamic landscape of St. Lucie County.

## Port St. Lucie County

Port St. Lucie County is known for its business-friendly environment and quality of life. The population has grown significantly, and the county anticipates further growth. Its open spaces, affordable land, lower living costs, and skilled workforce make it an ideal location for companies and residents.

## Fort Pierce Deep Sea Port

The Port of Fort Pierce is transitioning from cargo operations to yacht maintenance, creating jobs and a waterfront. The redevelopment will establish it as a sought-after destination for mega yachts on the U.S. Eastern Seaboard.

## Treasure Coast International Airport

This general aviation airport and business park serve aviation flight schools and customs services. The county plans to invest \$19 million in improvements, including a new taxiway connector, to enhance the airport's capabilities.

## Indian River State College

Indian River State College is a growing education hub with over 25,000 students. It's known for the "Promise Program," offering tuition-free associate degrees to local high school graduates, leading to increased enrollment.

## Largest Employers St. Lucie County

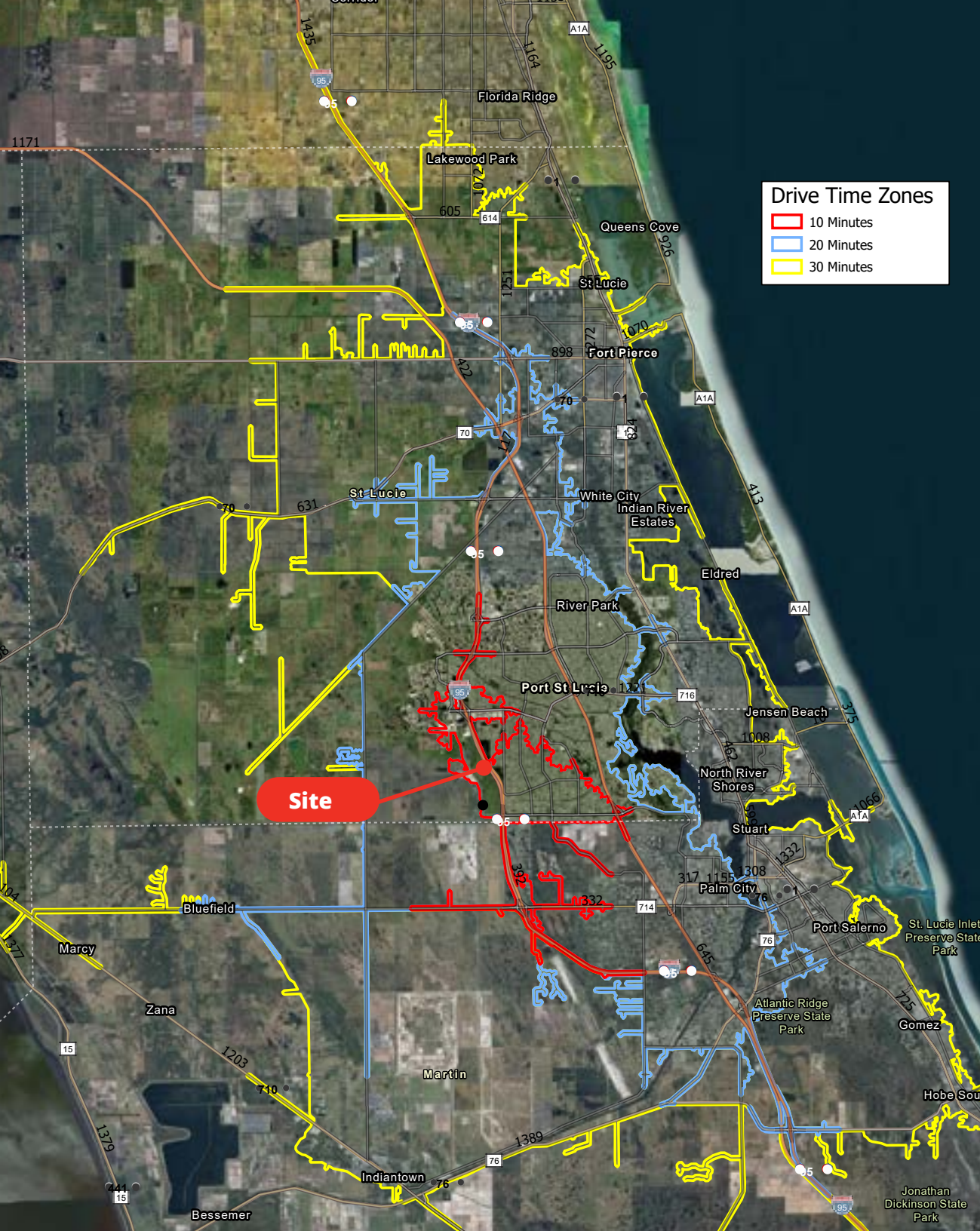
St. Lucie Public Schools	5,253
HCA Florida Lawnwood Hospital	1,847
Cleveland Clinic Martin Health	1,500
City of Port St Lucie	1,363
Walmart Distribution Center	1,273
HCA Florida St. Lucie Hospital	937
St. Lucie County	791
Indian River State College	734
Pursuit Boats	684
Florida Power & Light Co.	610

Sources: St. Lucie EDC and Indian River State College





# Demographics



**Drive Time Zones**

- 10 Minutes
- 20 Minutes
- 30 Minutes



**2024 Population**  
 3 Miles: 61,537  
 5 Miles: 126,193  
 10 Miles: 285,429



**2029 Population Projection**  
 3 Miles: 75,515  
 5 Miles: 153,645  
 10 Miles: 341,292



**2024 Households**  
 3 Miles: 21,732  
 5 Miles: 45,107  
 10 Miles: 108,983



**2029 Households Projection**  
 3 Miles: 26,684  
 5 Miles: 54,868  
 10 Miles: 129,871



**Average Household Income**  
 3 Miles: \$96,296  
 5 Miles: \$96,436  
 10 Miles: \$93,102



Miller Construction Company  
  
*relationships that build™*

**BTH**  
 DEVELOPMENT  
 PARTNERS



SW Hegener Drive | Port St. Lucie, FL 34953

**Michael Falk, CCIM, SIOR**

Executive Vice President  
 +1 561 662 2624  
 michael.falk@colliers.com

**Corey Walewski**

Associate  
 +1 561 721 1831  
 corey.walewski@colliers.com

**Colliers**

901 Northpoint Parkway, Suite 109  
 West Palm Beach, FL 33407  
 +1 561 478 6400

TCPbuild.com



colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

Accelerating success.