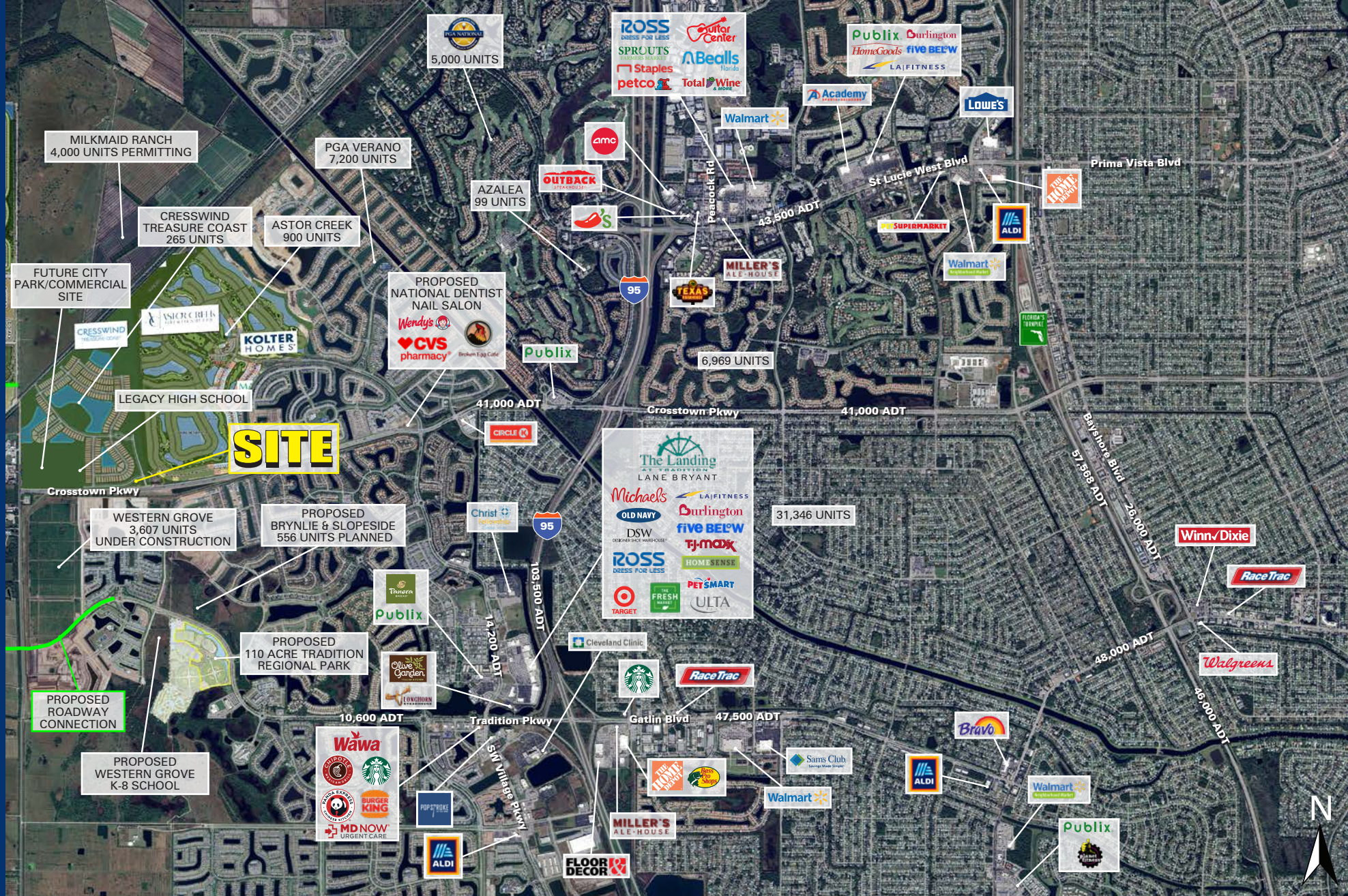


PORT ST LUCIE, FL

NWC OF CROSSTOWN PKWY & SW CRESSWIND WAY

+/- 3.76 ACRES AVAILABLE



PROJECT DETAILS

NWC OF CROSSTOWN PKWY & SW CRESSWIND WAY • +/- 3.76 ACRES AVAILABLE

PROPERTY HIGHLIGHTS

- Parcel 1 - 1.56 Acres
- Parcel 2 - 1.03 Acres
- Parcel 3 - 1.18 Acres
- Surrounded by over 40,000 future residential units within 4 miles of site
- Legacy High School opened August 2025 with over 1,500 students from grades 9-11. In August 2026, a senior class will bring enrollment to over 2,000 students
- Saint Lucie County has seen annual population growth of 3.79%
- Multiple points of ingress/egress

ZONING

PUD

COUNTY

St. Lucie

DEMOGRAPHICS

3 MILE

5 MILE



2025 POPULATION

23,150

60,420



2029 POPULATION

31,122

74,863



POPULATION GROWTH

6.10%

4.38%



AVERAGE HH INCOME

\$107,472

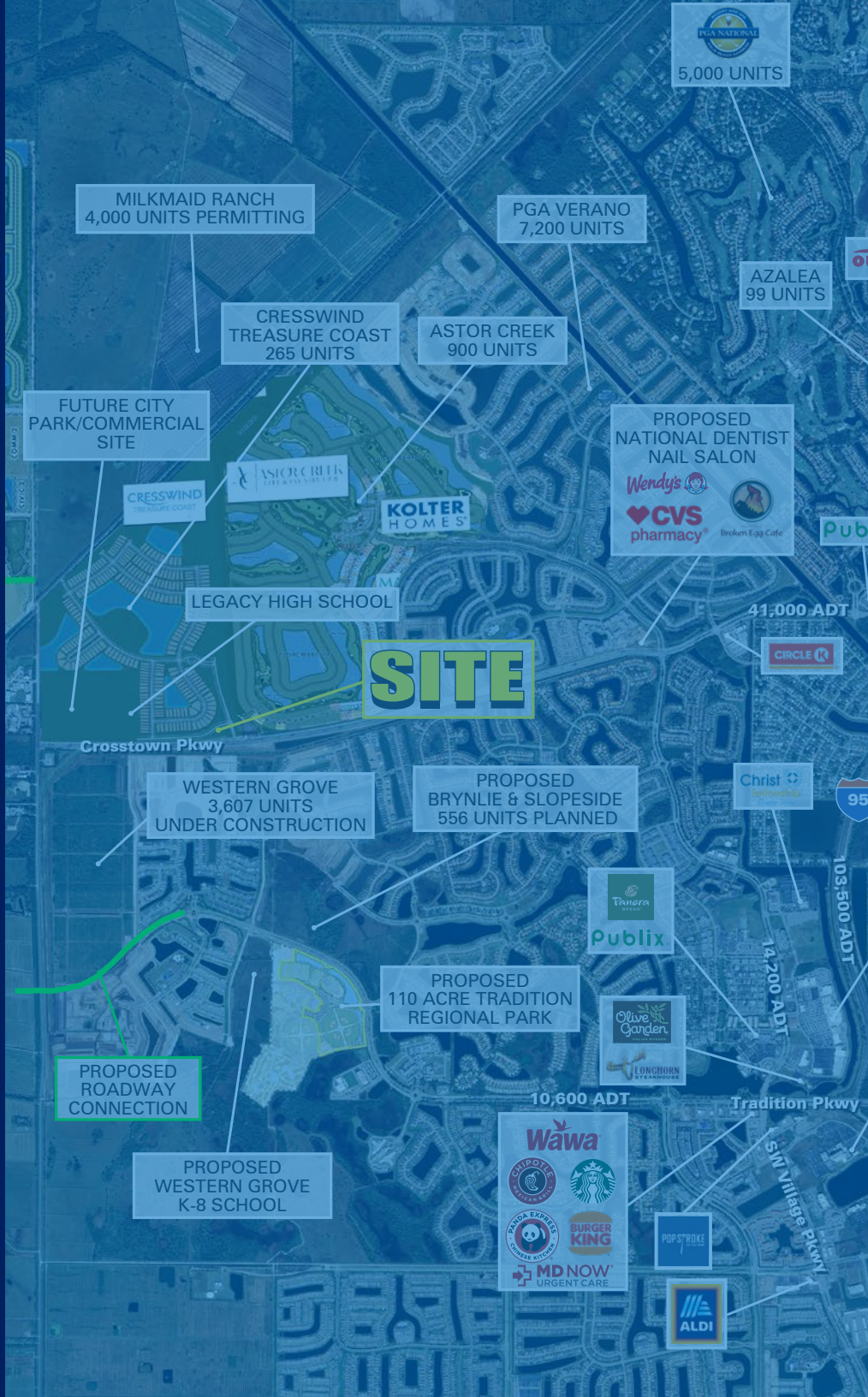
\$103,898



HIGH AERIAL







PORT ST LUCIE, FL

NWC OF CROSTOWN PKWY & SW CRESSWIND WAY

+/- 3.76 ACRES AVAILABLE

COLIN WARREN

516.314.3846

CWARREN@ATLANTICRETAIL.COM

TRAVIS LANGHORST

561.424.3026

TLANGHORST@ATLANTICRETAIL.COM



**ALBANY
ATLANTA
BOSTON
CHARLOTTE
LOS ANGELES
NEW YORK CITY
ORLANDO
PITTSBURGH
WEST PALM BEACH**

HOLTEC BUILDING
1001 N US HWY ONE, SUITE 600
JUPITER, FL 33477
561.427.6699

WWW.ATLANTICRETAIL.COM

LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES

INSTAGRAM.COM/ATLANTIC_RETAIL/

**REALTY
RESOURCES**