



PORT ST. LUCIE, FLORIDA

# Town Centre North

10045 S U.S. Hwy 1  
Port St. Lucie, FL 34952

LAT: 27.280471 | LONG: -80.295775

BOX SIZE: 65,840 SQ. FT

TRAFFIC COUNTS: 41,000 DAILY



**Town Centre North occupies a prime spot in the coveted Regional Retail stretch of the Treasure Coast.**

Spanning 4.5 miles along the main eastern corridor through Stuart, Jensen, and Port St Lucie, this area features the Treasure Coast Mall and hosts numerous national and regional tenants. Located in Port St Lucie, Town Centre North offers **65,840 sq.ft.** with **316' of frontage** on US1. The property is impeccably maintained, both inside and out.

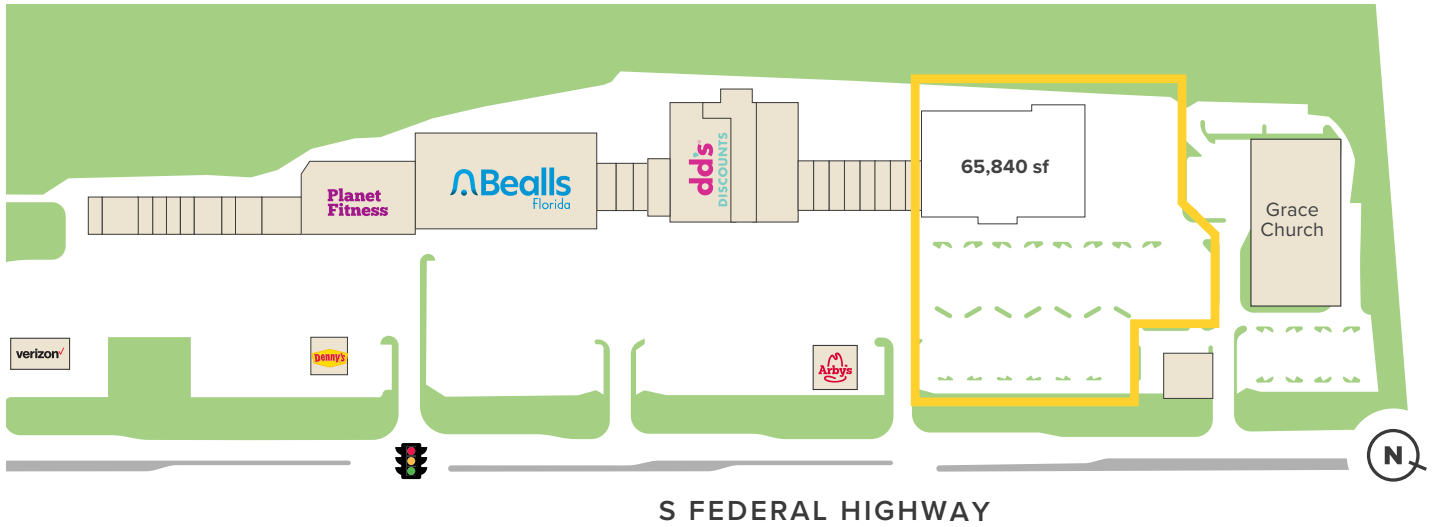
**The Property Includes:**

- ▶ 2 loading docks
- ▶ New roof
- ▶ Fresh paint
- ▶ Over 2,000 amps of electrical capacity
- ▶ Backup generator for 3 days of power
- ▶ Kitchen infrastructure

## NOW LEASING!

Leasing Agent: **Jeff Kalil**  
(954) 254-2292 | jkalil@woolbright.net

# TOWNE CENTRE NORTH



## 2023 est. Demographics

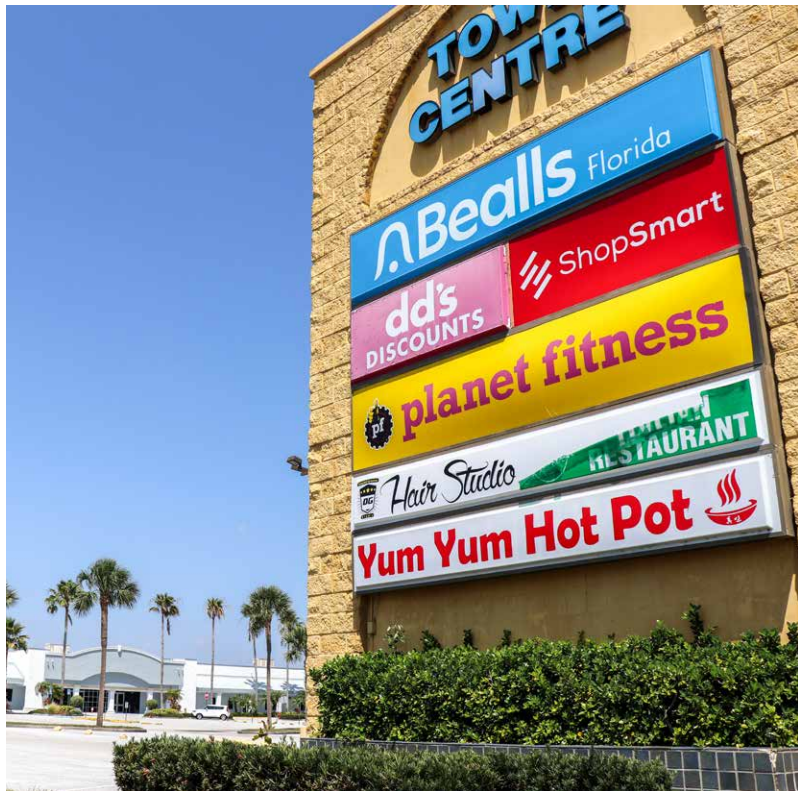
	1 Mile	3 Mile	5 Mile
POPULATION	10,018	56,338	125,569
HOUSEHOLDS	4,170	24,467	52,083
AVERAGE HOUSEHOLD INCOME	\$75K	\$80K	\$93K
MEDIAN AGE	45	50	48
DAYTIME EMPLOYMENT	5,424	20,306	37,624
TRAFFIC COUNTS	41,000 Cars Daily		



**NOW LEASING!**

**WOOLBRIGHT DEVELOPMENT, INC.**

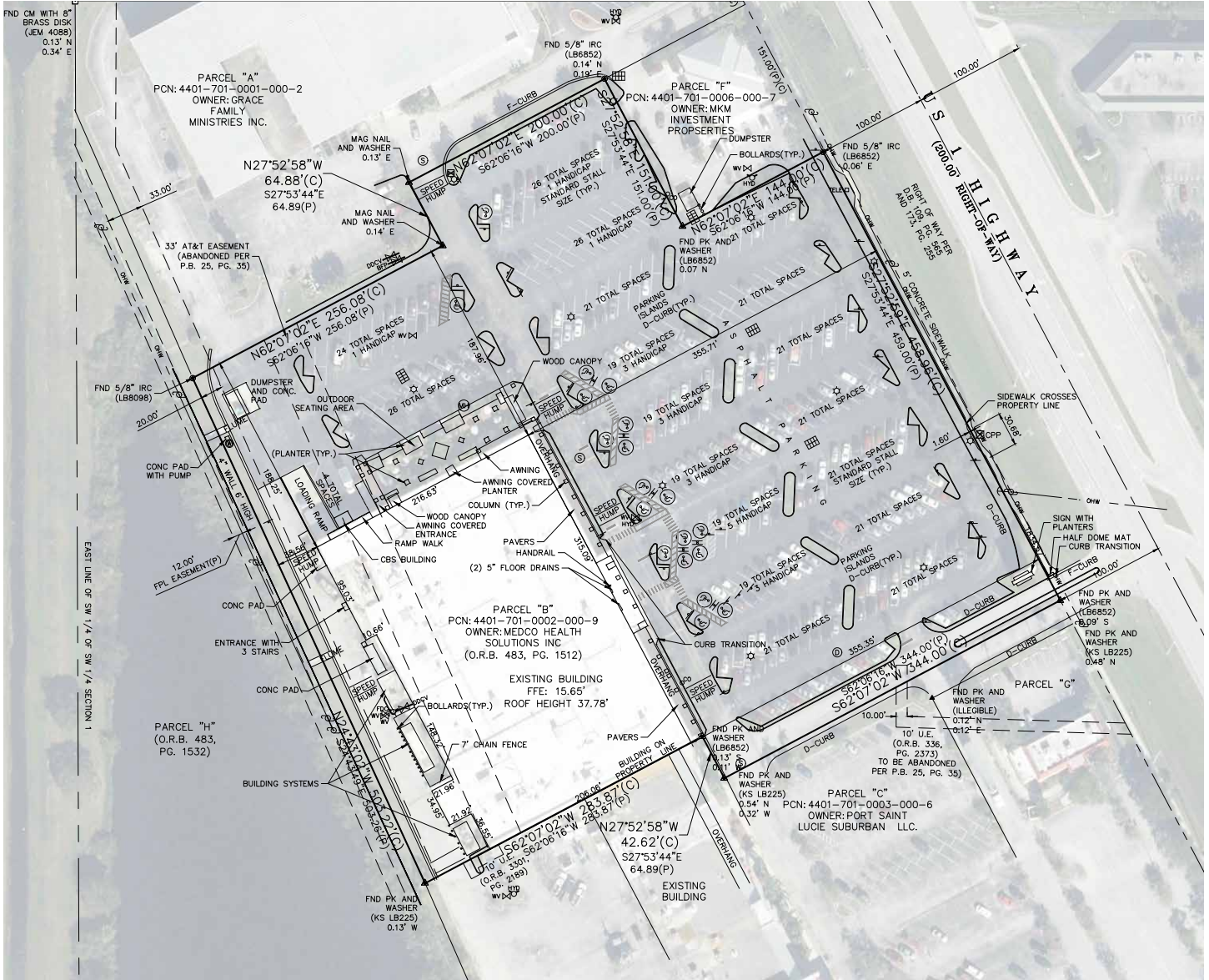
3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / [woolbright.net](http://woolbright.net)



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