



TRADITION CENTER FOR COMMERCE  
BY SANSOME GROUP & OTHERS  
1,247 ACRES - 10,000,000SF OF INDUSTRIAL



ALBERTA  
95  
103,500 AADT

SW BECKER ROAD - 14,200 AADT

UNIT #2  
BLDG 1A  
3,568 SF

For Lease | Becker road & I-95, Port St Lucie, FL

# Retail space available Q4 2026

Prime Endcap Opportunity: Secure the final unit in a brand new, 2-tenant building directly adjacent to Chipotle, Panda Express, Wendy's, and Tesla.

Benefit from the rapid expansion of the Southern Grove corridor, featuring a new Lowe's-anchored retail hub currently rising only a quarter-mile away.

\$50/SF  
\$19.50/NNN

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# Location Overview

Port St. Lucie (PSL) has rapidly transformed from a quiet suburban community into the 6th largest city in Florida and a major economic engine for the Treasure Coast. Strategically located halfway between Miami and Orlando, it offers a high quality of life that has made it one of the nation's fastest-growing metropolitan areas.

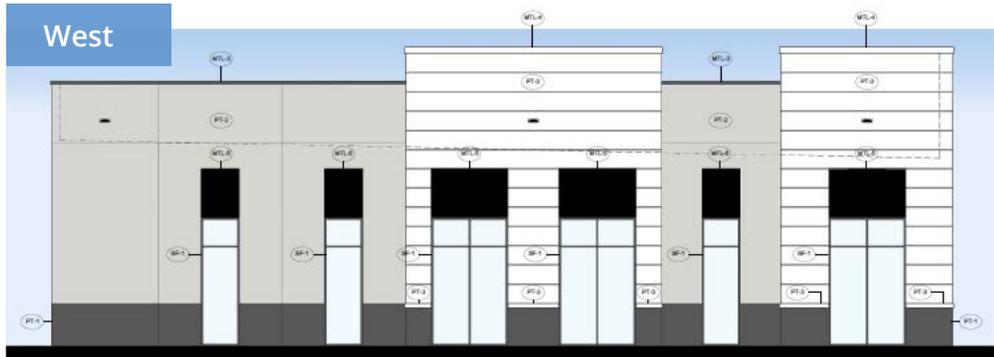
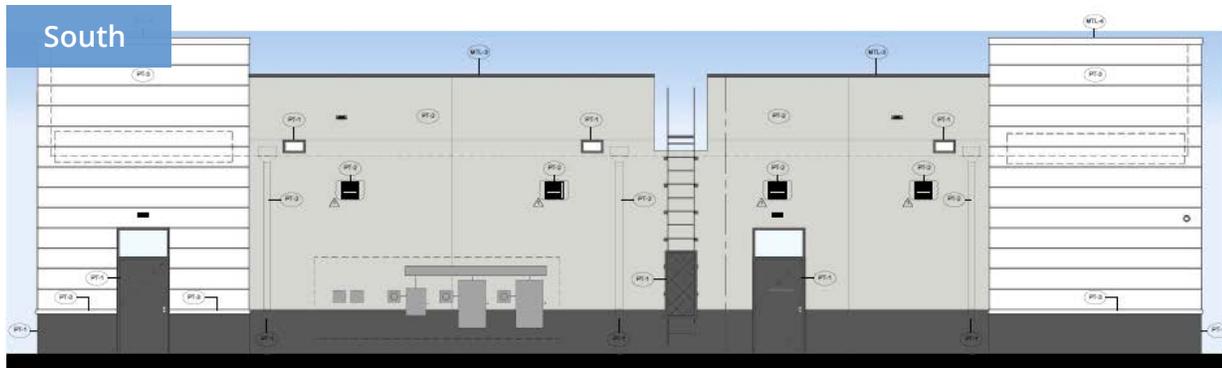
**Rapid Expansion:** The city's population reached approximately 258,575 in 2024, a staggering 24% increase since 2020.

**National Ranking:** Port St. Lucie has consistently ranked among the top 5 fastest-growing cities in the U.S.

**Demographic Shift:** While traditionally a retiree haven, the city is seeing a massive influx of families and young professionals drawn by its safety, affordability, and A-rated schools.

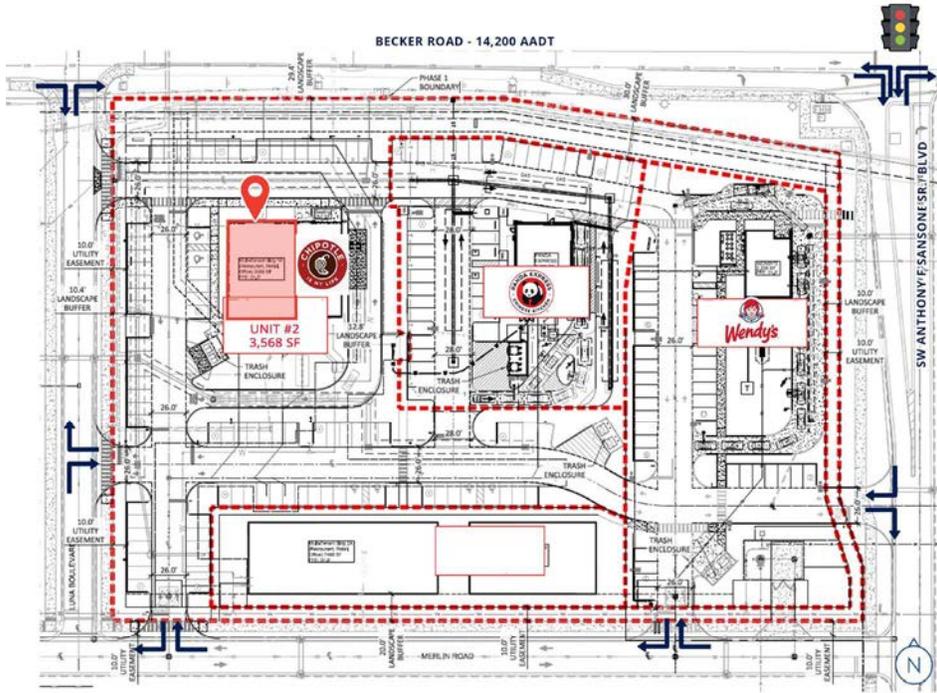


# Elevations



# Floor Plan

## Ground Floor | Unit 2



# Building Features

**3,568 SF available**

- Endcap Space adjacent to Chipotle
- Strong Co-Tenants
- Located off major highway
- High Population Density
- Several development projects in local area
- Estimated 25,000+ new residents to the immediate area
- A new 1.8M sf Costco distribution facility is also planned, expected to bring over 260 full-time jobs.

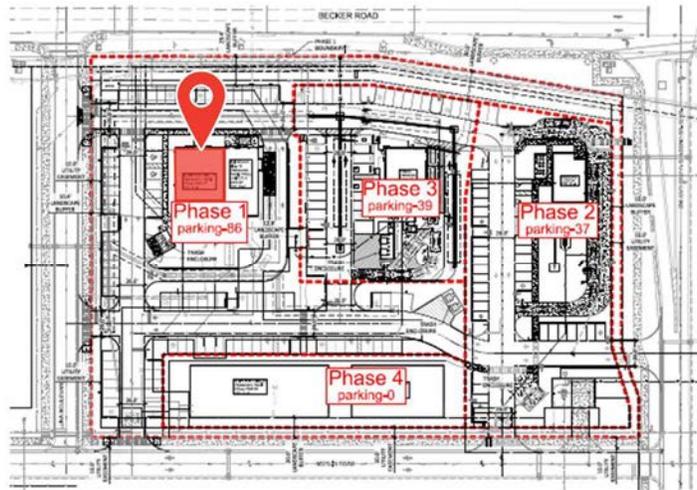




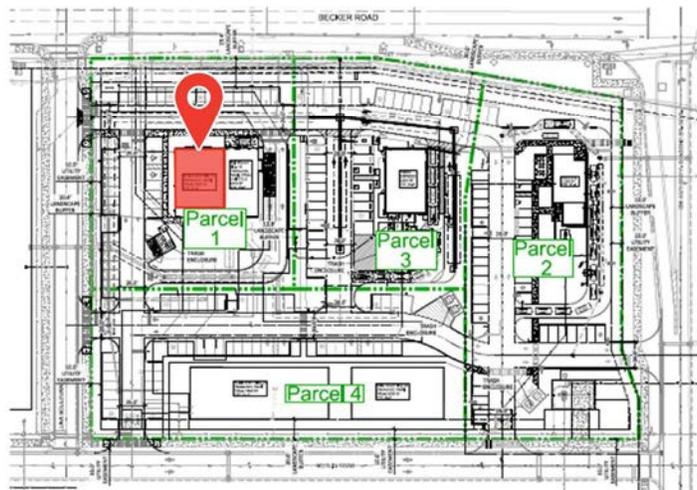
# Phase/Parcels

## Travel Distances

Highway 95	0.4 mi   1 Mins
Florida Turnpike	4.4 mi   8 Mins
West Palm Beach	46.6 mi   46 Mins
Palm Beach Airport	47.1 mi   42 Mins
Delray Beach	62.9 mi   1 hr
Fort Lauderdale	88.9 mi   1 hr 30 Mins
Orlando	133 mi   2 hrs



Phasing Plan



Parcel Plan

## Demographics



Current population

**110,226**



2030 Projected population

**128,937**



Average household income

**\$113,321**



Unemployment rate within 5 mi

**4.2%**



Owner occupied housing units

**87.5%**



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