

±14,681 SF Retail Space

St. Lucie Square, Port St. Lucie, FL 34952

NAI Southcoast



Savannas Recreation Area

±14,681 SF
Retail Space

DOLLAR TREE

ZAPATA'S
MEXICAN GRILL

tropical CAFE
SMOOTHIE

St. Lucie
Draft House

BURGER KING

Building A Better Tomorrow.
TCBA
TREASURE COAST BUILDERS ASSOCIATION
MARTIN - ST. LUCIE - INDIAN RIVER - OKEECHOBEE

HURRICANE
GRILL & WINGS



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FOR LEASE:

\$13.00/SF Modified Gross

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Property Features

Unit Size:	14,681 SF (with additional space available)
Address:	6666 S US Hwy 1, Port St. Lucie, FL 34952
Population:	122,613 - within Five Mile Radius
Parking:	Ample
Lease Rate:	\$13.00/SF Modified Gross
Daily Traffic:	US Hwy 1 - 34,500

Property Overview

In close proximity to other major retail centers, as well as several residential communities.

Located on US Highway 1, the main commercial arterial road on the east coast with 34,500 cars driving by daily on average!

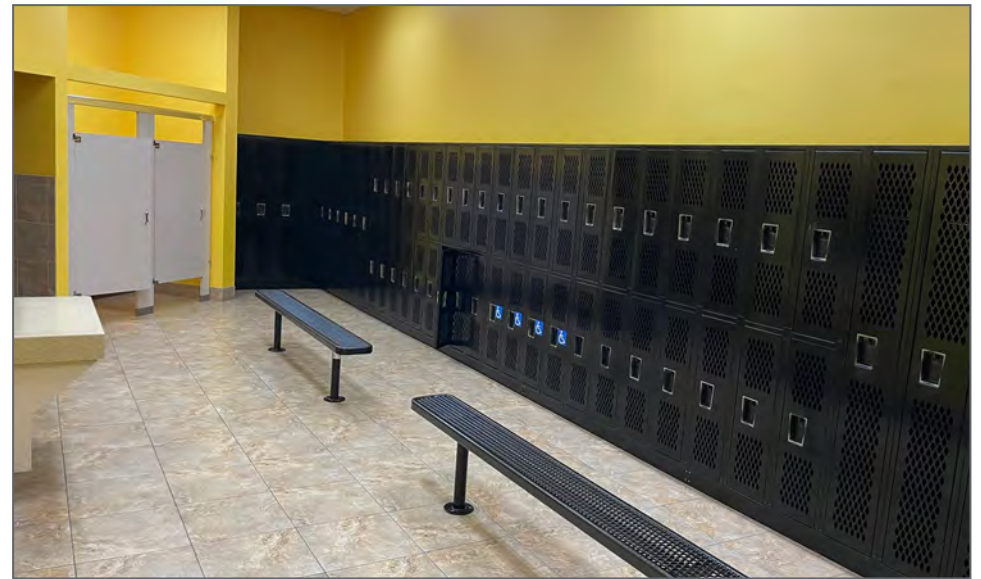
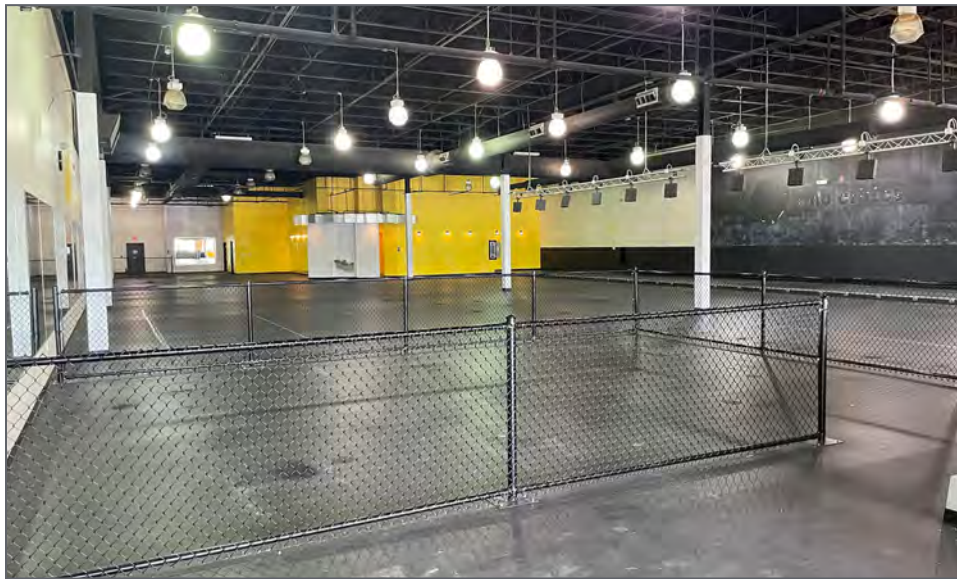
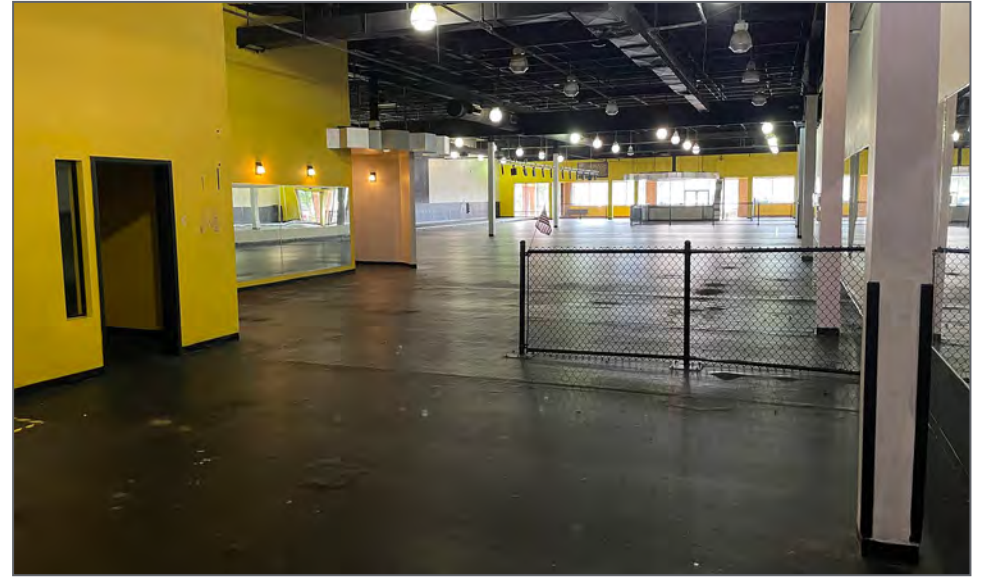
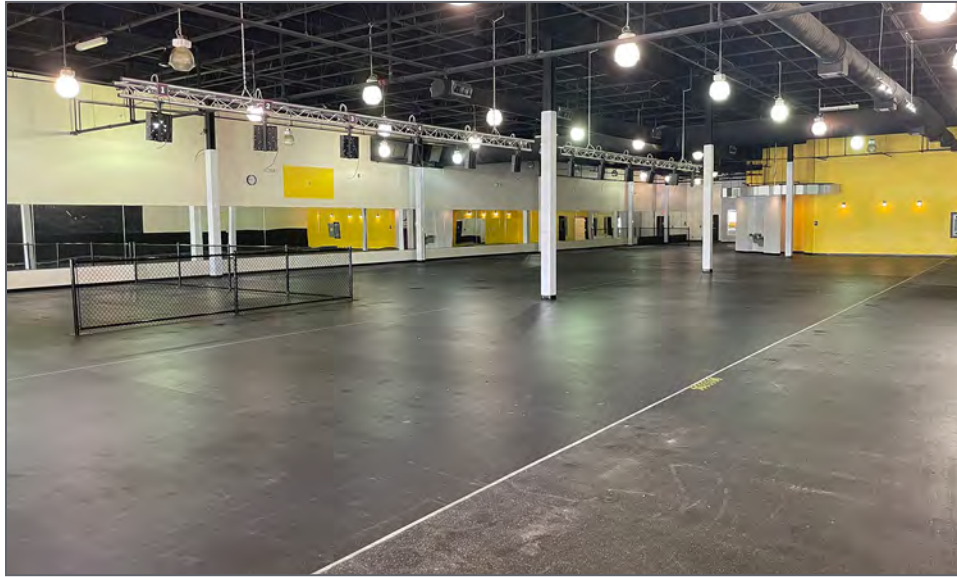
Ample parking, multiple ingress/egress points and great signage opportunities!

Join Tropical Smoothie, T Mobile, St Lucie Ale House and Dollar Tree at St Lucie Square!



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Looking North



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Looking South



±14,681 SF
Retail Space

 **DOLLAR TREE**

ZAPATA'S
MEXICAN GRILL

tropical **CAFE**
SMOOTHIE

St. Lucie
Draft House
Where Draft Tastes Has Been From Day One



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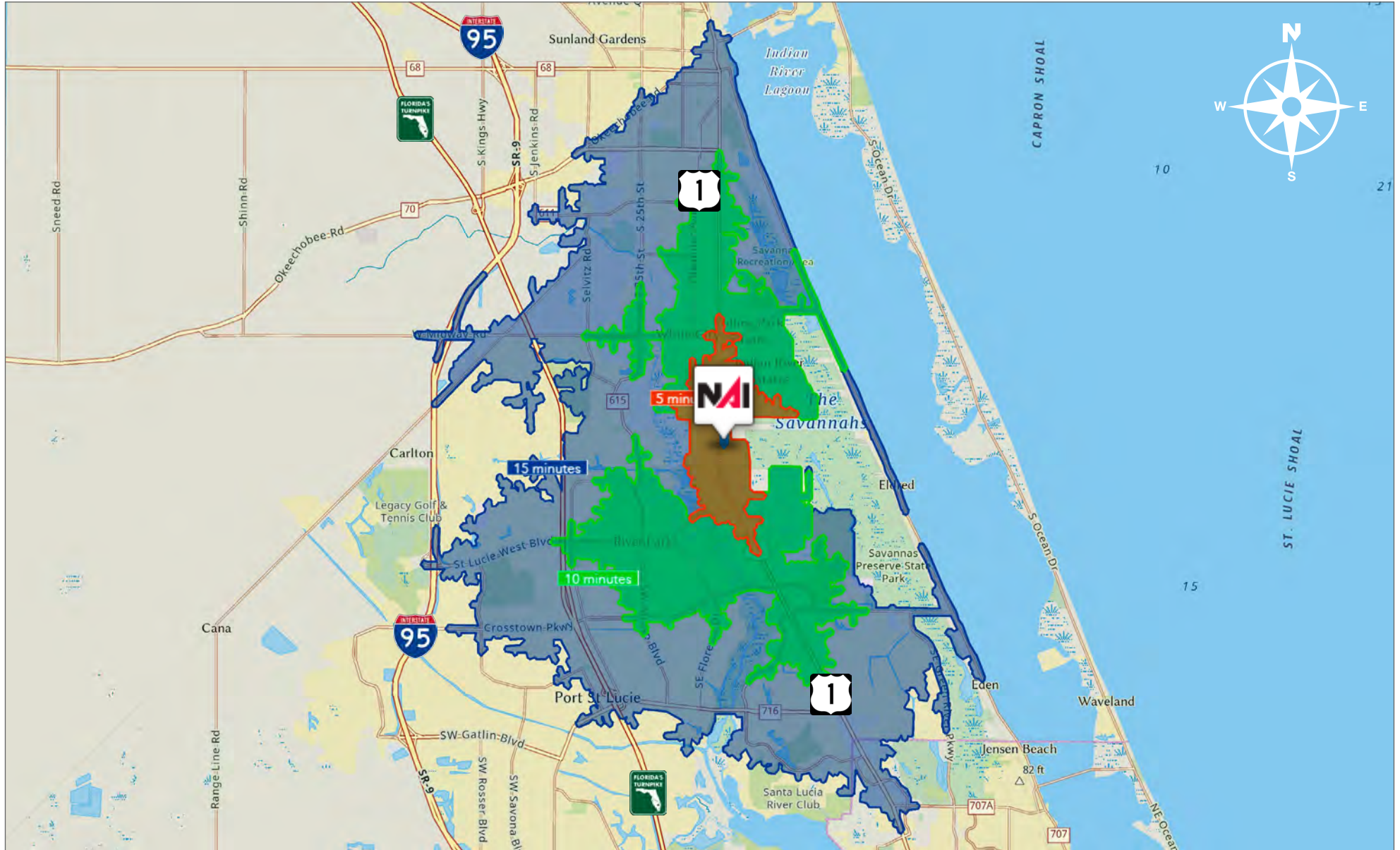




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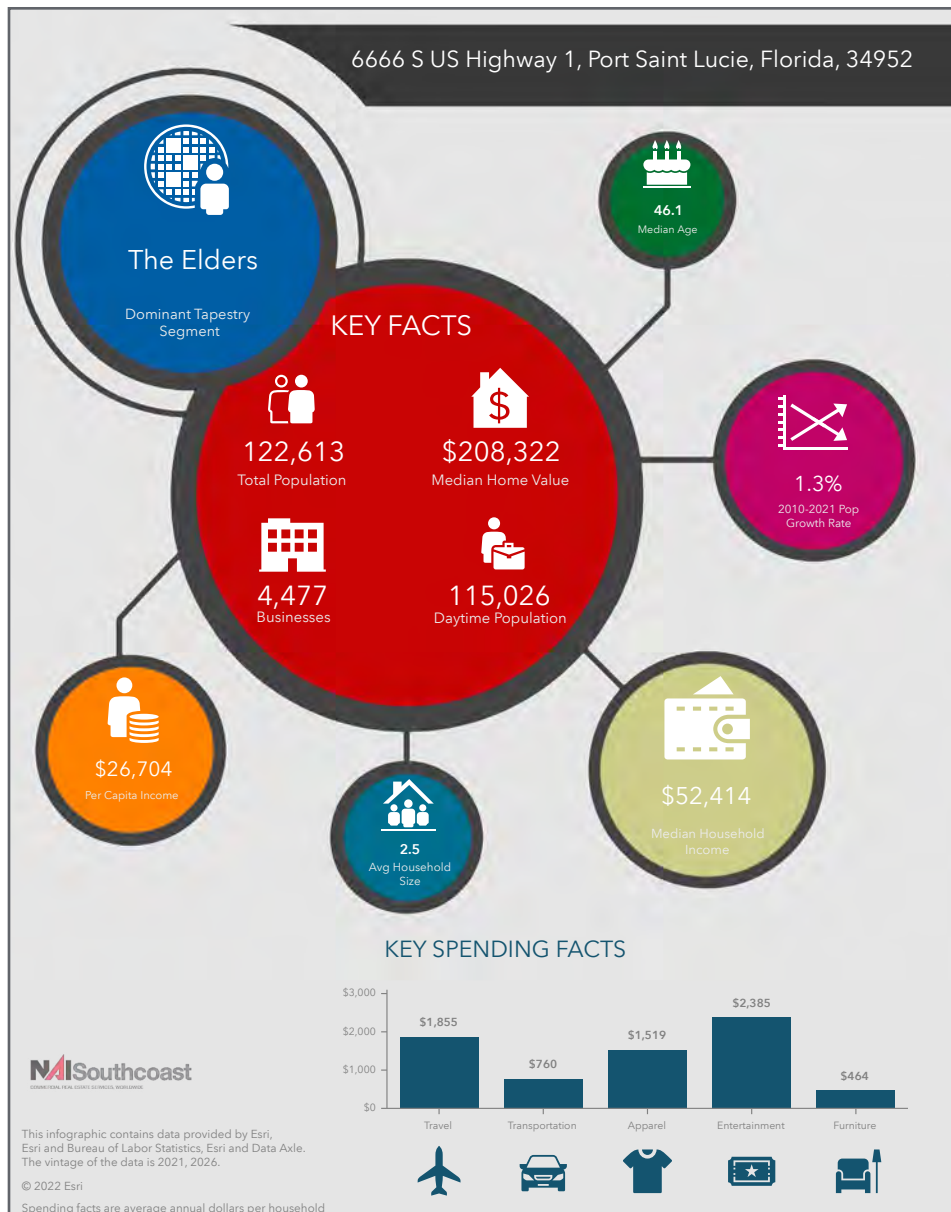
Drive Time



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2021 Demographics



Population

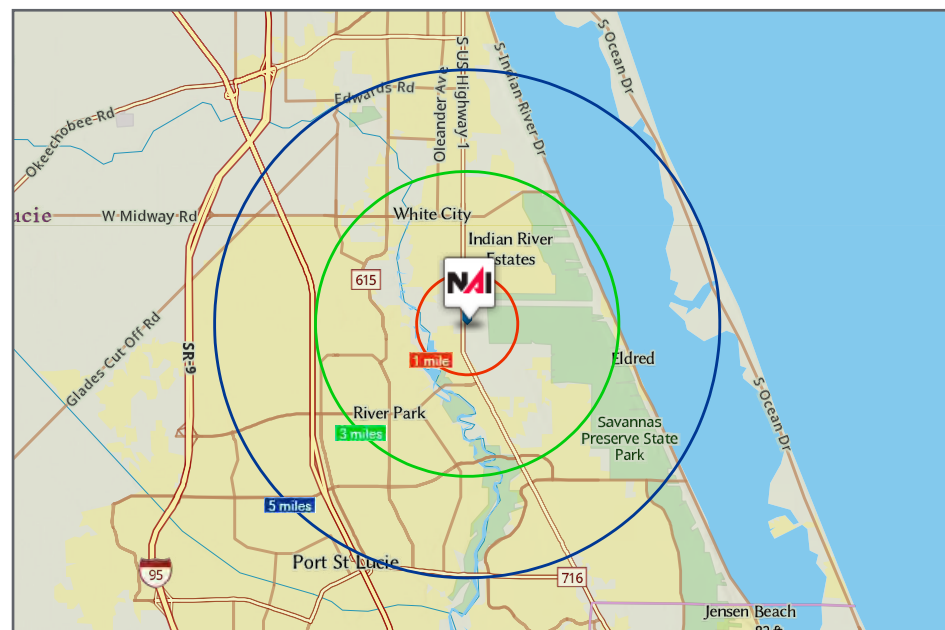
- 1 Mile: 3,509
- 3 Mile: 44,945
- 5 Mile: 122,613

Average Household Income

- 1 Mile: \$59,335
- 3 Mile: \$65,852
- 5 Mile: \$66,863

Median Age

- 1 Mile: 50.3
- 3 Mile: 48.8
- 5 Mile: 46.1



County Overview

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



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Port St. Lucie in the News

DeSantis announces \$3.5 million state infrastructure grant to expand Tradition development

August 6, 2021

<https://www.tcpalm.com/story/news/2021/08/06/gov-ron-desantis-tamco-manufacturing-facility-port-st-lucie-tradition/5509937001/>

Port St. Lucie named safest large city in Florida for tenth straight year

July 26, 2020

https://knowherenews.com/event/AXOM0_hYgaWmPMqE8Ckw?stance=0

Accel to Build New Manufacturing Facility in Port St. Lucie - 150,000 Square Foot Project is Expected to Bring 125 New Jobs to the Community

July 2, 2020

<https://www.cityofpsl.com/Home/Components/News/News/4823/1747>

Cleveland Clinic Establishes Center for Global and Emerging Pathogens Research

April 22, 2020

<https://tambonetradition.com/images/uploads/pages/cleveland-clinic-feature-story.pdf>

Proposed development would add 3.2 million square feet of industrial and distribution facilities to Tradition Center for Commerce

April 23, 2020

https://knowherenews.com/tc/event/AXGi0eZu76aOtLkItZEd?origin=newsletter&referral_code=270TDGYJ1JBBQ

Port St. Lucie adopts ambitious Southern Grove master plan, hoping for thousands of jobs

February 23, 2021

<https://www.tcpalm.com/story/news/2021/02/23/port-st-lucie-adopts-ambitious-masterplan-could-bring-29-600-jobs-southern-grove/4509457001/>

Consultants say Port St. Lucie's Southern Grove requires over \$1.7 billion in investment

February 8, 2021

<https://www.tcpalm.com/story/news/2021/02/08/developing-southern-grove-could-create-thousands-jobs-and-cost-billions/4410626001/>

Port St. Lucie approves multiple Southern Grove development deals

September 29, 2020

<https://knowherenews.com/tc/event/AXTXi04vgaWmPMqEBfeM>

'Construction is booming' and Mattamy Homes hiring in St. Lucie County

May 27, 2021

<https://traditionfl.com/construction-is-booming-and-mattamy-homes-hiring-in-st-lucie-county/>

Fast-growing Florida food service company coming to Tradition

June 2, 2021

<https://www.cityofpsl.com/Home/Components/News/News/5572/1747>

Sansone Group Celebrates Legacy Park At Tradition, A Multi-Building Industrial Commerce Park In The City Of Port St. Lucie

April 30, 2021

<https://sansonegroup.com/about-us/news/2021/sansone-group-celebrates-legacy-park-at-tradition-a-multi-building-industrial-commerce-park-in-the-city-of-port-st-lucie>

FedEx sorting center in Port St. Lucie's Legacy Park to be operational by November

February 3, 2021

<https://www.tcpalm.com/story/news/2021/02/03/fedex-regional-sorting-center-coming-port-st-lucie-operational-nov/6677420002/>

Amazon announces first fulfillment center in St. Lucie County

August 5, 2021

<https://www.cityofpsl.com/Home/Components/News/News/5674/1747>

Miami developer targets western Port St. Lucie for 372-unit apartment complex

November 11, 2019

<https://www.tcpalm.com/story/news/local/shaping-our-future/growth/2019/11/11/psl-city-council-oks-372-unit-apt-complex-tradition-commerce-center/2534666001/>

Palm Beach County 2030: Retirees, young families moving north in search of less expensive homes

December 18, 2019

<https://www.palmbeachpost.com/news/20191218/palm-beach-county-2030-retirees-young-families-moving-north-in-search-of-less-expensive-homes>

Cheney Brothers distribution center welcomed by City of Port St. Lucie

June 15, 2021

<https://mailchi.mp/9b4b353b7915/whats-next-in-tourism-for-florida-and-st-lucie-county-13393415?e=b68ab1ff3d>

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