

Retail Plaza 2,240 SF - 8,960 SF

10704 SW Village Parkway
Port St Lucie, FL 34987

FOR LEASE:
Call for Pricing

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NAI Southcoast



Offering Summary

Lease Price: Call for Pricing

Description

Located at 10704 SW Village Pkwy, this property offers versatile space options ranging from 2,240 SF to 8,960 SF. With a significant frontage of approximately 288 feet on Village Parkway, it provides excellent visibility and accessibility. The range of space sizes makes it ideal for various business needs, accommodating both small and large enterprises.

Situated in the rapidly growing city of Port St. Lucie, this property promises convenience and high traffic, making it an excellent choice for businesses looking to establish or expand their presence. Port St. Lucie is known for its expanding economy, growing residential communities, and increasing commercial developments, making it a prime area for investment opportunities.

For pricing details and further information, please contact us directly.

Property Features

Available Size: 2,240 SF - 8,960 SF

Frontage: ±288' on Village Parkway

Municipality: St Lucie County





iThink Retail Plaza

SITE

2,240 SF - 8,960 SF
FOR LEASE



SW ASHLYN WAY

SW VILLAGE PKWY



LOOKING
SOUTH

THE LANDING AT TRADITION



Cleveland Clinic
TRADITION
HOSPITAL

THE
FRESH
MARKET

iTHINK
FINANCIAL

iThink Retail Plaza

SITE

2,240 SF - 8,960 SF
FOR LEASE

SW ASHLYN WAY

SW VILLAGE PKWY

PNC BANK

RETAIL PLAZA 2,240 SF - 8,960 SF | 10704 SW VILLAGE PARKWAY, PORT ST LUCIE, FL 34987

NAISouthcoast

LOOKING
EAST

TRADITION SQUARE



HURRICANE
GRILL & WINGS

WELLS
FARGO



iThink Retail Plaza

SITE

2,240 SF - 8,960 SF
FOR LEASE

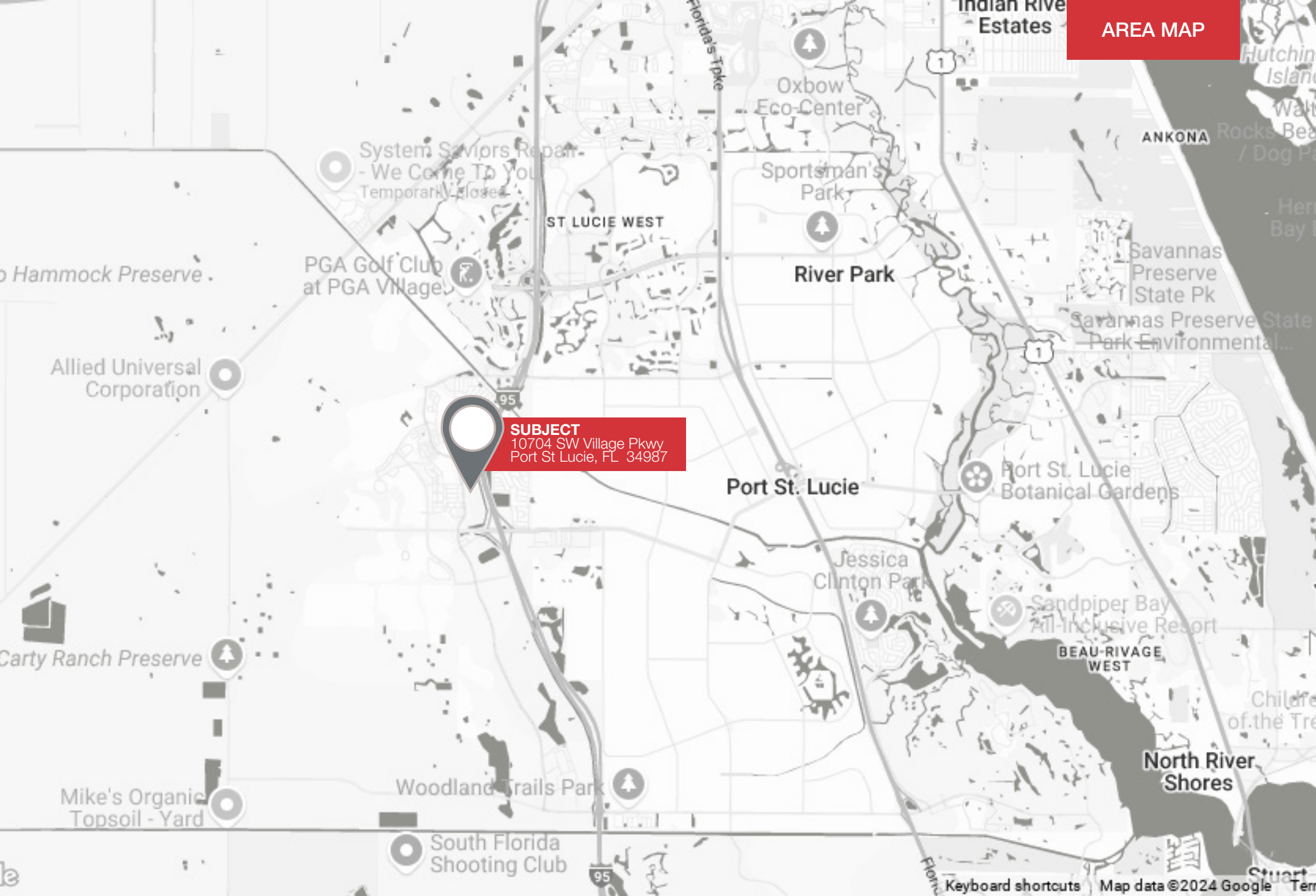
SW VILLAGE PKWY

SW ASHLYN WAY

RETAIL PLAZA 2,240 SF - 8,960 SF | 10704 SW VILLAGE PARKWAY, PORT ST LUCIE, FL 34987

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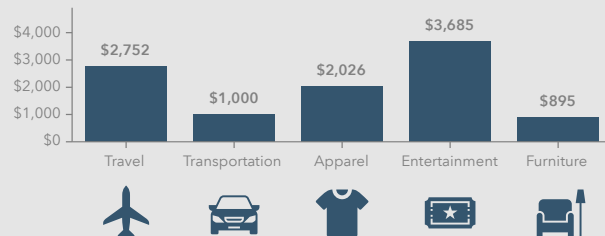




10704 SW Village Pkwy, Port Saint Lucie, Florida, 34987
Ring: 5 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

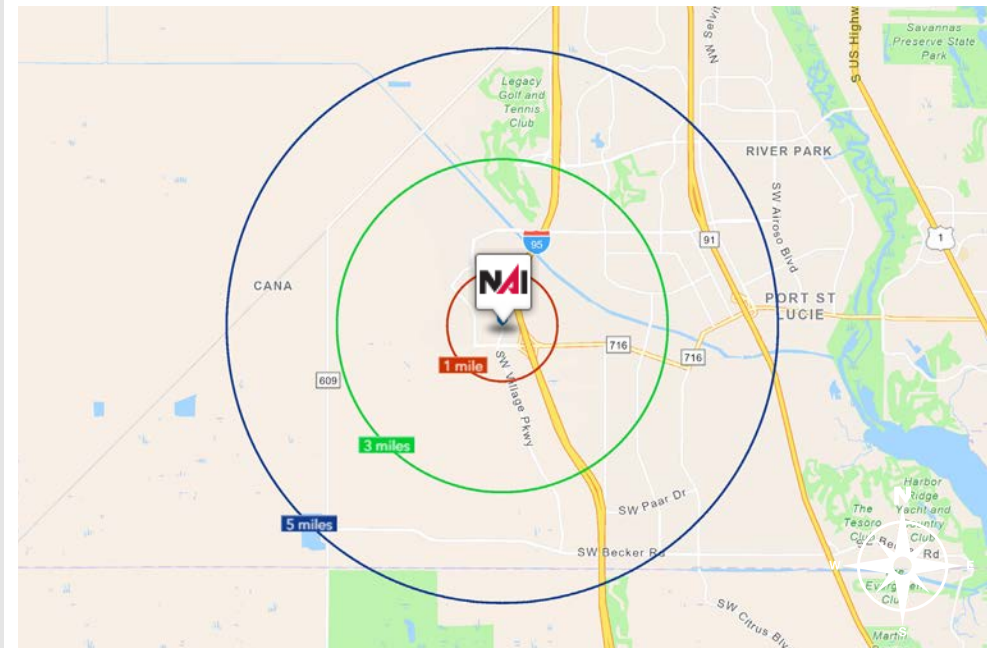
1 Mile:	7,616
3 Mile:	59,595
5 Mile:	127,048

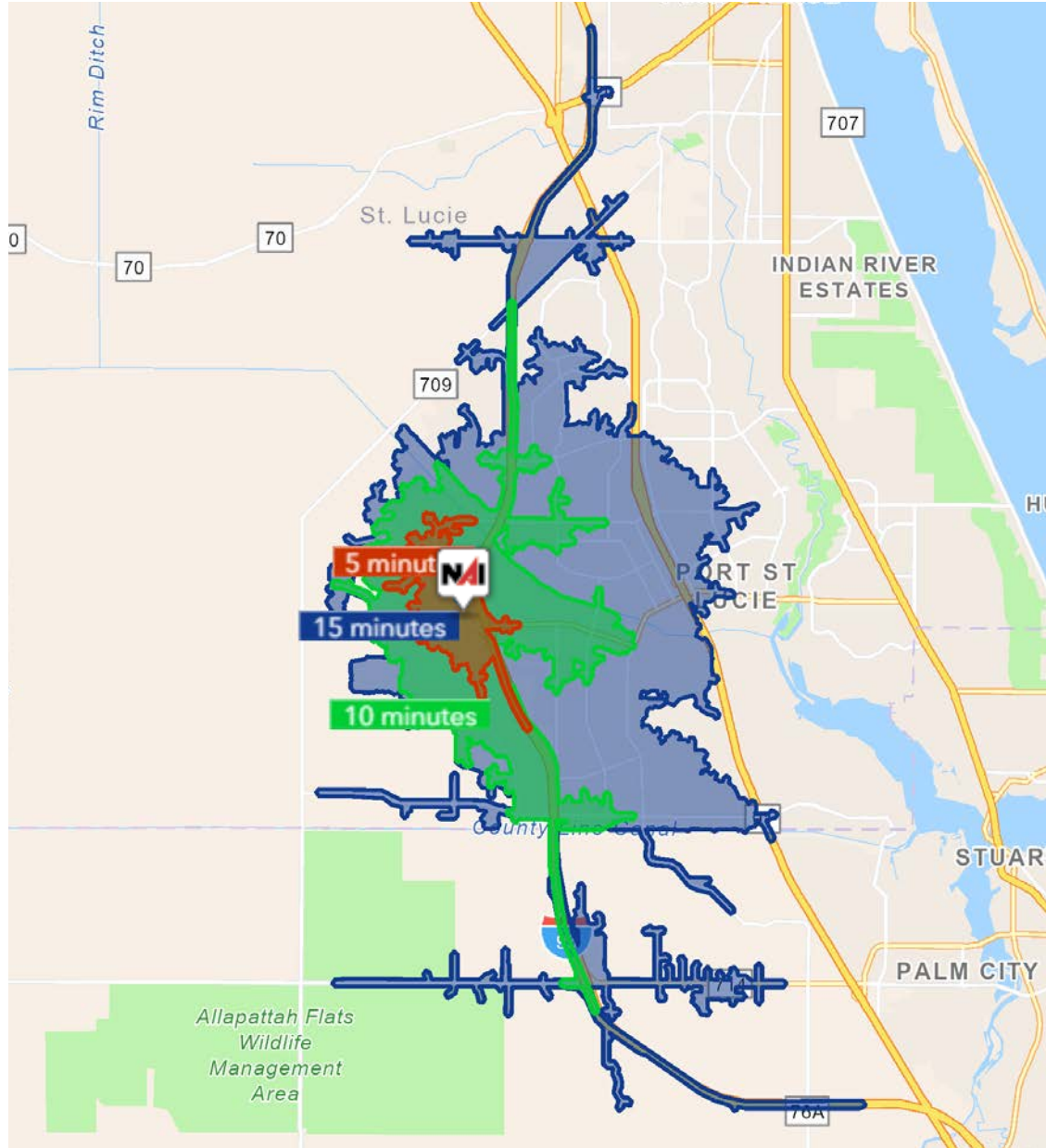
Average Household Income

1 Mile:	\$89,141
3 Mile:	\$101,236
5 Mile:	\$100,537

Median Age

1 Mile:	50.0
3 Mile:	49.8
5 Mile:	46.5





5 Minutes	10 Minutes	15 Minutes
2,360 2010 Population	18,800 2010 Population	83,102 2010 Population
7,327 2024 Population	52,041 2024 Population	156,032 2024 Population
210.4% 2010-2024 Population Growth	176.8% 2010-2024 Population Growth	87.7% 2010-2024 Population Growth
4.21% 2024-2029 (Annual) Est. Population Growth	5.02% 2024-2029 (Annual) Est. Population Growth	3.13% 2024-2029 (Annual) Est. Population Growth
56.3 2024 Median Age	50.8 2024 Median Age	44.8 2024 Median Age
\$97,257 Average Household Income	\$100,103 Average Household Income	\$100,854 Average Household Income
56.7% Percentage with Associates Degree or Better	50.6% Percentage with Associates Degree or Better	44.4% Percentage with Associates Degree or Better
73.8% Percentage in White Collar Profession	61.9% Percentage in White Collar Profession	57.6% Percentage in White Collar Profession

St Lucie County

Economic Expansion, 2019 - Present

Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652	236,000
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
Calendar Year 2020	California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25	75ft. Tower
	FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490	0	469	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,146	0	‡	3,220,000
	Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
	Wolflube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	15	30,000
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	17	17,000
	Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
	Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	201	427,000
	Contender Boats	Marine	St. Lucie County	NEW	200	0	131	100,000
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	40	33,000
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	23	17,000
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	95	16,375
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
	Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	52	650,000
	Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	470	106,000
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	20	32,000

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	300	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	12	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	10	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	652	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
				2,864	804	982	3,384,924

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	259*	170	0	389,000
Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	3	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	71	113,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	120	23,456
				1,641	361	194	2,490,310

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** New facility in 2022, jobs transferred from 2019 project
‡ Includes full-time, part-time and per diem workers



City of Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development patter has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

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 358,704 and has experienced growth of over 28% 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 52 schools with a total of 43,612 students and 8,800 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.



OFFERING SUMMARY



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