

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Wylder

4,000 Units

OAK RIDGE RANCHES

9,690 Units

ASITOR CREEK
GOLF & COUNTRY CLUB

900 Units

Central Park
St. Lucie

DR HORTON
LENNAR
MARONDA
RYAN
taylor morrison

1,122 Units

PGA VILLAGE
VERANO

2,511 Units

Havens

60 Units

ALTON
CENTRAL PARK

318 Units

Crosstown Commons
MARONDA
Homes

202 Units

	Unit/ Outparcel	SF/AC	Status	Tenant
West Building	1	2,600	Leased	Veterinarian
	2	1,500	In Lease Review	Orthodontics
	3	1,600	LOI in Process	Fitness
	4	1,300-5,049	Available	
	5	3,000	Leased	Dentist
	6	4,500	Leased	Nail Salon
East Building	7	2,000	LOI in Process	Retail
	8	1,300-4,533	Available	
	9	2,700	Leased	Liquor Store
	10	2,016	Leased	Pinch-A-Penny
	11	3,000	Available	
	12	4,000	Leased	Another Broken Egg Café
Outparcel	1	0.77 AC	Leased	Wendy's
	2	0.90 AC	LOI in Process	QSR

KEY ■ Available ■ Leased ■ LOI in Process ■ In Lease Review



VITALIA
AT TRADITION

1,200 Units

41,000 AADT SW CROSSTOWN PKWY

A DEVELOPMENT BY: **H** **Hunington**

Presented by

J. Jeffery Allman, Jr.

o: +1 772 678 7608
m +1 772 283 1555
jeff.allman@cushwake.com

FOR LEASE
\$48/SF NNN (END CAPS)
\$42/SF NNN (INLINE)

OUTPARCELS
\$95K NNN (Ground Lease)
\$45/SF (Land Purchase)

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Property Details

- Address: Crosstown Pkwy & Verano Pkwy
- Parcel IDs: 3332-700-0032-000-1
3332-700-0030-000-7
- Pricing: \$48/SF NNN (End Caps) / \$42/SF NNN (Inline)
Outparcels: \$95K NNN (Ground Lease)
\$45/SF (Land Purchase)
- Available Size: 1,300 - 5,064 SF
- Frontage: ±350' on SW Village Parkway
±700' on Crosstown Parkway
- Estimated Delivery: June 2026
- Access: Signalized / Lighted
- AADT: 41,000 and growing with major communities under construction

Property Overview

Prime commercial leasing opportunity in Tradition, the fastest growing town on the Treasure Coast. The property has been conceptually laid out for inline space with two outparcels. The site is in an ideal location with the recent completion of the Crosstown Parkway extension now connecting to Rangeline Road to the West. The site is located nearby Publix and residential developments from homebuilders, including DR Horton, Ryan Homes, Mattamy Homes, Kolter, Taylor Morrison, GHO Homes, and more.

The property is situated at the signalized intersection of Crosstown Parkway and Verano Parkway. This site enjoys the benefits of its location on a main east/west thoroughfare with an interchange with I-95, just 1 mile east. Moreover, there is a limited amount of commercial (existing and proposed) in the vicinity of this property, providing insulation from competitors on this crucial entrance to Tradition and Verano.



Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$116,147	54.6
3 Miles	\$115,676	53.9
5 Miles	\$109,659	49.0

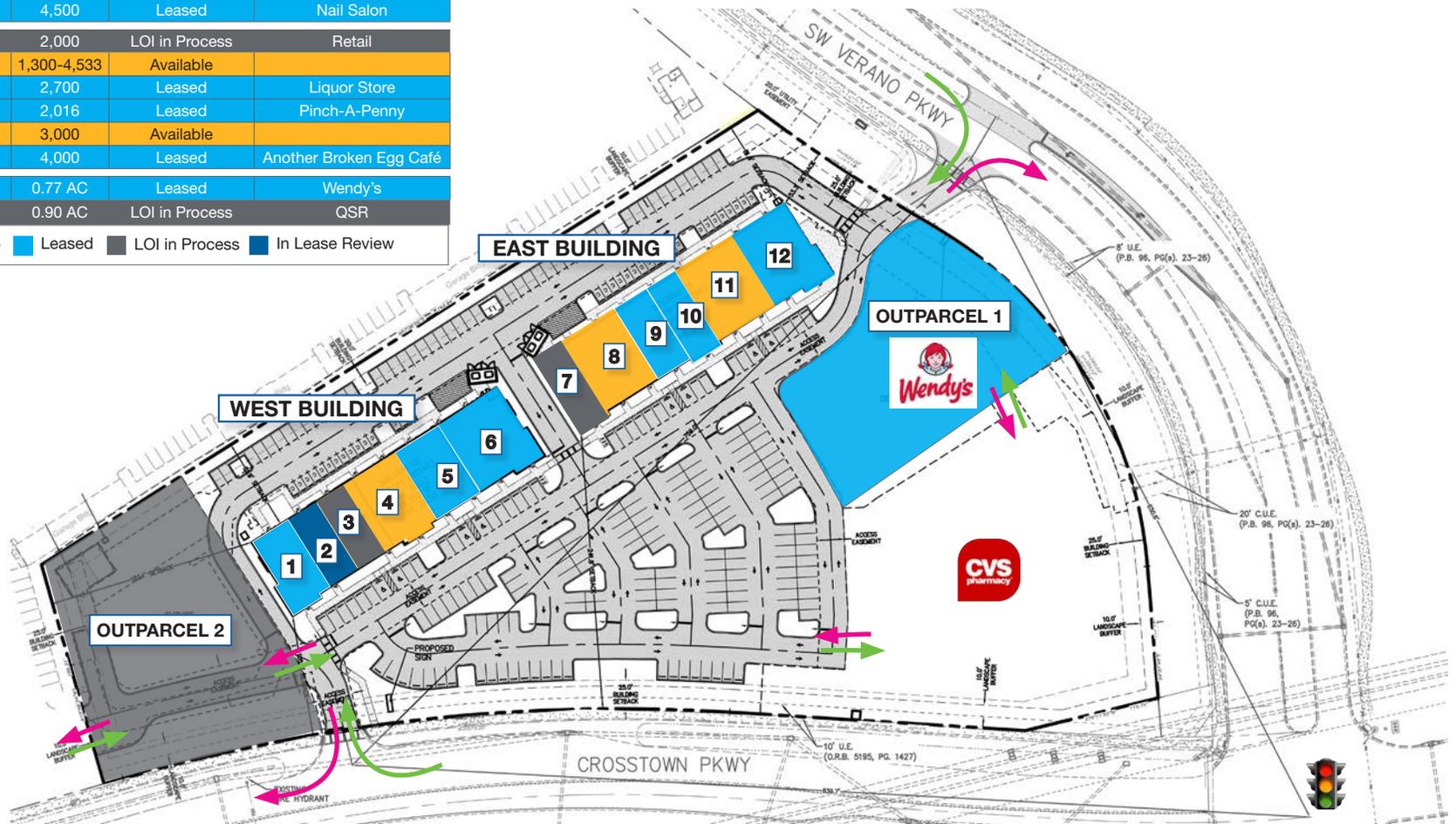
Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Concept Site Plan

	Unit/ Outparcel	SF/AC	Status	Tenant
West Building	1	2,600	Leased	Veterinarian
	2	1,500	In Lease Review	Orthodontics
	3	1,600	LOI in Process	Fitness
	4	1,300-5,049	Available	
	5	3,000	Leased	Dentist
	6	4,500	Leased	Nail Salon
East Building	7	2,000	LOI in Process	Retail
	8	1,300-4,533	Available	
	9	2,700	Leased	Liquor Store
	10	2,016	Leased	Pinch-A-Penny
	11	3,000	Available	
	12	4,000	Leased	Another Broken Egg Café
Outparcel	1	0.77 AC	Leased	Wendy's
	2	0.90 AC	LOI in Process	QSR

KEY	Available	Leased	LOI in Process	In Lease Review
				



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

LOD

West



East



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987



PUBLIX MARKET AT VERANO

103,500 AADT



PGA VILLAGE
VERANO.
2,511 Units

DISCOVERY PLAZA

FLORIDA DERMATOLOGY SPECIALISTS
BatteriesPlus
Times Square Pizza
IN AND OUT LIQUORS

Heritage Oaks
525 Units

Crosstown Commons
MARONDA Homes
202 Units

SW CROSSTOWN PKWY 41,000 AADT

SW VILLAGE PKWY

Outparcel 0.77 Acres

±5,433 SF AVAILABLE

±5,049 SF AVAILABLE

Outparcel 0.90 Acres

VITALIA
AT TRADITION
1,200 Units

PGA VILLAGE
VERANO.
2,511 Units

SW VERANO PKWY 14,200 AADT

SW CROSSTOWN PKWY EXTENSION - NOW OPEN

Central Park St. Lucie

BRB HORTON American's Builder
LENNAR
MARONDA Homes
Ryan Homes
taylor morrison
1,122 Units

ALTON
CENTRAL PARK
318 Units

Havens
60 Units

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987



PUBLIX MARKET AT VERANO

DISCOVERY PLAZA

PGA
VILLAGE
VERANO,
2,511 Units

Crosstown Commons
MARONDA
Homes
202 Units

Heritage Oaks
525 Units

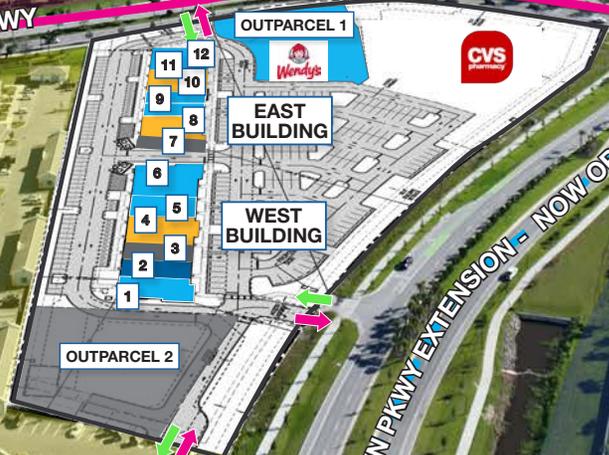
14,200 AADT

41,000 AADT

Central Park
St. Lucie

1,122 Units

ALTON
CENTRAL PARK
318 Units



SW CROSSTOWN PKWY EXTENSION - NOW OPEN

VITALIA
AT TRADITION
1,200 Units

	Unit/ Outparcel	SF/AC	Status	Tenant
West Building	1	2,600	Leased	Veterinarian
	2	1,500	In Lease Review	Orthodontics
	3	1,600	LOI in Process	Fitness
	4	1,300-5,049	Available	
	5	3,000	Leased	Dentist
	6	4,500	Leased	Nail Salon
East Building	7	2,000	LOI in Process	Retail
	8	1,300-4,533	Available	
	9	2,700	Leased	Liquor Store
	10	2,016	Leased	Pinch-A-Penny
Outparcel	11	3,000	Available	
	12	4,000	Leased	Another Broken Egg Café
Outparcel	1	0.77 AC	Leased	Wendy's
	2	0.90 AC	LOI in Process	QSR

KEY Available (Yellow) Leased (Blue) LOI in Process (Grey) In Lease Review (Dark Blue)

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

cadence
439 Units

ESPLANADE
AT TRADITION
600 Units

VITALIA
AT TRADITION
1,200 Units

Heritage Oaks
525 Units

LEGACY
HIGH SCHOOL
1,500 Students

OAK RIDGE RANCHES
9,690 Units

Wylden
4,000 Units

ASIOR CREEK
GOLF & COUNTRY CLUB
900 Units

Central Park
St. Lucie
D.B. HORTON
American Developer
LENNAR
MARONDA
Homes
Ryan
Homes
Taylor Morrison
1,122 Units

Havens
60 Units

ALTON
CENTRAL PARK
318 Units

PGA
VILLAGE
VERANO,
2,511 Units

Crosstown Commons
MARONDA
Homes
202 Units

14,200 AADT

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987



THE LANDING AT TRADITION

ULTA, Burlington, PETS MART, Cleveland Clinic TRADITION HOSPITAL, Michaels, LUNGHORN, DSW, Target, TJ-MAXX, FIVE BEL'W, ROSS, TRADITION SQUARE, iTHINK FINANCIAL, UPS, HURRICANE CARE & SUPPLIES



Heritage Oaks
525 Units

VITALIA
AT TRADITION
1,200 Units

SW CROSSTOWN PKWY 41,000 AADT

SW CROSSTOWN PKWY EXTENSION - NOW OPEN

Crosstown Commons
MARONDA
Homes
202 Units



ALTON
CENTRAL PARK
318 Units

Havens
60 Units

Central Park
St. Lucie
DR HORTON, American Builder, LENNAR, MARONDA Homes, Ryan Homes, taylor morrison
1,122 Units

	Unit/ Outparcel	SF/AC	Status	Tenant
West Building	1	2,600	Leased	Veterinarian
	2	1,500	In Lease Review	Orthodontics
	3	1,600	LOI in Process	Fitness
	4	1,300-5,049	Available	
	5	3,000	Leased	Dentist
	6	4,500	Leased	Nail Salon
East Building	7	2,000	LOI in Process	Retail
	8	1,300-4,533	Available	
	9	2,700	Leased	Liquor Store
	10	2,016	Leased	Pinch-A-Penny
	11	3,000	Available	
	12	4,000	Leased	Another Broken Egg Café
Outparcel	1	0.77 AC	Leased	Wendy's
	2	0.90 AC	LOI in Process	QSR

KEY Available (Yellow) Leased (Blue) LOI in Process (Grey) In Lease Review (Dark Blue)

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Tradition Residential Development



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Renderings

Shops at Crosstown



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Renderings

Shops at Crosstown



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH

Shops at Crosstown

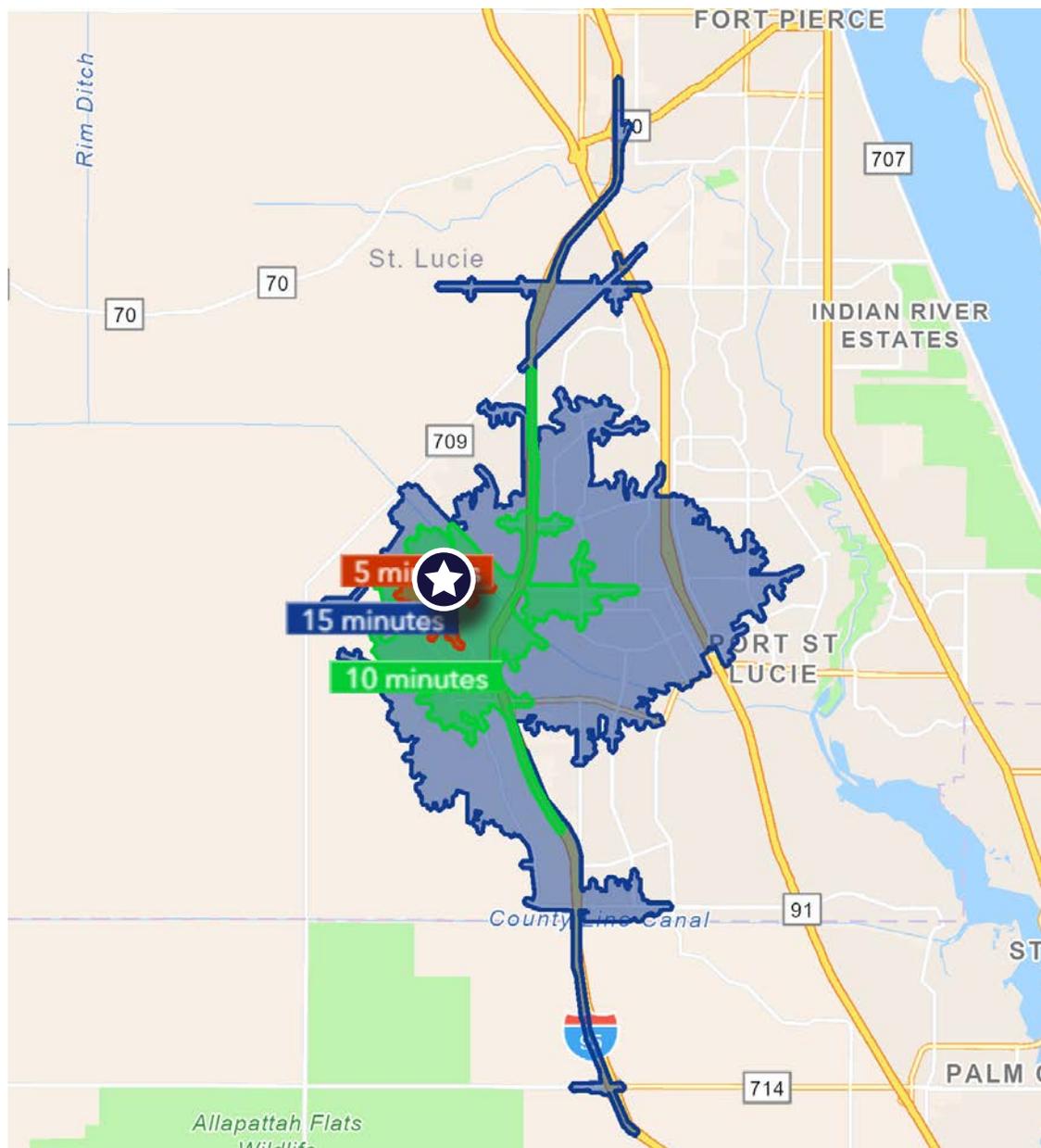
Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Drive Time

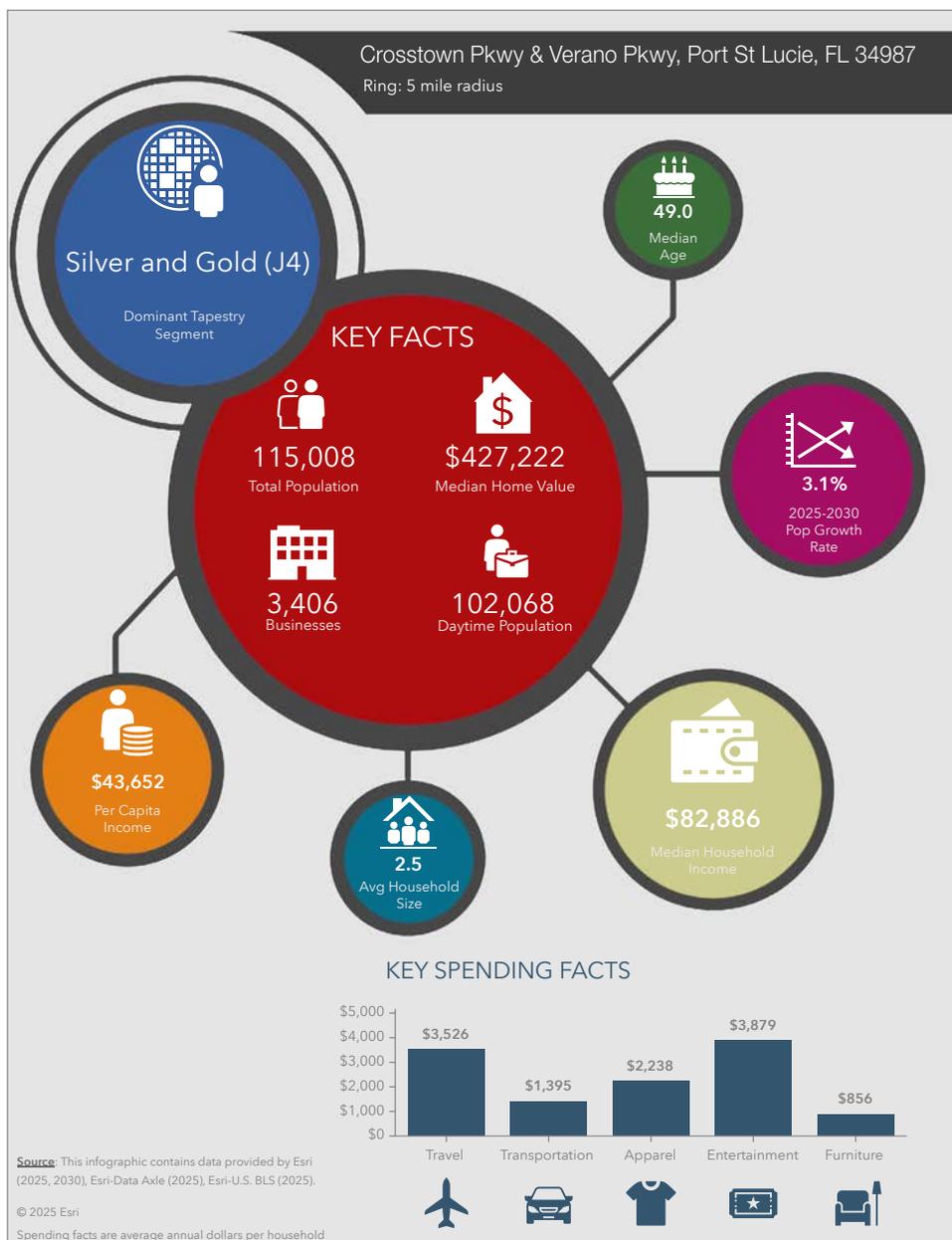


5 Minutes	10 Minutes	15 Minutes
3,574 2010 Population	20,257 2010 Population	91,677 2010 Population
10,061 2025 Population	41,396 2025 Population	146,813 2025 Population
181.5% 2010-2025 Population Growth	104.3% 2010-2025 Population Growth	60.1% 2010-2025 Population Growth
2.81% 2025-2030 (Annual) Est. Population Growth	3.00% 2025-2030 (Annual) Est. Population Growth	2.89% 2025-2030 (Annual) Est. Population Growth
58.3 2025 Median Age	53.1 2025 Median Age	46.8 2025 Median Age
\$102,951 Average Household Income	\$113,799 Average Household Income	\$107,045 Average Household Income
47.3% Percentage with Associates Degree or Better	48.1% Percentage with Associates Degree or Better	43.6% Percentage with Associates Degree or Better
74.5% Percentage in White Collar Profession	61.0% Percentage in White Collar Profession	59.8% Percentage in White Collar Profession

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

2025 Demographics



Population

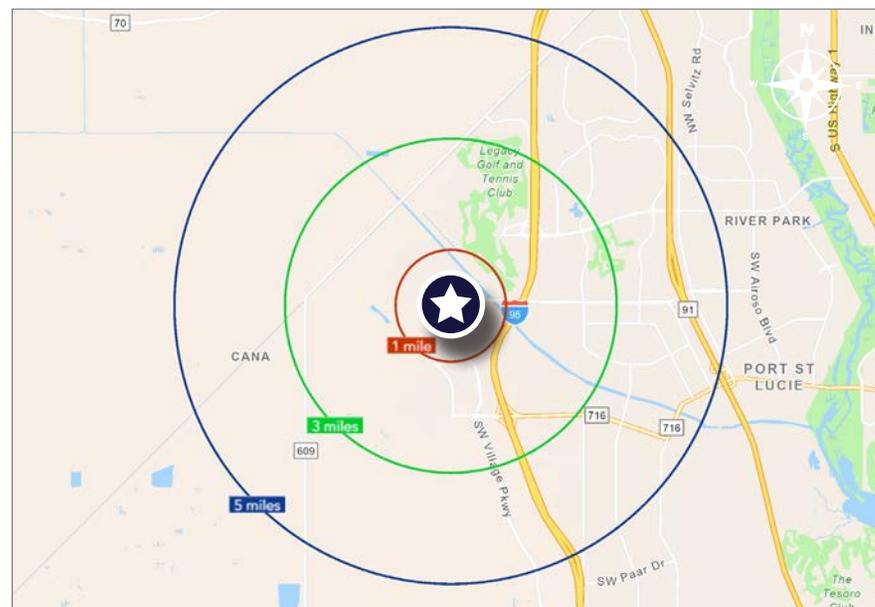
- 1 Mile: 8,335
- 3 Mile: 47,909
- 5 Mile: 115,008

Average Household Income

- 1 Mile: \$116,147
- 3 Mile: \$115,676
- 5 Mile: \$109,659

Median Age

- 1 Mile: 54.6
- 3 Mile: 53.9
- 5 Mile: 49.0



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

**Strong Economic Expansion
2019-Present**

Economic Expansion by Year

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2019 Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
Calendar Year 2020 California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower
FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490†	0	451†	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡
Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolfube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	2	30,000
Calendar Year 2021 Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	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	310	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	120	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	333	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000

X Not expected to be operational
NR No response

* Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2022 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	36	81,750
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	NR	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	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000
Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
Calendar Year 2023 Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	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	6	60,000
Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521
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	70	132,000
Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456
Calendar Year 2024 Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600
BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$
Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825
Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000
Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	\$
PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD
Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000
SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000

2017-2024

8 YEAR TOTALS

12,935

6,743

11,297

16,510,578

** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

† Includes full-time, part-time and per diem workers

‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

§ Square footage – see Interstate Crossroads & Legacy Park 2020

A DEVELOPMENT BY:  **Hunington**

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Presented by



J. Jeffery Allman, Jr.

o: +1 772 678 7608

m +1 772 283 1555

jeff.allman@cushwake.com



FOR LEASE

\$48/SF NNN (END CAPS)

\$42/SF NNN (INLINE)

OUTPARCELS

\$95K NNN (Ground Lease)

\$45/SF (Land Purchase)