

# PRIME RETAIL/OFFICE SPACES

11650 SW Village Parkway, Port St Lucie FL 34987



JOIN



CALI COFFEE

CITY DINER

LIMITED SPACES AVAILABLE!

FOR LEASE | \$40.00/SF NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- **NOW LEASING!** Future commercial plaza coming soon to the rapidly growing area of Tradition.
- The 2.94 AC commercial land with an approved site plan consisting of a one-story multi-tenant building that will allow a mixture of retail, restaurants, and office spaces.
- Located on the established signalized intersection of SW Village Parkway and SW Discovery Way.
- Growth in this area is happening quickly as there are many proposed and under construction projects taking place.
- Surrounding proposed projects include: Two national hotels, a shopping plaza with a major grocer, a 78,000 SF retail and medical center, luxury apartments, new single-family communities, and much more!



LEASE RATE	\$40.00/SF NNN
SPACES AVAILABLE	2,122 – 4,244 SF
PROPOSED BUILDING SIZE	20,394 SF
BUILDING TYPE	Retail/Office/QSR
ACREAGE	2.94 AC
FRONTAGE	470'
TRAFFIC COUNT	12,600 ADT
PARKING SPACE	+/- 150
ZONING	MPUD
LAND USE	NCD
PARCEL ID	4315-708-0002-000-6

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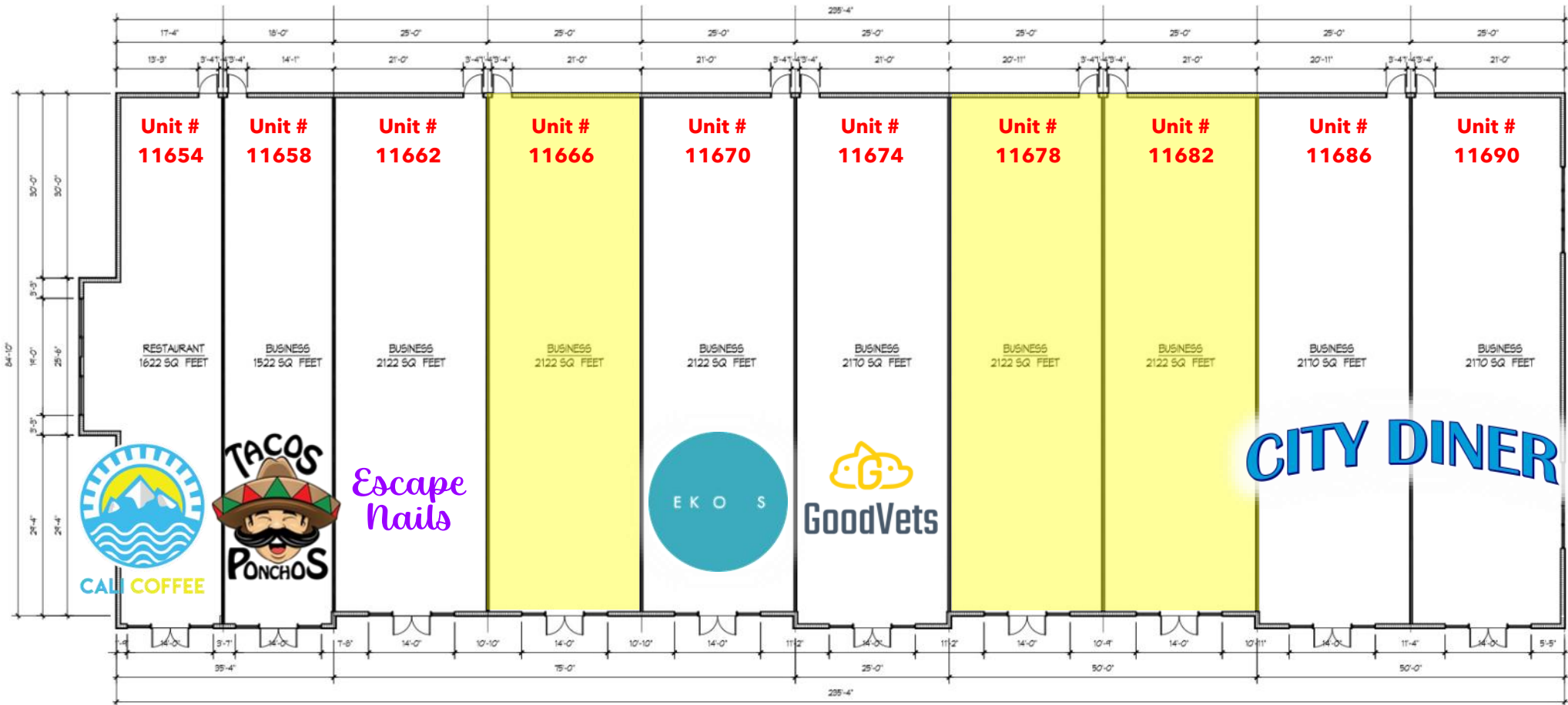
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# AVAILABLE SPACES



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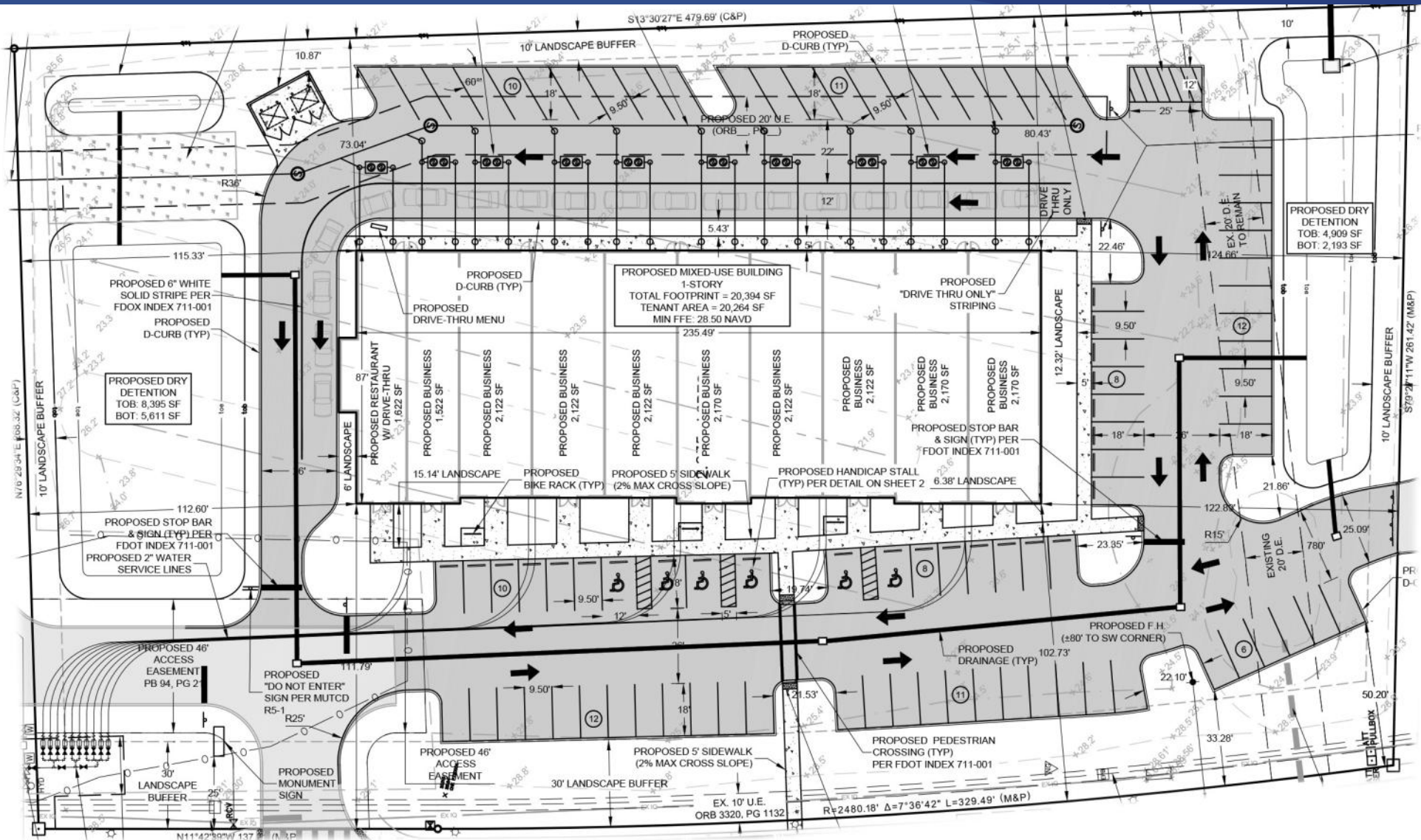
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# SITE PLAN



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# SITE RENDERING



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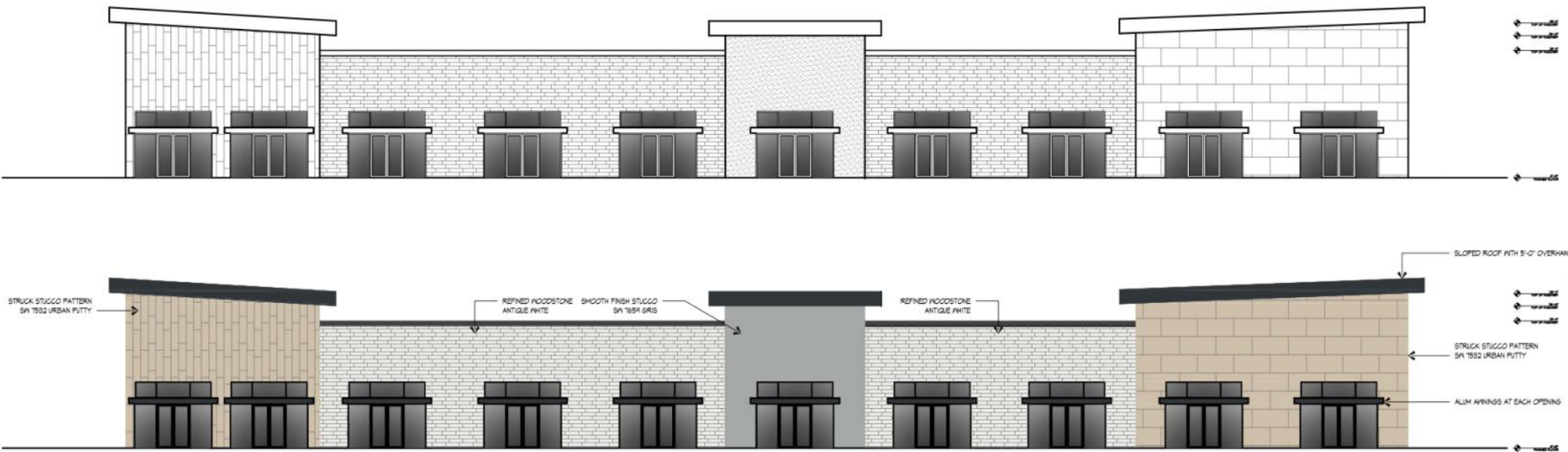
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# SITE ELEVATIONS



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# TRADE AREA MAP



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# DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	3,266	44,692	100,704
2024 Population	5,644	56,468	118,299
2029 Population Projection	7,143	69,436	144,176
Annual Growth 2020-2024	18.2%	6.6%	4.4%
Annual Growth 2024-2029	5.3%	4.6%	4.4%
Median Age	51.5	44.1	42.9
Bachelor's Degree or Higher	41%	30%	27%
U.S. Armed Forces	27	128	136

Income	1 mile	3 miles	5 miles
Avg Household Income	\$86,781	\$87,040	\$88,658
Median Household Income	\$74,722	\$74,257	\$74,134
< \$25,000	229	2,050	4,195
\$25,000 - 50,000	285	3,170	7,166
\$50,000 - 75,000	660	5,242	10,341
\$75,000 - 100,000	294	3,916	8,730
\$100,000 - 125,000	321	2,323	4,432
\$125,000 - 150,000	466	2,327	3,530
\$150,000 - 200,000	31	730	2,037
\$200,000+	43	810	2,186

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# ABOUT TRADITION



Tradition in Port St. Lucie, Florida is a master-planned, mixed-use community located in the heart of one of America's fastest growing regions - Port St. Lucie, in St. Lucie County - along Florida's Treasure Coast.

Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses and the creation of approximately 30,000 jobs at full build-out.

The unique master-planned community of Tradition Florida captures the charm of America's small towns of yesterday and combines that with the amenities today's home buyers expect. Following the guidelines of New Urbanism, Tradition's varied neighborhoods surround a central retail district. So, great shopping and dining are just a short stroll or bike ride from most homes. You don't need to start the car and drive miles for every errand.

It hosts a number of events throughout the year - Chow Down Food Trucks on the 1st and 3rd Friday of the month, seasonal festivals like Italian Festival, 4th of July activities, the annual Holiday Lights, New Years Eve celebration and many other events and activities.

Tradition currently has approximately 3,000 residences, is home to Palm Pointe Educational Research School at Tradition, an innovative K-8 lab/charter school operated in partnership with Florida Atlantic University and the School Board of St. Lucie County, Renaissance Charter School at Tradition a tuition-free public charter school for students in grades K-8, a 600,000 SF power center anchored by Target, a neighborhood mixed use center anchored by a 112,421 SF Publix Supermarket, restaurants, shops and offices and a new 300-bed hospital opened their first phase of 90 beds December 18, 2013 and construction on the second phase, adding another 90 beds should be completed in early 2018. For additional information go to: [www.martinhealth.org/t2](http://www.martinhealth.org/t2).

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# NEW DEVELOPMENT IN THE AREA

## Shoppes at the Heart & Heart in the Park Art Piece

The proposed site plan includes two separate retail buildings, a future Aldi grocery store, and a standalone restaurant building. There are 3 parcels to the west boundary that are planned to be future development. Access is provided off of Community Blvd., Discovery Way, and Village Parkway. The site plan has been designed to maximize pedestrian connectivity through the interior to the exterior of the site. Both the restaurant building and Retail 2 building accommodate large areas of outdoor plaza space to be utilized by their users as well as the adjacent future Heart of Tradition Plaza.



## WoodSpring Suites Port Saint Lucie

Enjoy affordable accommodations with WoodSpring Suites® Port Saint Lucie extended stay hotel. Our convenient location is off I-95, near popular attractions like PGA Village and the Riverwalk Boardwalk. Whether you're traveling for business, or you're a medical worker, relocating or simply looking for a place to vacation, we offer the basic amenities you need to stay a few days, weeks, a month or longer. Take advantage of low hotel rates that become more affordable the longer you stay.

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# NEW DEVELOPMENT IN THE AREA

## **The Atlantic Palms of Tradition**

600 unit apartment complex to be known as Grande Palms I and II at Tradition (Southern Grove). The developer is Atlantic and Pacific Companies. The apartment complex will consist of 30 apartment buildings with 168 one bedroom apartments, 336 two bedroom apartments, 96 three bedroom apartments, a clubhouse, and garage buildings to be constructed in two phases.



## **Anglo Retail**

A 11,216-square-foot retail building proposed to be located at the southeast corner of Village Parkway and Discovery Way.

## **Tradition Business Center**

Two (2) warehouse/office buildings totaling 34,221 sq. ft. proposed to be located east of Tom Mackie Blvd. and north of Becker Road.

## **Dragonfly Industrial Park**

Four warehouse distribution buildings, totaling 405,508 square feet, proposed to be located east of Village Parkway and north of Becker Road.

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