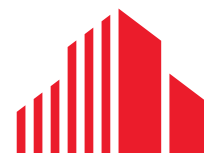


RUNWAY'S END COMMERCE CENTER

FOR LEASE \$1,700 - \$2,950/MONTHLY

UP TO ±2,280 SF OFFICE SPACE

**3250 ST LUCIE BLVD
FORT PIERCE, FL 34946**



**CUSHMAN &
WAKEFIELD**

3250 ST LUCIE BOULEVARD

FORT PIERCE, FL 34946

Property Overview

Positioned within the professionally maintained Runway's End Commerce Center, this office opportunity at 3250 St. Lucie Boulevard, Fort Pierce, FL 34946 offers two well-appointed second-floor office suites ideal for a range of professional and administrative users. Each suite provides a functional layout with a mix of open workspace and private offices, allowing flexibility for various business needs.

Suite 201 features two private office spaces, a conference room, and an open workspace, along with access to a common area restroom. Suite 202 features three private office spaces, a kitchenette, a private restroom, and an open floor area, offering added convenience and a more self-contained layout. The suites are accessible via elevator and are thoughtfully designed to support efficient day-to-day operations in a comfortable and professional environment.

Conveniently located near Treasure Coast International Airport and major transportation routes, the property offers excellent connectivity throughout St. Lucie County and the greater Treasure Coast region. Runway's End Commerce Center is an established business park known for its professional setting and strong mix of office and commercial tenants.

Property Details

Available Size: **Suite 201:** 750 SF: \$1,700/Month
Suite 202: 2,280 SF: \$2,950/Month

Parking: Ample parking, designated spaces negotiable

Lease Type: Full service, power and water included





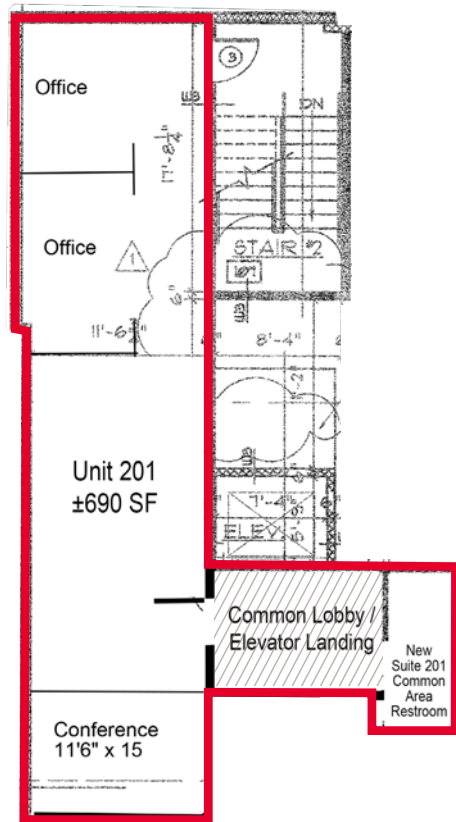
OFFICE SPACE
750 SF & 2,280 SF



FLOOR PLAN

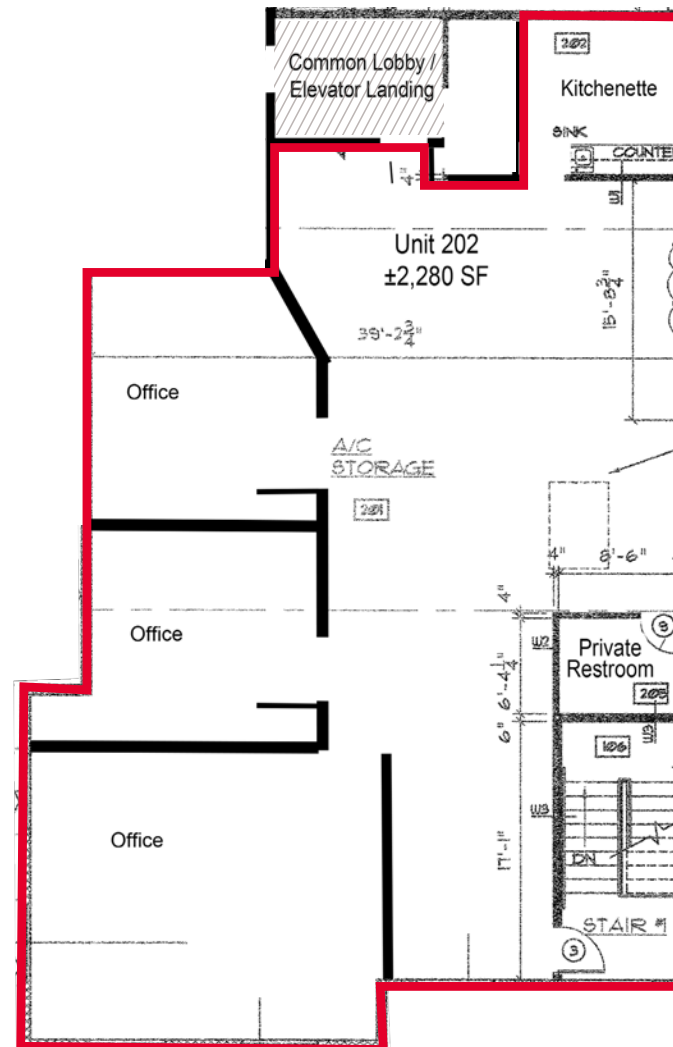
SUITE 201

±690 SF



SUITE 202

±2,280 SF



2025 DEMOGRAPHICS

OFFICE SPACE FOR LEASE
3250 ST LUCIE BLVD
FORT PIERCE, FL 34946

KEY FACTS (5 MILES)



67,607

2025 Total
Population



\$70,833

2025 Average
Household Income



26,573

2025 Total
Households



42.1

2025 Median Age



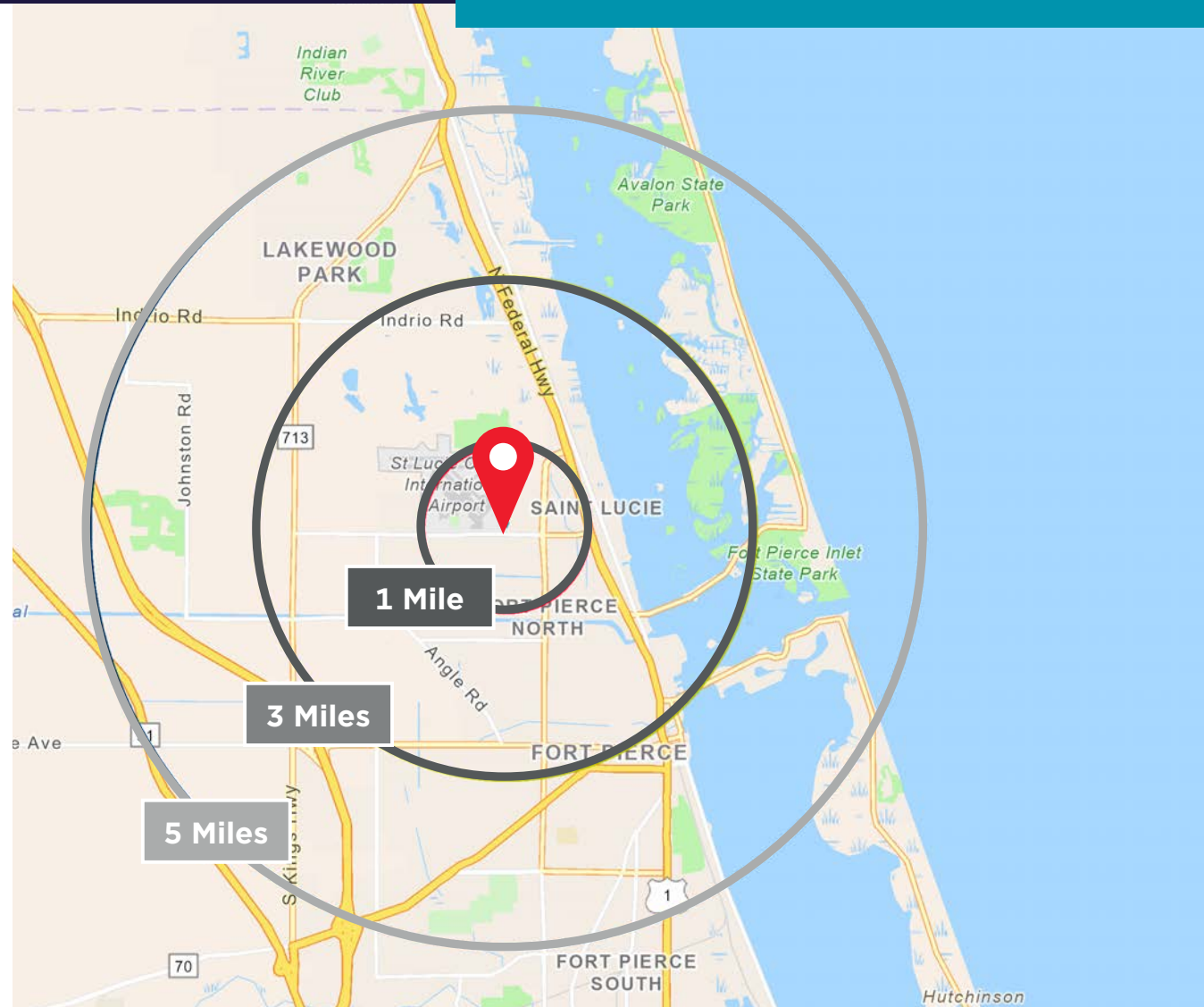
2.49

2025 Average
Household Size



\$360,620

2025 Average Home
Value



Population

- 1 Mile 2,6543
- 3 Mile: 23,589
- 5 Mile: 67,607

Average Household Income

- 1 Mile \$44,298
- 3 Mile: \$47,809
- 5 Mile: \$70,833

Median Age

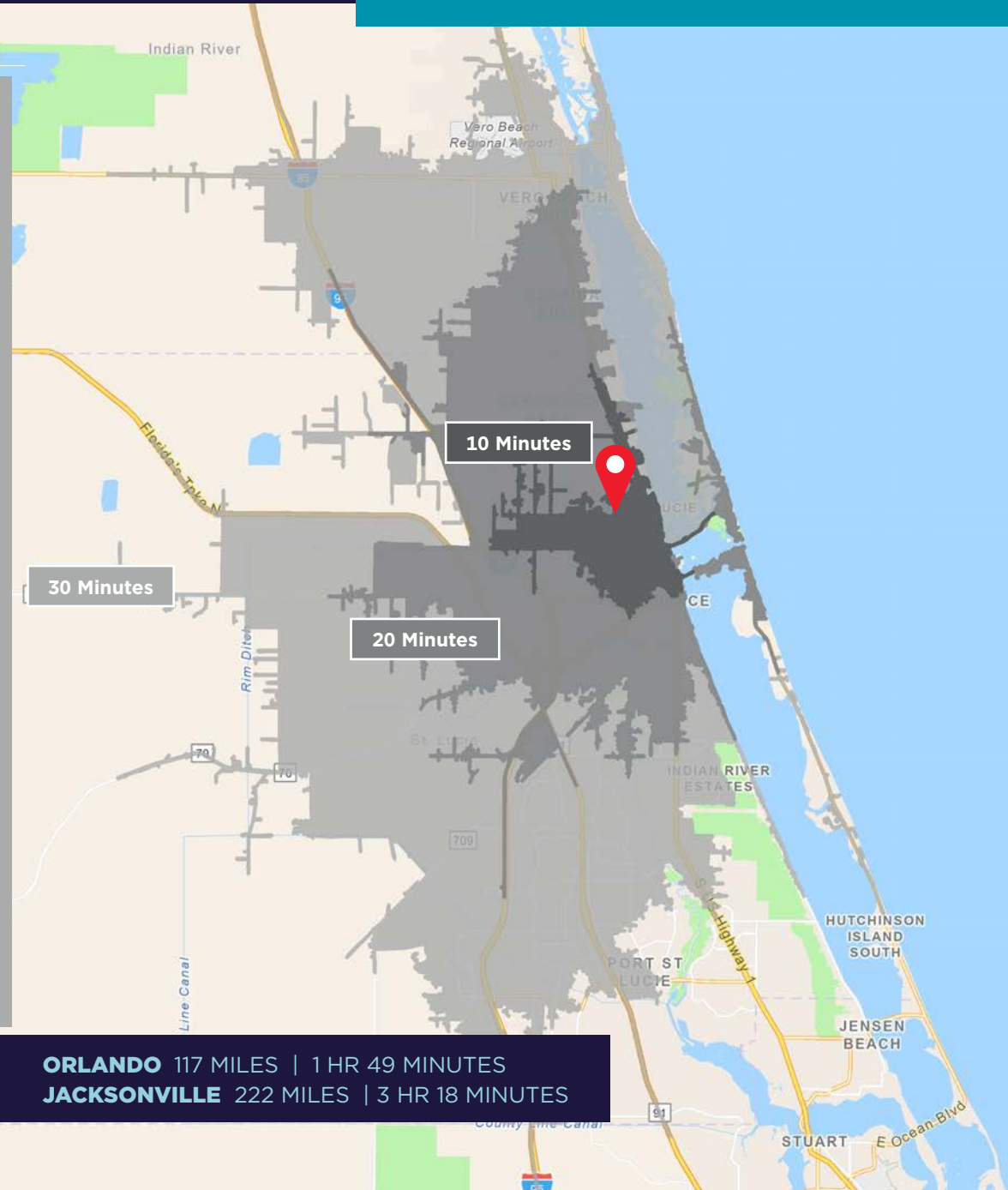
- 1 Mile 40.6
- 3 Mile: 37.1
- 5 Mile: 42.1

POPULATION GROWTH

OFFICE SPACE FOR LEASE
3250 ST LUCIE BLVD
FORT PIERCE, FL 34946

DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 19,997	101,547	263,119
2025 Population 22,066	120,425	340,699
2010-2025 Population Growth 9.83%	17.00%	25.69%
2024-2029 (Annual) Est. Population growth 1.50%	1.61%	2.06%
2025 Median Age 37.0	43.7	48.3
Average Household Income \$91,498	\$86,902	\$99,580
Percentage with Associates Degree or Better 38.0%	37.1%	41.8%
Total Employees 9,393	49,215	137,650



MIAMI 136 MILES | 2 HR 18 MINUTES
TAMPA 151 MILES | 2 HR 48 MINUTES

ORLANDO 117 MILES | 1 HR 49 MINUTES
JACKSONVILLE 222 MILES | 3 HR 18 MINUTES



CITY OVERVIEW

Fort Pierce, Florida

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

REGIONAL 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 375,226 and has experienced growth of over 35% 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 45,661 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 Healthcare and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Healthcare 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.





FOR MORE INFORMATION, CONTACT:



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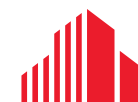
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