

Town Centre - Anchored Retail Center

10055-10193 South Federal Hwy, Port St. Lucie, FL 34952

SUBJECT
Available Retail Space
±10,260 SF

S FEDERAL HWY

ADDITIONAL 43,500



**CUSHMAN &
WAKEFIELD**

FOR LEASE: \$12.00/SF NNN

Douglas Legler | o: +1 772 678 7606 | m +1 772 405 7778 | doug.legler@cushwake.com
Casey Combs | o: +1 772 678 7611 | m +1 772 285 8769 | casey.combs@cushwake.com

TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

Property Details

Address:	10055-10193 South Federal Highway Port St Lucie, FL 34952
Parcel #:	4401-701-0004-00-3
Retail Center Size:	±214,854 SF
Available Size:	±10,260 SF (Units 10181-10183)
Lease Rate:	\$12.00/SF NNN
Vehicle Count:	43,500 AADT



Property Summary

Great opportunity to be in a stabilized large retail center with a strong tenant mix including a high percentage of national tenants.

The center is situated in the heavy traffic intersection of Federal Highway & Port Saint Lucie Blvd, Port St Lucie, FL. Two signalized intersections, one on south end of property at Port St. Lucie Boulevard and one in the center at Jennings Road.

Highly visible anchored retail center with a total of ±214,854 Square Feet on ±37 Acres.

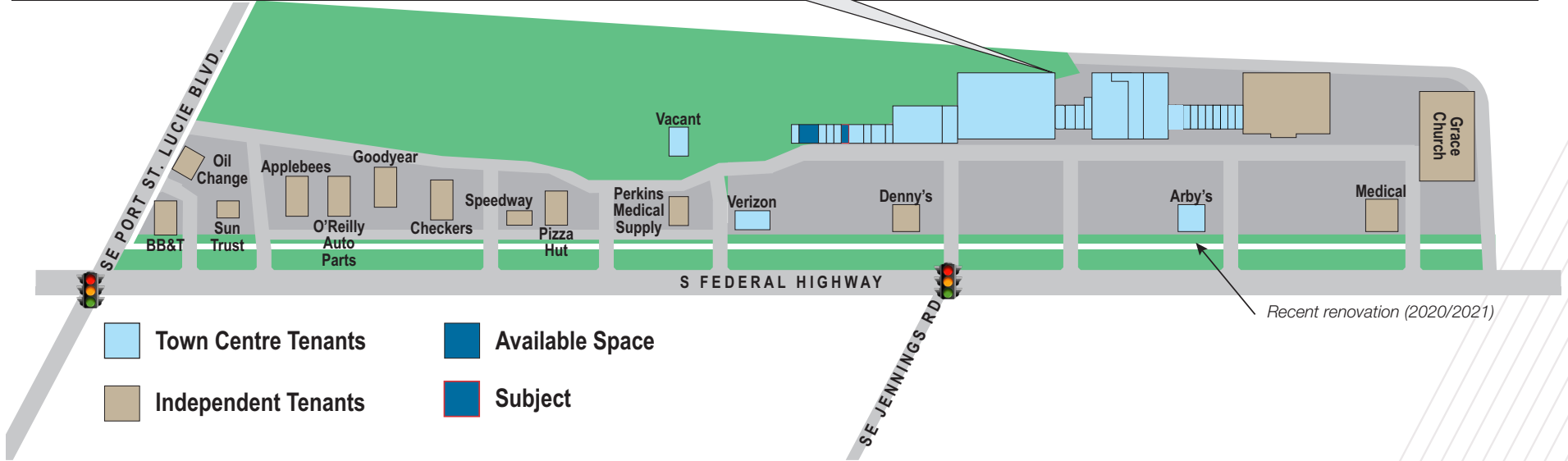
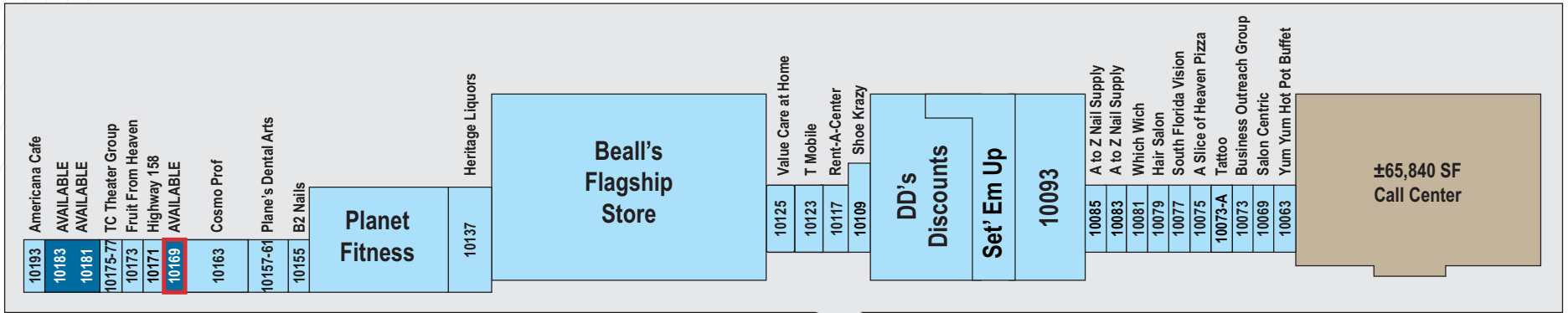
Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$75,704	41.8
3 Miles	\$81,802	50.5
5 Miles	\$95,326	48.8

TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

SITE PLAN



- Town Centre Tenants
- Available Space
- Independent Tenants
- Subject



TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

Aerial Photos



TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

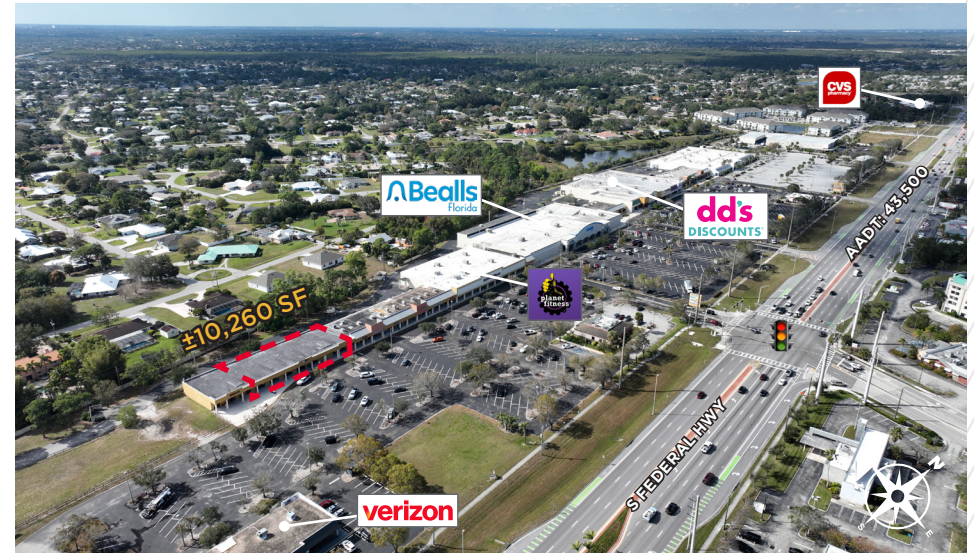
Unit Photos



TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

Aerial Photos



TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

Property Photos



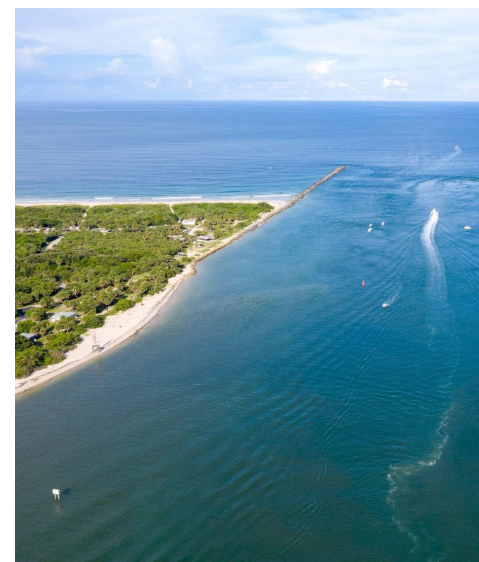
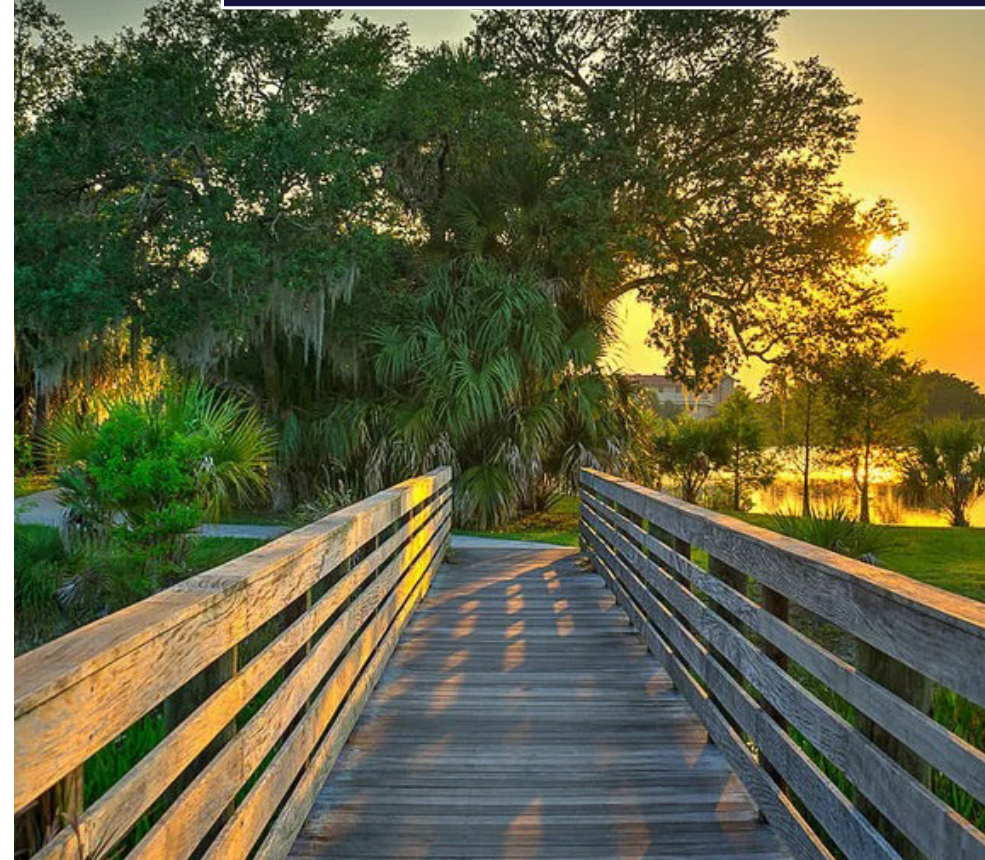
ST. LUCIE COUNTY, FLORIDA

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 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.

REGIONAL OVERVIEW

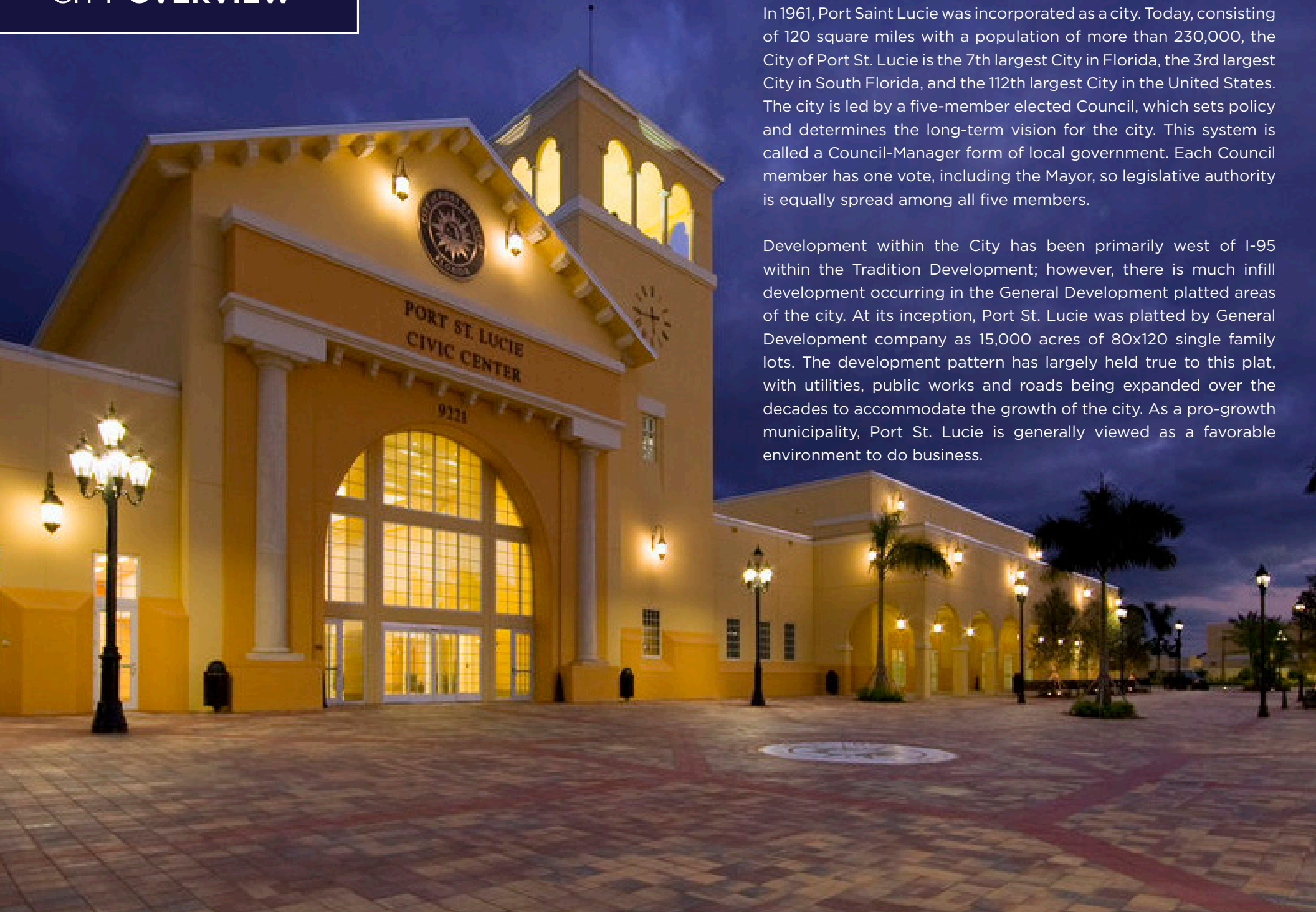


CITY OVERVIEW

City of Port Saint Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th 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.

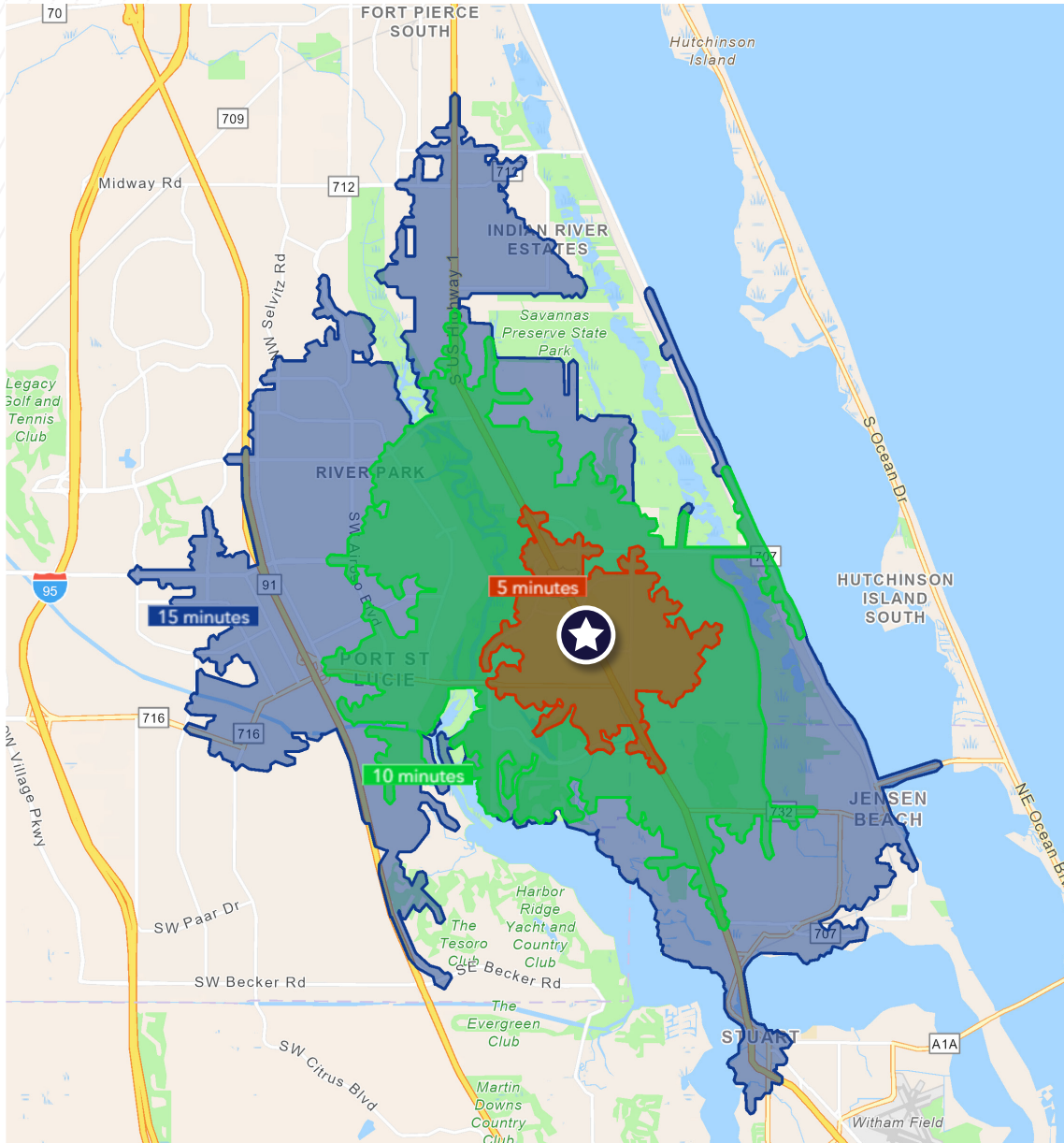
Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern 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 a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

DRIVE TIME

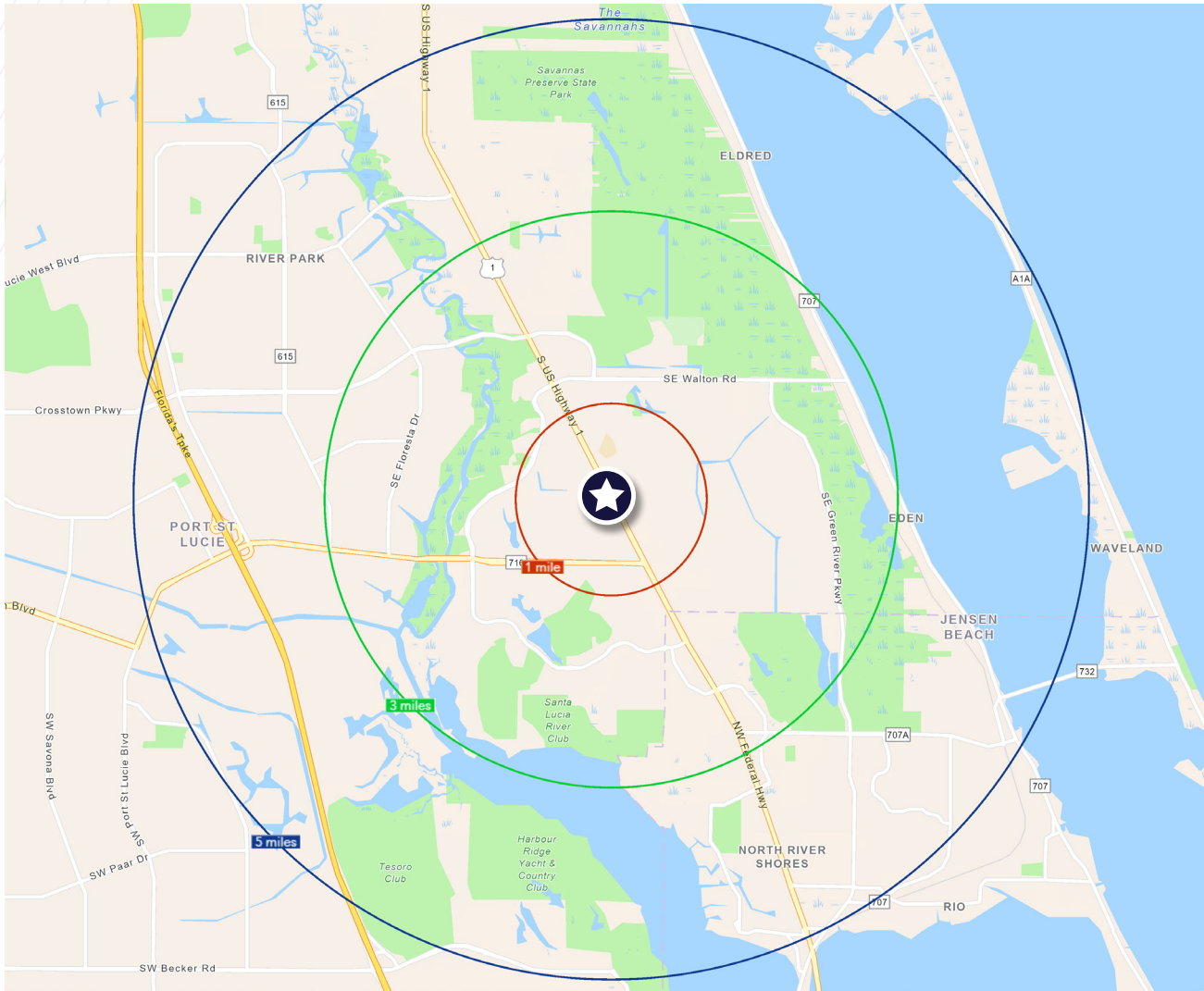


5 Minutes	10 Minutes	15 Minutes
14,369 2010 Population	54,740 2010 Population	118,131 2010 Population
17,401 2024 Population	64,662 2024 Population	142,840 2024 Population
21.10% 2010-2024 Population Growth	18.13% 2010-2024 Population Growth	20.92% 2010-2024 Population Growth
0.81% 2024-2029 (Annual) Est. Population Growth	0.87% 2024-2029 (Annual) Est. Population Growth	1.23% 2024-2029 (Annual) Est. Population Growth
44.1 2024 Median Age	48.7 2024 Median Age	46.9 2024 Median Age
\$74,835 Average Household Income	\$83,927 Average Household Income	\$92,501 Average Household Income
33.8% Percentage with Associates Degree or Better	38.0% Percentage with Associates Degree or Better	40.2% Percentage with Associates Degree or Better
53.3% Percentage in White Collar Profession	56.7% Percentage in White Collar Profession	58.4% Percentage in White Collar Profession

TOWN CENTRE ANCHORED RETAIL CENTER

10055-10193 SOUTH FEDERAL HWY, PORT ST LUCIE, FL 34952

2025 DEMOGRAPHICS



Population

1 Miles:	11,175
3 Miles:	55,744
5 Miles:	131,512

Average Household Income

1 Miles:	\$75,704
3 Miles:	\$81,802
5 Miles:	\$95,326

Median Age

1 Miles:	41.8
3 Miles:	50.5
5 Miles:	48.8

SUBJECT
Available Retail Space
±10,260 SF

FOR MORE INFORMATION, CONTACT:



DOUGLAS LEGLER
Senior Director
M: +1 772 405 7778
O: +1 772 678 7606
doug.legler@cushwake.com



CASEY COMBS
Director
M: +1 772 285 8769
O: +1 772 678 7611
casey.combs@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

