

PROJECT DETAILS

SHOPPES AT SOUTHERN GROVE • MULTIPLE OUTPARCELS AVAILABLE | FOR LEASE

PROPERTY HIGHLIGHTS

- High profile outparcel opportunities in Lowe's anchored shopping center.
- Parcel A - 0.6 AC - Available
- **Parcel A1 - 0.7 AC - At Lease**
- **Parcel B - 1 AC - At Lease**
- Parcel C - 1.83 AC - Available
- Parcel D - 0.8 AC - In Negotiations
- Parcel E - 1.42 AC - In Negotiations
- Multiple points of signalized ingress/egress in close proximity to I-95 interchange
- Dynamic market with an affluent and rapidly growing population.
- Port. St. Lucie added 30,000 residents in the past 3 years.

ZONING

MPUD - Traditions

COUNTY

St. Lucie

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



POPULATION

36,526

98,005

155,095



DAYTIME POPULATION

21,958

67,680

116,906



AVERAGE HH INCOME

\$111,120

\$103,107

\$107,726



POPULATION GROWTH %

3.72%

3.25%

2.98%



MARKET AERIAL

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SITE
AERIAL

SITE

PROPOSED
MULTI-FAMILY

FUTURE
SCHOOL
K-8

FUTURE
PUBLIC
PARK

PROPOSED
Lowe's

1.42 AC
OP E

0.8 AC
OP D

1.83 AC
OP C

PROPOSED
Wawa

0.6 AC
OP A

0.7 AC
OP A1

1 AC
OP B

PROPOSED
MIXED USE
DEVELOPMENT

SW Becker Rd

7000 ADT

SW Village Pkwy
14,200 ADT

FUTURE
PUBLIC PARK/
ENTERTAINMENT


BELTERRA
TRADITION
517 HOMES

 **ENCORE**
TRADITION
415 UNITS



SITE
PLAN

SITE





PORT ST LUCIE, FL

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