

BUILD TO SUIT | AVAILABLE

Legacy Park

AT TRADITION



SW BECKER ROAD AT I-95 | PORT ST LUCIE, FL



For Lease



Available Now



Market Immediate



Interstate Access Highly Improved



Infrastructure



Prime Location for both Regional and Local Distribution Facilities

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PROPERTY DETAILS

AND AREA INFORMATION



For Lease or
Build to Suit



Direct Frontage
and Visibility
Along I-95



Total Site Size
of ±400 Acres



Development Potential
of up to ±6.2M SF



Direct I-95 access
via SW Becker Road



Excellent Labor
Force within this
Growing Market



Ideal for large box
distribution space to
service South Florida,
Central Florida and
the West Coast



Abundant
Amenities



Tradition Community

Legacy Park at Tradition is Located in Port St. Lucie, Florida within the Master Planned Community of Tradition

- + Port St. Lucie is the #1 Safest, Large City in Florida
- + Port St. Lucie is the Third Largest City in South Florida
- + 21 Miles of Pristine Beaches
- + 3,500+ Residences Built or Permitted in Immediate Area
- + Top in Nation for Millennials Buying Their First Home
- + Close to Cleveland Clinic, Keiser Univ., and City Electric

Prime Location

- + Centralized location with Immediate Highway Access
- + Pro-business environment
- + Expedited plan review, Fast Track Permitting, Pro-growth Government
- + Very professional and aggressive local Economic Development Council
- + Low Cost of Living with Most Affordable Housing
- + ZERO state income tax
- + 3 to 5 times faster population growth projections for 2035 than any other South Florida County
- + Highway, rail and seaport connections
- + Join some of the top national tenants at Legacy Park including FedEx, Amazon, Cheney Brothers, Ferguson and Costco

LOCATION / DEMOGRAPHICS

AND AREA INFORMATION

St. Lucie is the Best Location for Large Distribution Users







Demographics

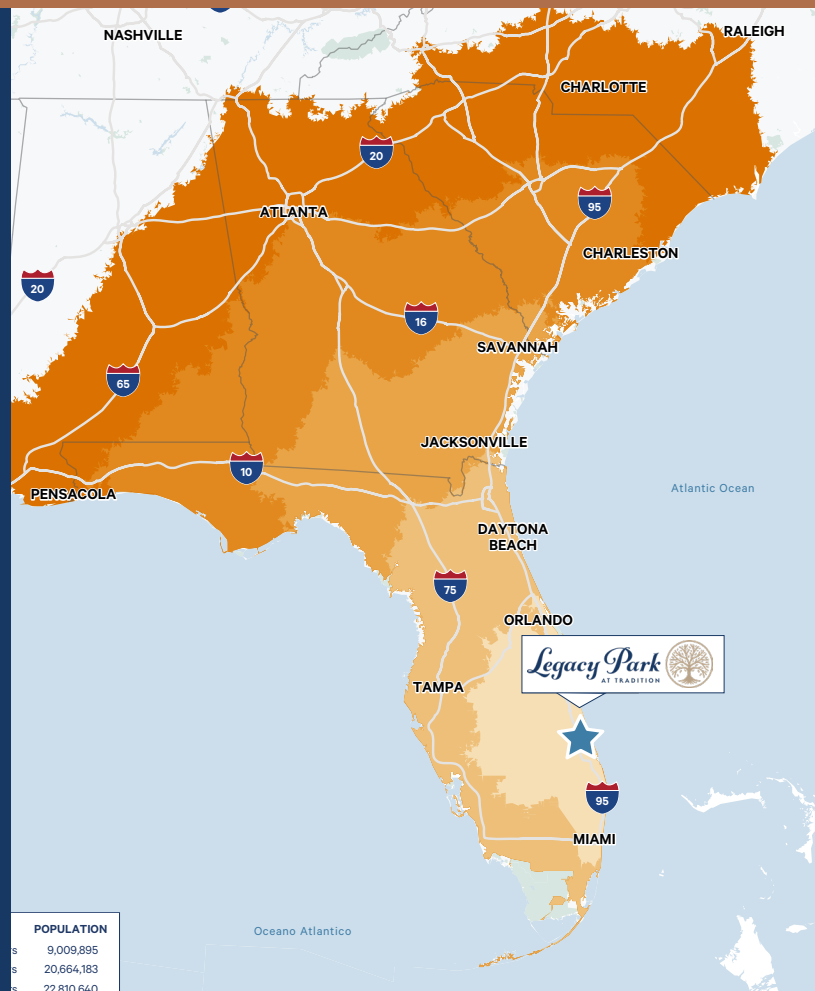
	15 Min	30 Min	45 Min	60 Min
2023 Population	146,297	523,907	1,107,072	2,021,993
2028 Proj. Population	165,989	552,935	1,149,700	2,077,805
2023 Households	53,667	207,709	459,575	819,718
2023 Avg. HH Income	\$100,556	\$92,785	\$100,074	\$101,366

Drive Time / Population Within

0-2 Hours	9,009,895 People
2-4 Hours	20,664,183 People
4-6 Hours	22,810,640 People
6-8 Hours	29,543,224 People
8-10 Hours	47,443,529 People

Key Industries

-  Distribution / Logistics
-  Pharma
-  Agriculture
-  Life Sciences
-  Aviation/Marine
-  Manufacturing



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