



NEWFIELD

NEWFIELD TOWN CENTER

Retail/Office Space For Lease

1050 SW Prairie Avenue, Palm City, FL 34990

Leasing By:

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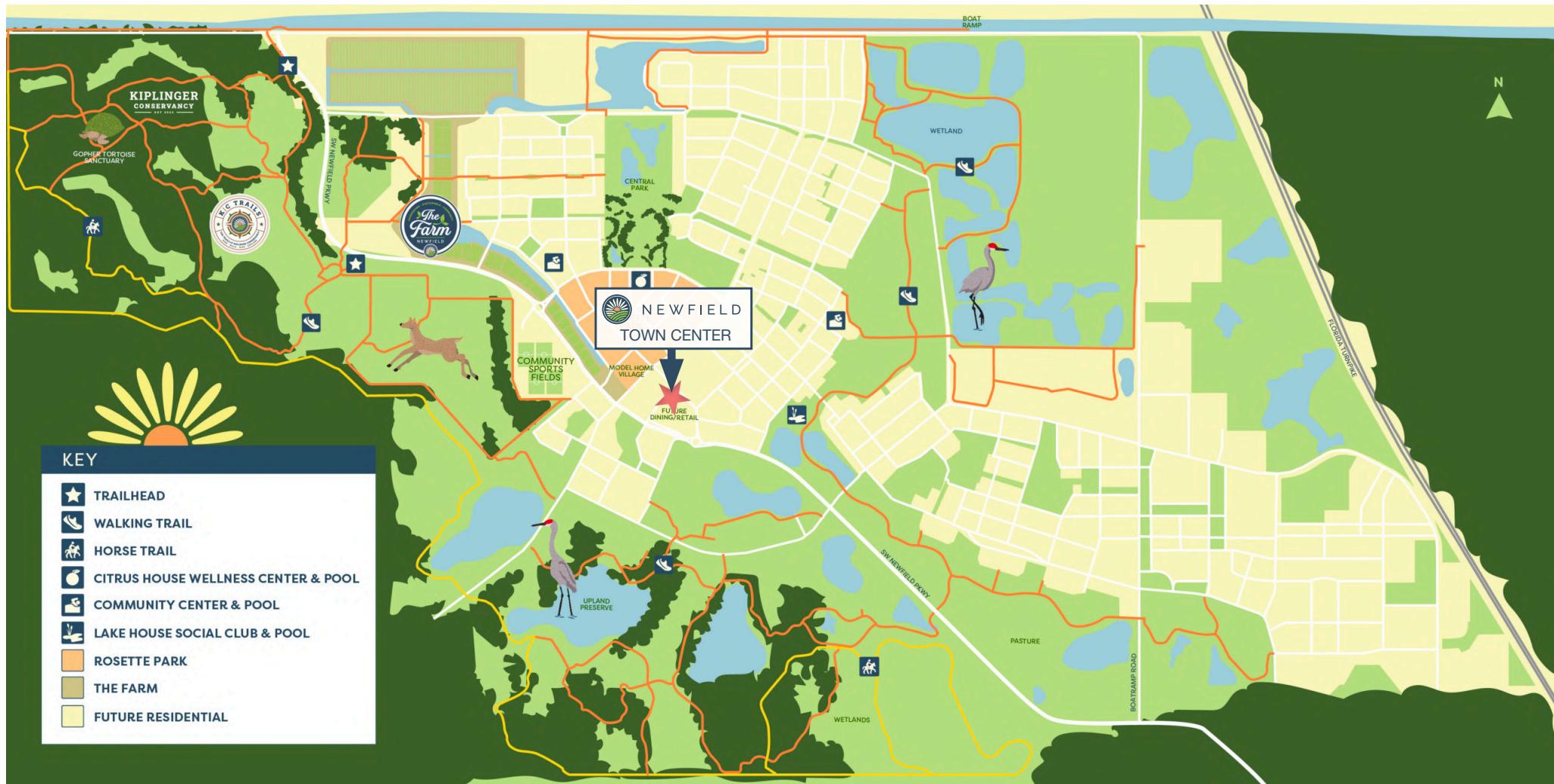
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NEWFIELD

Why Newfield?

Newfield Town Center is the commercial heart of Palm City's newest master-planned community—an emerging destination designed to serve thousands of future residents right at their doorstep.

With walkable streets, built-in foot traffic, and year-round activity hubs, Newfield offers retailers a rare opportunity to establish a flagship presence from day one. As the anchor of a multi-phase development featuring new homes, parks, trails, and community amenities, the Town Center positions retailers at the center of the area's growth. Tenants benefit from exceptional visibility, modern infrastructure, and a captive, fast-growing customer base seeking dining, shopping, wellness, and daily-use services close to home.

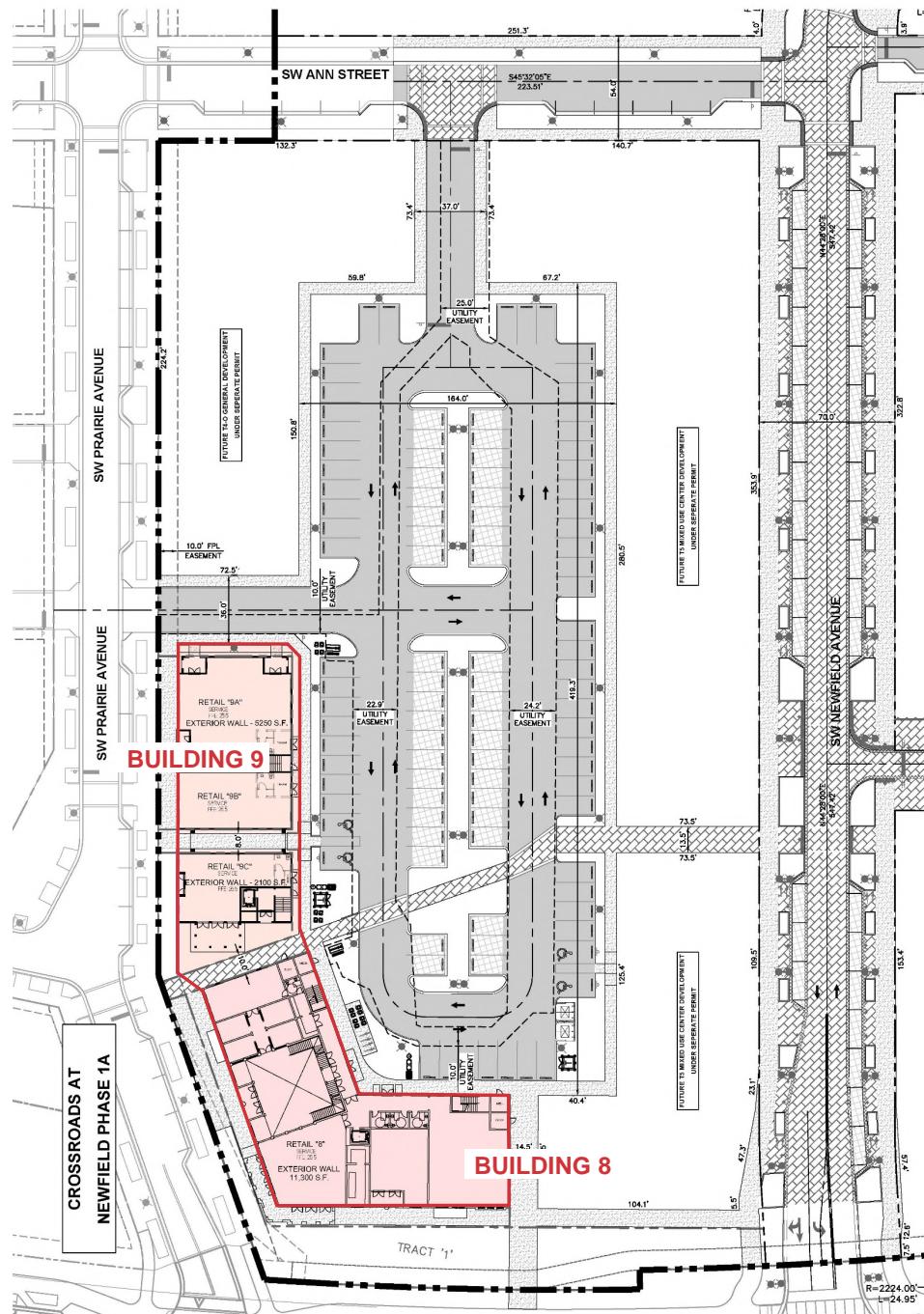
Strategically located in Palm City with direct connectivity to major corridors, Newfield delivers strong market fundamentals, high-income demographics, and the demand drivers retailers want—making it one of Florida's most compelling new retail destinations.

Be part of Palm City's newest destination. Newfield gives your brand prime exposure and daily demand from a built-in customer base.

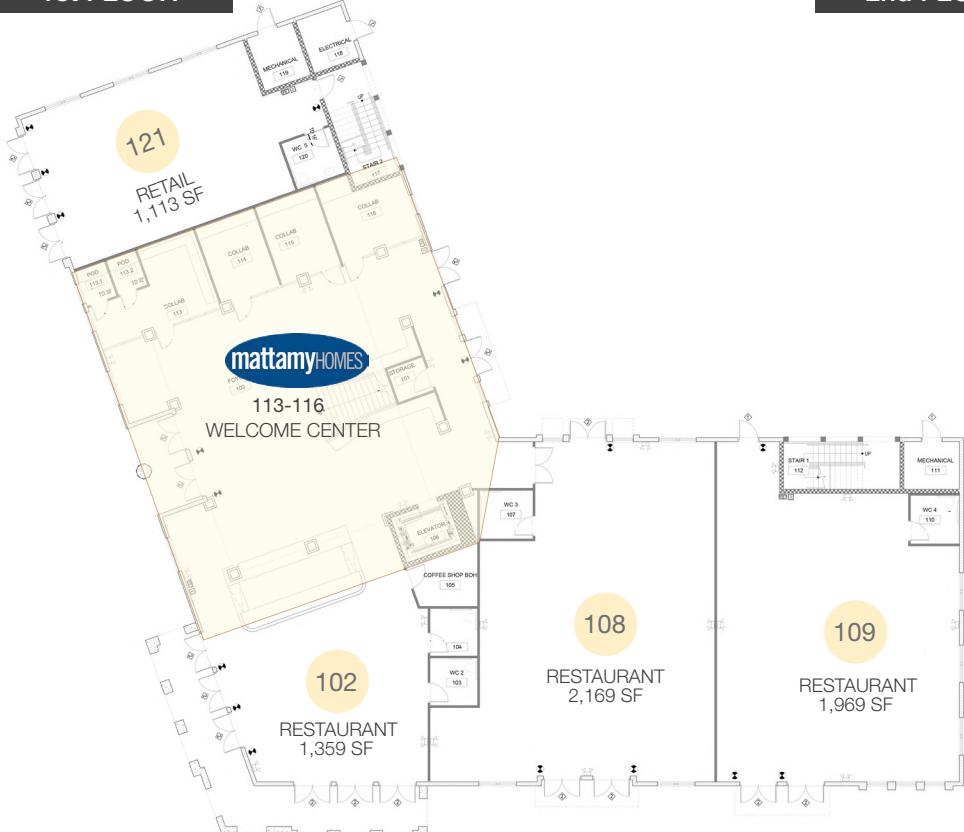


The Newfield master-planned community in Palm City is expected to include approximately **4,000–4,200 new homes** when fully built out, as part of the overall development plan. The resident population growth is expected to reach roughly **10,000–12,000+ people** at full build-out.

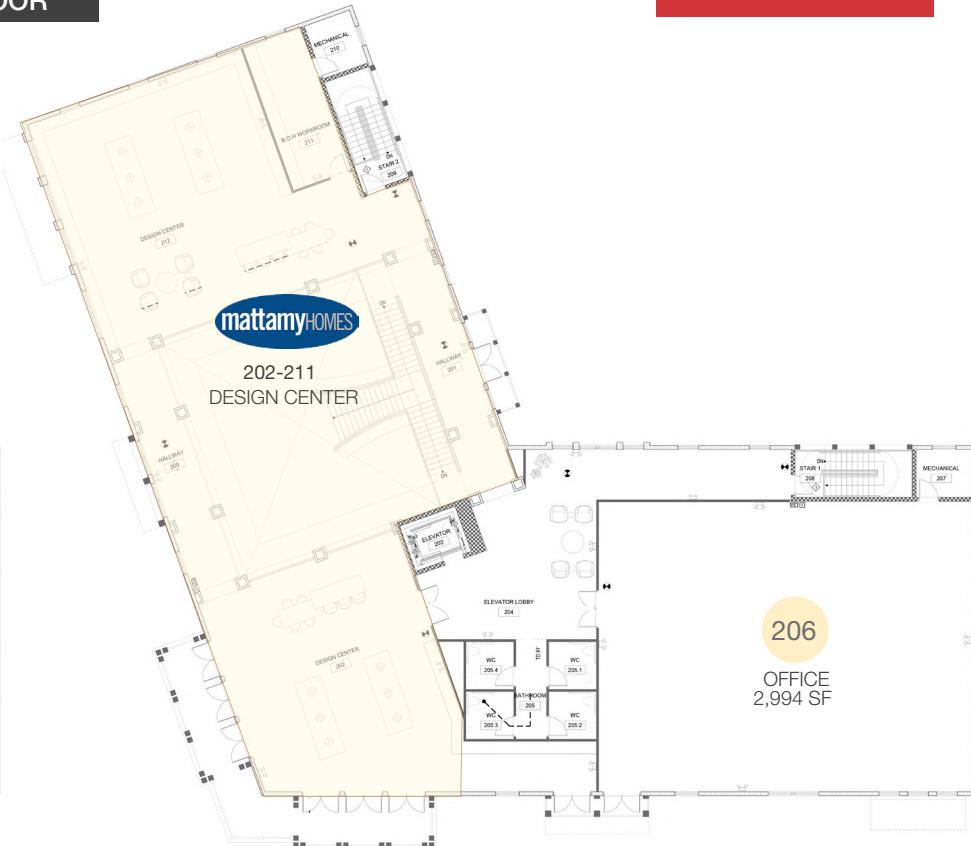




1st FLOOR



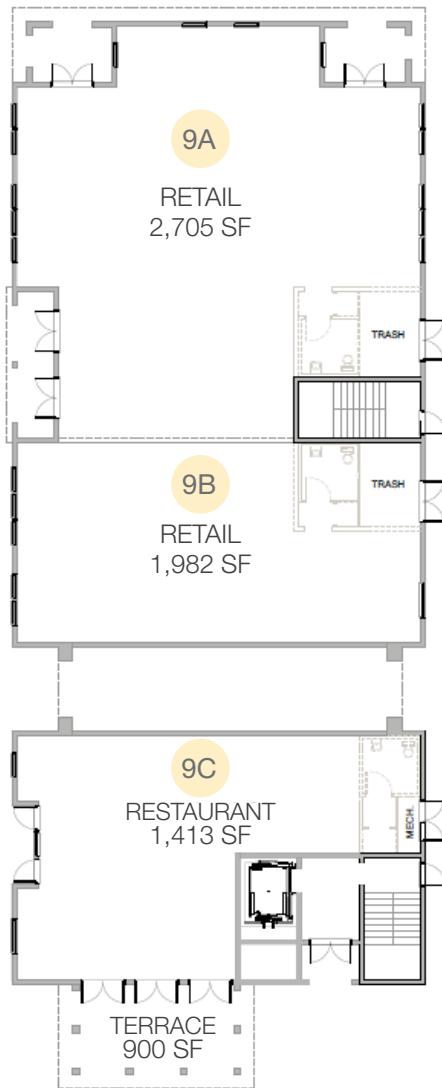
2nd FLOOR



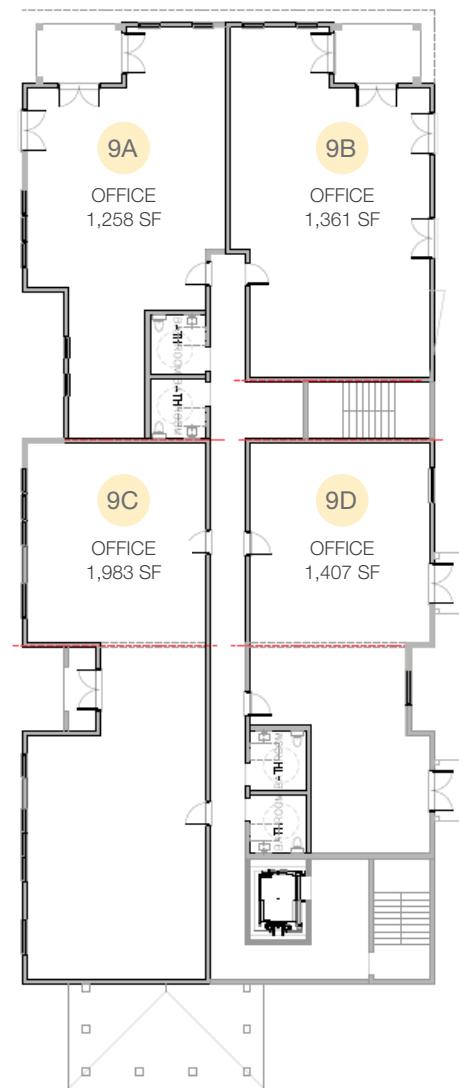
UNIT ID	USE	SF	Status
1st Floor			
108	RESTAURANT	2,169	AVAILABLE
109	RESTAURANT	1,969	AVAILABLE
121	RETAIL	1,113	AVAILABLE
102	RESTAURANT	1,359	AVAILABLE
113 TO 116	SALES/WELCOME*	2,826	
2nd Floor			
206	OFFICE	2,994	AVAILABLE
202/211	DESIGN CENTER*	3,345	

* (Mattamy Occupied)

1st FLOOR



2nd FLOOR



UNIT ID	USE	SF	STATUS
1st Floor			
9-1A	RETAIL	2,705	AVAILABLE
9-1B	RETAIL	1,982	AVAILABLE
9-1C	RESTAURANT & TERRACE	1,413 / 900	AVAILABLE
2nd Floor			
9-2A	OFFICE	1,258	AVAILABLE
9-2B	OFFICE	1,361	AVAILABLE
9-2C	OFFICE	1,983	AVAILABLE
9-2D	OFFICE	1,407	AVAILABLE



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NEWFIELD



Building
8



Building
9



PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS



PRIME LOCATION

Positioned to serve both local and regional traffic, drawing from Stuart, Port St. Lucie, and beyond.



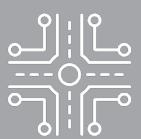
DESIRABLE DEMOGRAPHICS

A vibrant mix of high-income families, retirees, and professionals are seeking walkable access to shops, dining, and services.



BUILT-IN CUSTOMER BASE

Designed as a walkable, mixed-use neighborhood with charming tree-lined streets, front porches, and a "small-town feel."



CONVENIENT ACCESS

Located between I-95 and the Turnpike in Martin County—offering quick access to major roads and regional destinations.



INCLUSIVE COMMUNITY

Target audience spans families, professionals, and mixed-use retail users.



VISIBILITY & BRANDING OPPORTUNITY

Potential for strong signage and brand identity within the Town Center environment.



1050 SW PRAIRIE AVENUE, PALM CITY, FL 34990



1050 SW PRAIRIE AVENUE, PALM CITY, FL 34990

Newfield Town Center
Ring: 5 mile radius

Flourishing Families
(H1)

Dominant Tapestry Segment

KEY FACTS

86,762
Total Population

1,736
Businesses

\$445,928
Median Home Value

61,524
Daytime Population

43.8

Median Age

2.5%

2025-2030
Pop Growth
Rate

\$46,633

Per Capita
Income

2.8
Avg Household
Size

\$90,511
Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri. (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).
© 2025 Esri. Spending facts are average annual dollars per household.

NEWFIELD FACTS

ac

±3,411
TOTAL ACRES



APPROVED FOR
2,000,000 SF OF
INDUSTRIAL



APPROVED FOR
290,000 SF RETAIL/
OFFICE



200 HOMES
SLATED FOR
DELIVERY

THE NUMBERS

Population

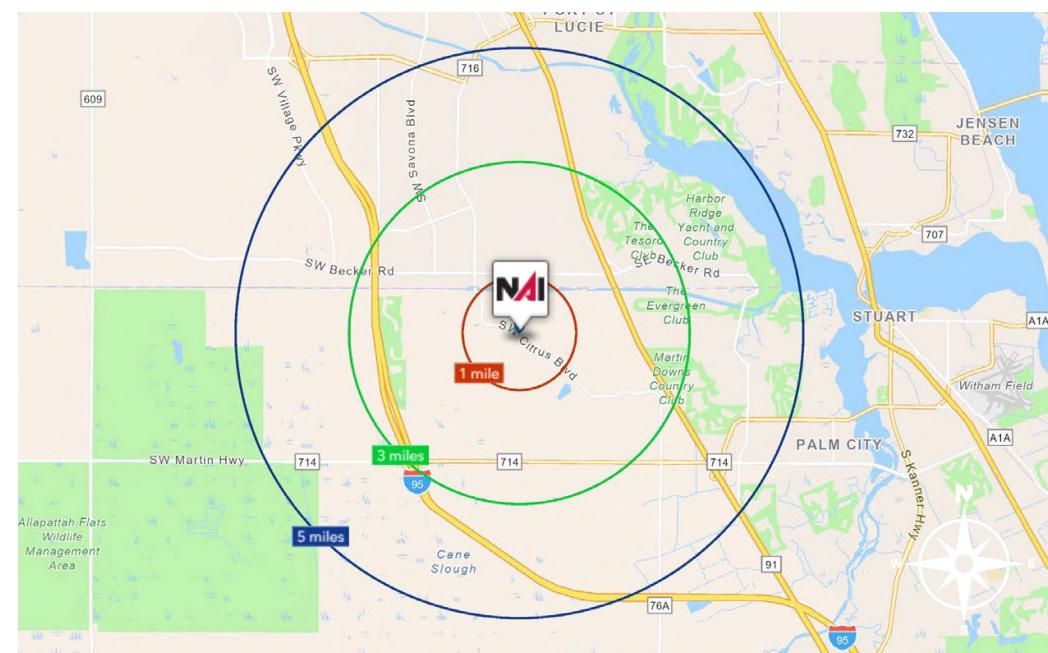
1 Mile: 724
3 Mile: 33,436
5 Mile: 86,762

Average
Household Income

1 Mile: \$115,888
3 Mile: \$136,593
5 Mile: \$128,828

Median Age

1 Mile: 39.1
3 Mile: 41.7
5 Mile: 43.8



Retail Demand Outlook

(7 Miles)

The 7-mile radius around the Newfield site is experiencing steady population growth, rising household incomes, and increasing consumer spending across key categories, signaling strong economic potential and opportunities for businesses to cater to evolving demands.

\$121,272

Average HH Income in 7 Miles

\$60 Million

Projected Spending **Growth** in Gasoline by 2030

\$89 Million

Projected Spending **Growth** in Home Remodeling by 2030

\$71

Projected Spending **Growth** in Entertainment & Recreation by 2030

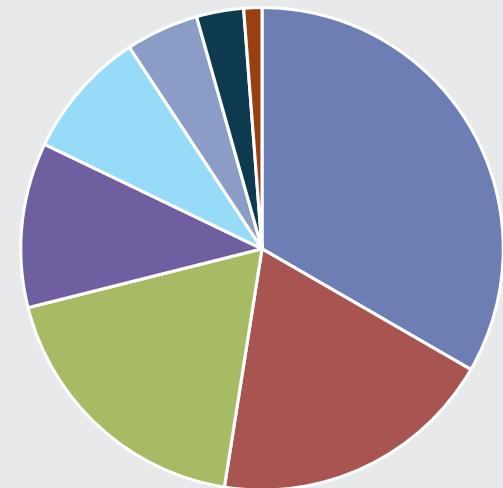
Household Category Growth

(7 Miles)

Small Appliances	\$122,287,864
Furniture	\$79,782,428
Major Appliances	\$46,475,028
Household Textiles	\$10,066,323
Housewares	\$8,570,263
Telephones & Accessories	\$7,101,851
Rugs	\$3,542,295
Luggage	\$2,185,167
	\$98,168,539
	\$63,976,219
	\$37,280,994

2025 Consumer Spending
2030 Projected Consumer Spending

Top Consumer Spending Categories



Food At Home	Household Furnishings & Equipment
Entertainment & Recreation	Pets
Food Away From Home	Alcoholic Beverages
Apparel and Services	Computer

Food Spend Breakdown

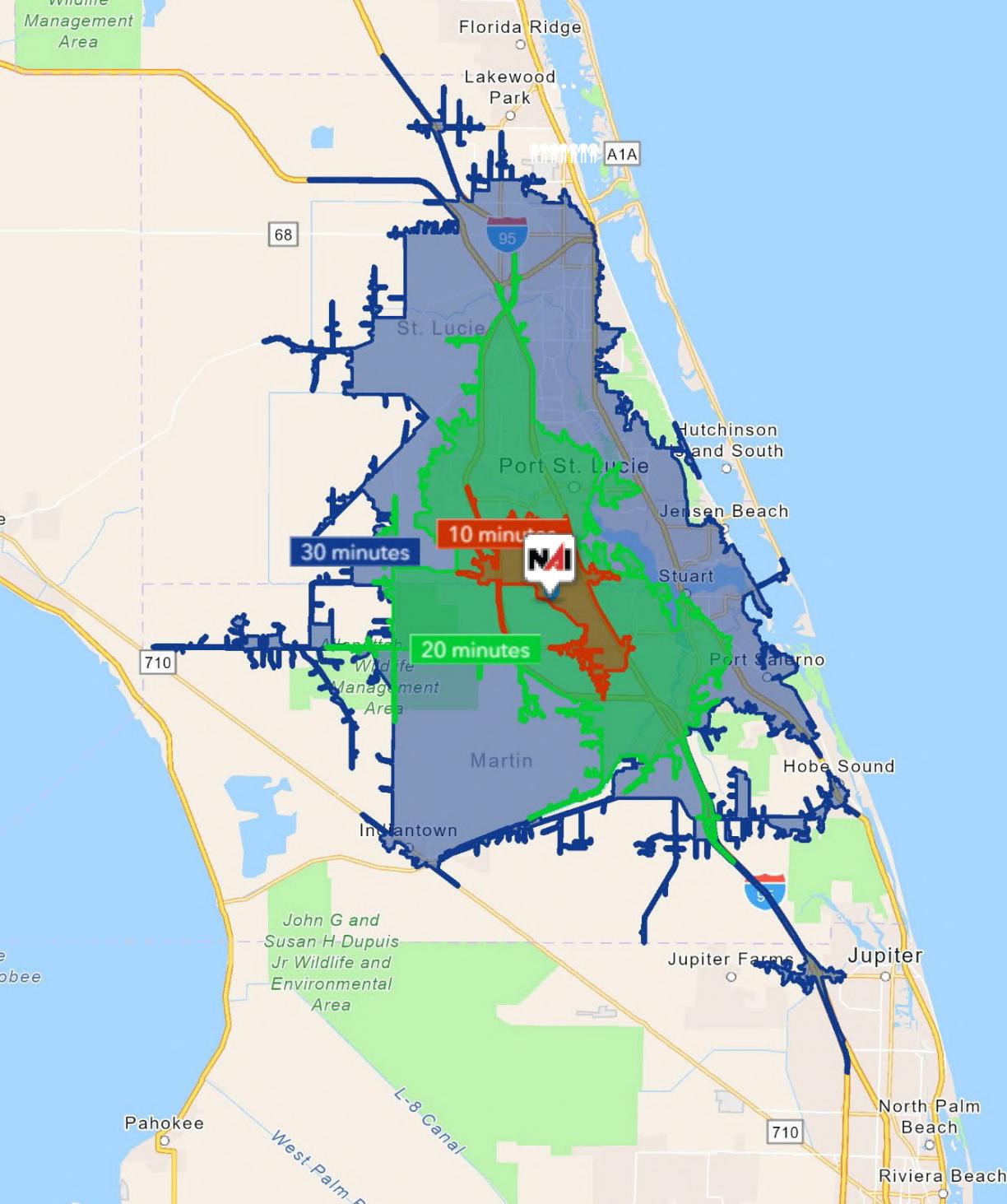
(7 Miles)

64%
Food at Home

68 Million
Bakery Product

36%
Food Away from Home

48 Million
Alcoholic Beverages



DRIVETIME

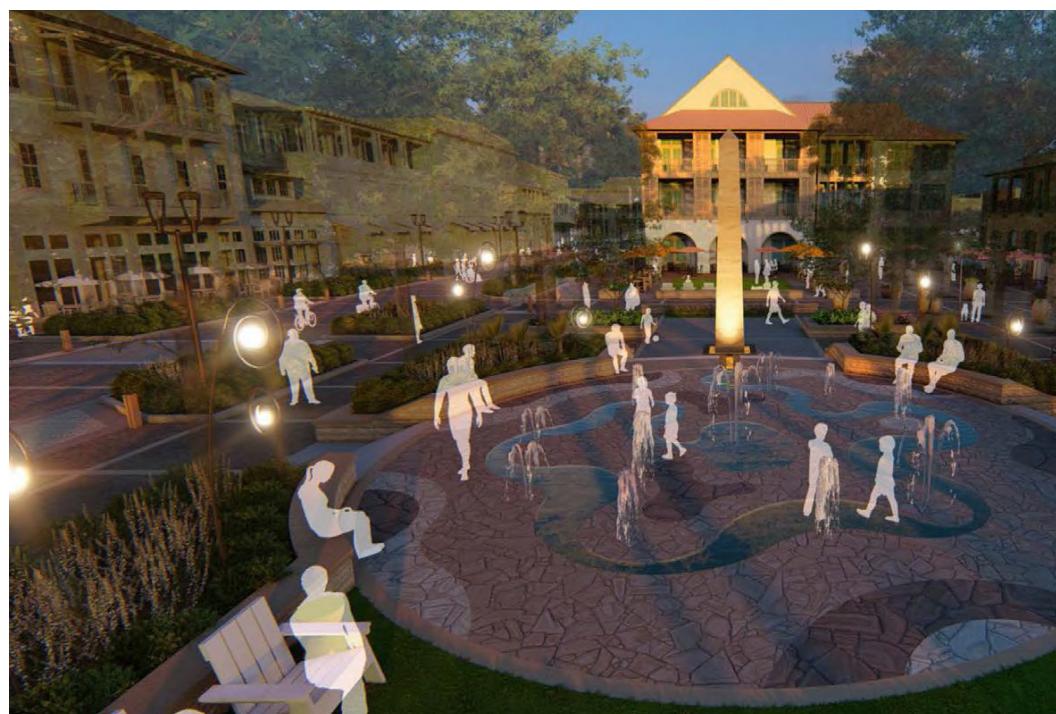
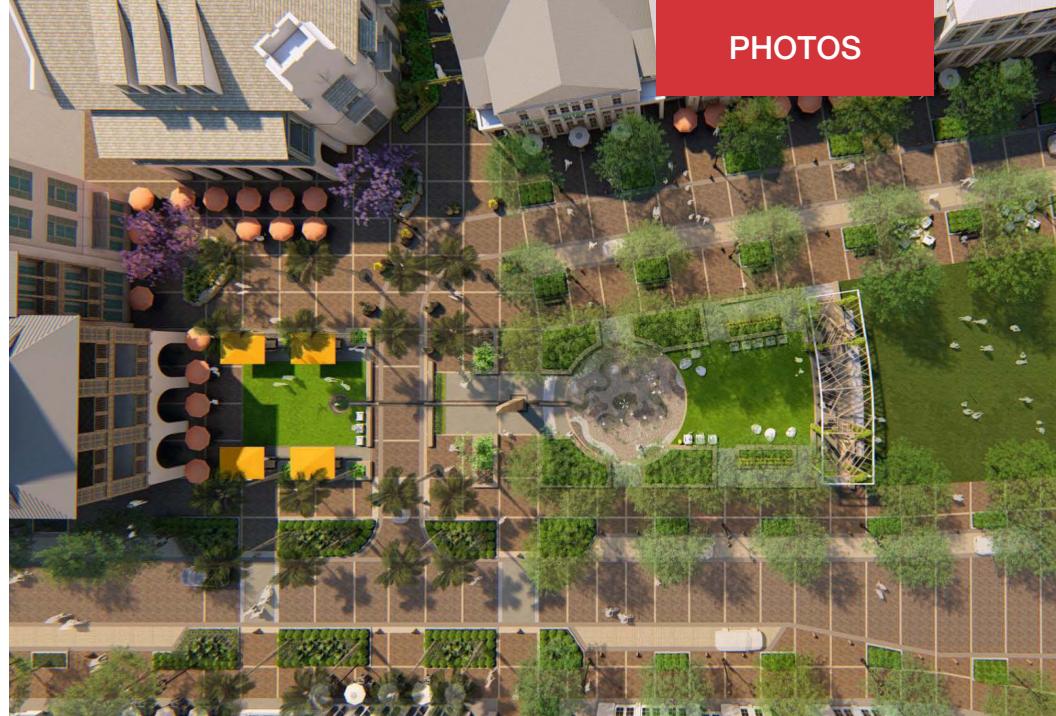
10 Minutes	20 Minutes	30 Minutes
24,251 2010 Population	156,394 2010 Population	342,736 2010 Population
37,786 2025 Population	226,259 2025 Population	450,414 2025 Population
55.8% 2010-2025 Population Growth	44.6% 2010-2025 Population Growth	31.4% 2010-2025 Population Growth
3.27% 2025-2030 (Annual) Est. Population Growth	2.32% 2025-2030 (Annual) Est. Population Growth	1.99% 2025-2030 (Annual) Est. Population Growth
39.1 2025 Median Age	46.5 2025 Median Age	46.7 2025 Median Age
\$119,280 Average Household Income	\$114,278 Average Household Income	\$104,570 Average Household Income
38.7% Percentage with Associates Degree or Better	45.1% Percentage with Associates Degree or Better	42.7% Percentage with Associates Degree or Better
49.0% Percentage in White Collar Profession	60.4% Percentage in White Collar Profession	58.1% Percentage in White Collar Profession

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NEWFIELD





FOR LEASE

RETAIL / OFFICE
SPACE

Building 9

Building 8

SW NEWFIELD PARKWAY

SW PRAIRIE AVENUE





LOOKING EAST

PHASE 1 1,200 HOMES

PHASE 2

3,000 HOMES

Newfield Town Center PHASE 1

FOR LEASE

RETAIL / OFFICE SPACE

Building 9

Building 8



SW NEWFIELD PARKWAY



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NEWFIELD

INTERSTATE
95



LOOKING
NORTH



Martin County, Florida

Martin County encompasses Stuart/Sewall's Point, Jensen Beach/Rio, Palm City, Hobe Sound, Indiantown, Port Salerno, Hutchinson Island, and Jupiter/Tequesta. This stretch of the Treasure Coast is known for its pristine beaches, exceptional boating and fishing, world-class golf, and welcoming small-town character—making it an outstanding place to visit or call home.

The county features more than 35 golf courses within a 15-mile radius, offering unmatched access for enthusiasts of all skill levels. Its waterfront parks and beaches are among the finest on Florida's east coast, while arts districts across Stuart, Jensen Beach, Hobe Sound, and Port Salerno showcase galleries, boutiques, gourmet dining, and historic architecture.

Cultural anchors such as the Lyric Theatre deliver nearly year-round performances ranging from concerts to theater and community events. Residents and visitors can enjoy a robust calendar of signature events, including the Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair. Family-friendly attractions add to the appeal: the Treasure Coast Children's Museum and Indian Riverside Park host concerts, exhibitions, and waterfront activities, while the Elliott Museum and the Maritime & Yachting Museum celebrate innovation, transportation history, and local heritage. For nature lovers and curious explorers, the Florida Oceanographic Coastal Center offers hands-on experiences focused on marine conservation and the coastal ecosystem.

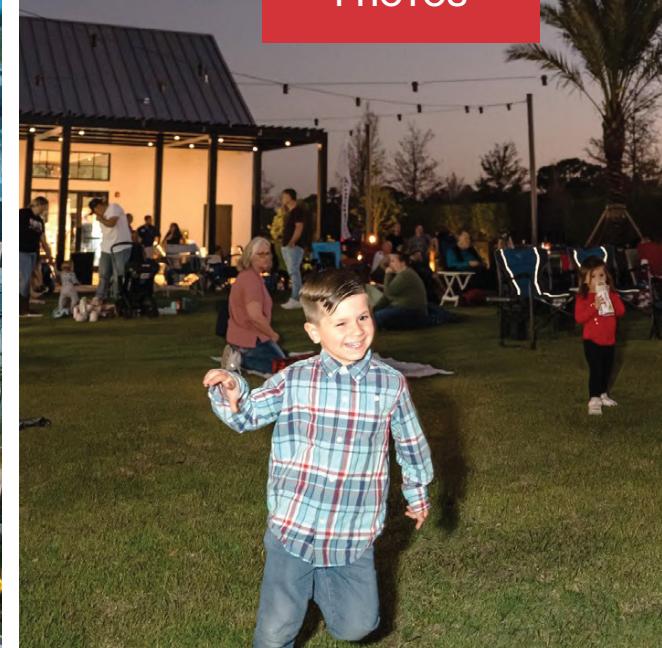
Palm City Overview

Palm City offers a captivating blend of natural beauty, suburban comfort, and community pride along the St. Lucie River. Known for its tree-lined streets, peaceful neighborhoods, and top-tier schools, it provides an inviting lifestyle for families and professionals who value both tranquility and convenience.

Outdoor recreation is at the heart of Palm City, with easy access to boating, fishing, golf, and year-round waterfront activities. The community's local shops, restaurants, and seasonal events add to its charm, while its proximity to the Atlantic Coast, I-95, and Florida's Turnpike ensures seamless connectivity to the broader region.

More than just a scenic place to live, Palm City embodies a balanced lifestyle—where natural landscapes, strong community ties, and modern amenities come together. It welcomes those seeking a harmonious environment with all the comforts of a thoughtfully designed suburban community.







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