

Crosstown Parkway Retail Center

10650 Crosstown Pkwy, Port St Lucie, FL 34987

NAI Southcoast



Heritage Oaks



SW FAIRGREEN RD



SW VILLAGE PKWY



SW VERANO



SW NOVELLA WAY

CROSTOWN PKWY



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FOR LEASE:

\$39.00/SF NNN

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Property Details

One Unit Left!

Address: 10650 Crosstown Parkway
Port St. Lucie, FL 34987

Parcel ID: 4304-506-0002-000-2

Pricing: \$39.00/SF NNN

Space Size: 1,350 SF

Frontage: 415' on Crosstown Parkway

Year Built: 2024

Access: Signalized / Lighted

Annual Average
Daily Traffic Count: 41,000 and growing with major
communities under construction



Property Overview

New Construction in booming Tradition Florida, only one unit left!
Endcap unit adjacent to courtyard with outdoor seating and in-ground
grease trap.

Nearby to major housing communities such as Ryan Homes, D.R.
Horton, PGA Verano, Koter Central Park and much more.

Ideal for Retail, Restaurant, Office or Medical. Join Vivid Salon &
Spa, In&Out Liquor, Time Square Pizza, Batteries Plus, and Florida
Dermatology Specialists!

Nearby to major retailers such as Publix, Circle K, and an outparcel to
Tradition Storage.

The Average Household Income is \$104,993 within 1 mile radius.

	Average Household Income	Median Age
1 Mile	\$104,993	49.9
3 Miles	\$100,512	45.5
5 Miles	\$94,569	42.5

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Northwest View



Property Overview

- Lighted Intersection
- Perfect for Retail, Restaurant, Office and Medical uses
- 1,350 SF end unit available
- In-ground grease traps

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Bldg #2 - Front Elevation (north)

Bldg #1 - Front Elevation (north)

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East View



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Southwest View



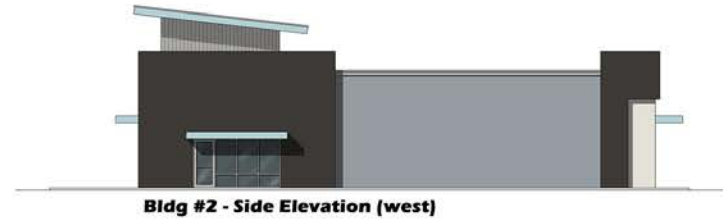
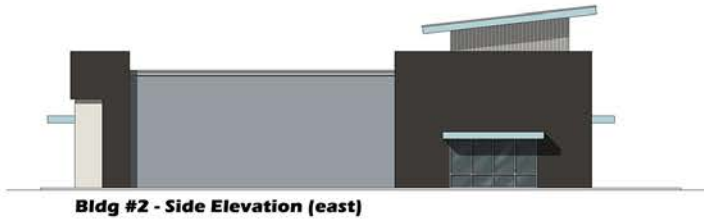
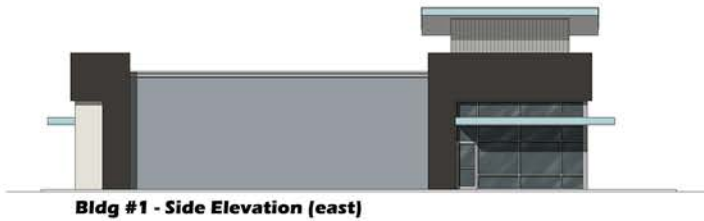
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Color Scheme



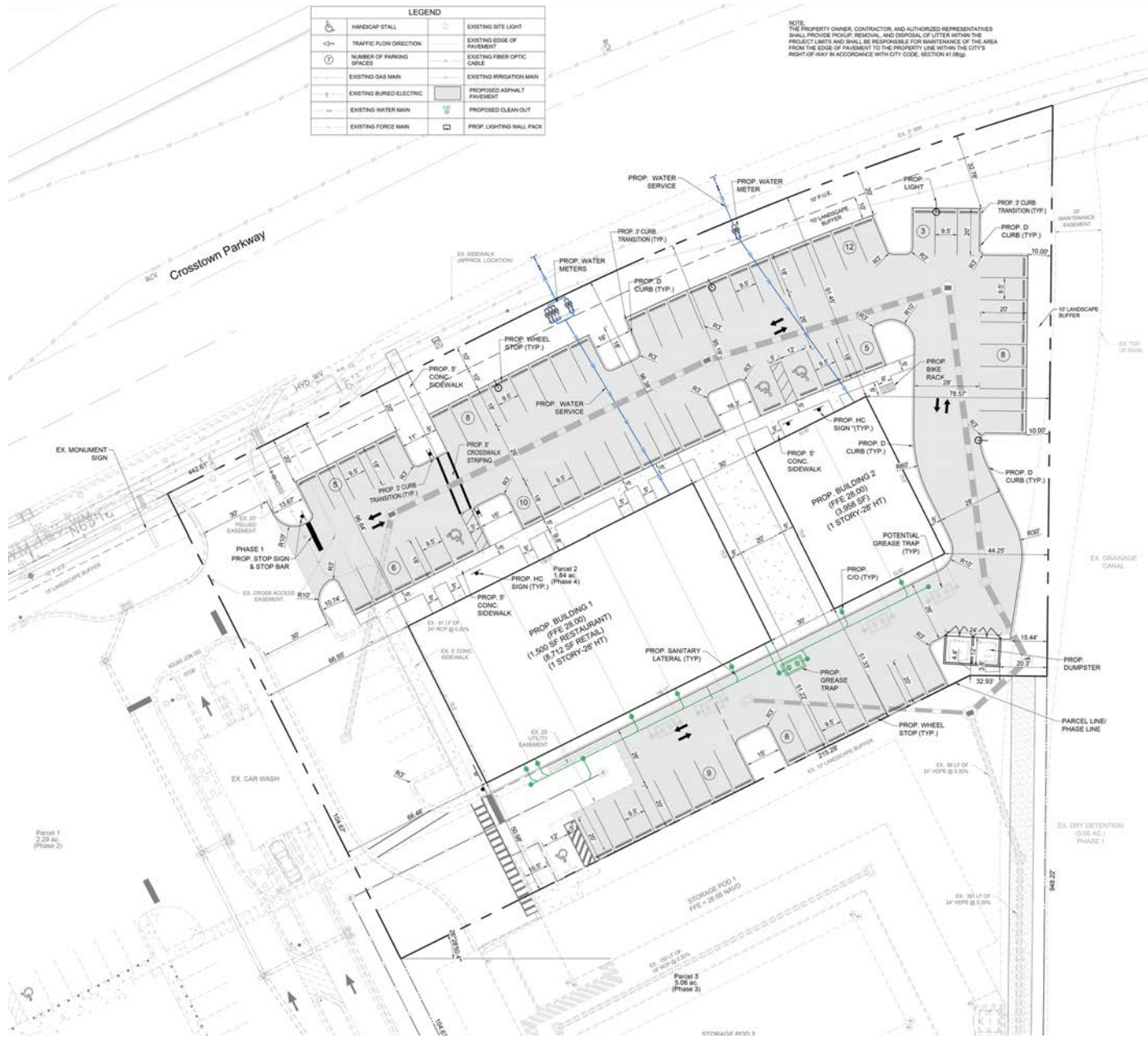
Sherwin Williams SW 7003 Toque White	Sherwin Williams SW 6492 Jetstream	RAL 7001 Silver Grey	Pantone 7C Black	Aluminum (typical)	Wood Textured Siding	Metal Siding
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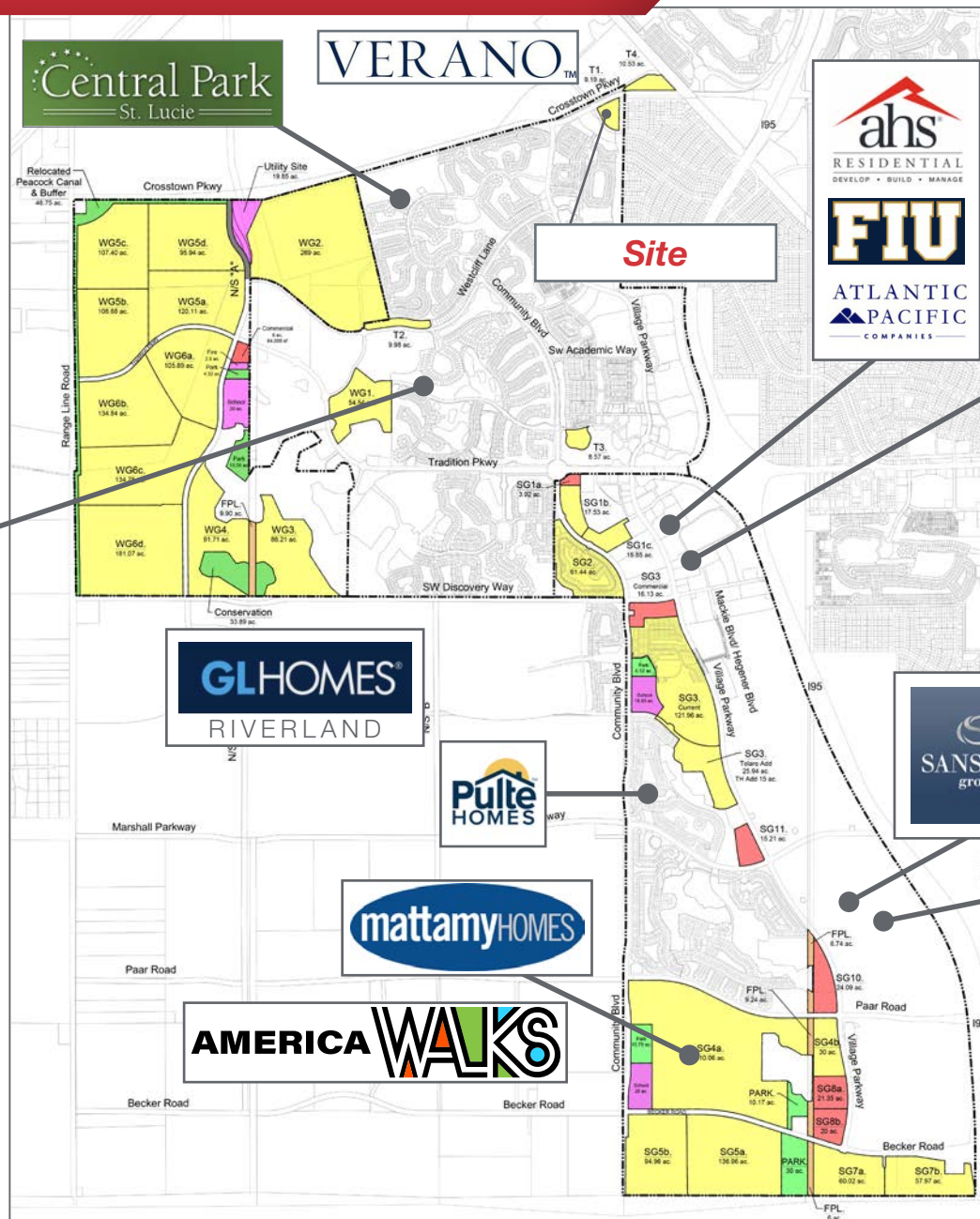
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Site Plan



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D·R·HORTON
America's Builder

mattamyHOMES

taylor morrison.

GHO HOMES
A GREEN BRICK PARTNER

GLHOMES
RIVERLAND

Pulte HOMES

mattamyHOMES

AMERICA WALKS

ahs
RESIDENTIAL
DEVELOP • BUILD • MANAGE

FIU

ATLANTIC PACIFIC
COMPANIES

Cleveland Clinic
Tradition Hospital

TRADITION
LIFESTYLE DEVELOPMENT

OCULUS
SURGICAL

SANSONE
group

FedEx

Cheney C-B-I
Brothers

LEGACY PARK
AT TRADITION

amazon

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Strong Economic Expansion

Economic Expansion by Year

Calendar Year	Company	Industry	Location	Project Scope	Jobs	Jobs	Jobs	Footage
2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652	236,000
2020	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25	75ft. Tower
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	469	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,146	0	‡	3,220,000
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
	Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000
	2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0
Chandler Bats		Manufacturing	Port St. Lucie	NEW	11	0	17	17,000
Chemical Technologies Holdings		Manufacturing	St. Lucie County	NEW	5	0	2	8,000
Cheney Brothers		Warehouse/Distribution	Port St. Lucie	NEW	350	0	201	427,000
Contender Boats		Marine	St. Lucie County	NEW	200	0	131	100,000
D&D Welding		Manufacturing	St. Lucie County	EXPANSION	10	32	40	33,000
FA Precast		Manufacturing	St. Lucie County	EXPANSION	0	22	23	17,000
Freshco/Indian River Select		Manufacturing	Fort Pierce	EXPANSION	20	90	95	16,375
Jansteel		Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
Kings Logistics Center		Industrial Development	St. Lucie County	NEW	433*	0	52	650,000
Maverick Boat Group		Marine	St. Lucie County	EXPANSION	150	520	470	106,000
South Florida Logistics Center 95		Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
SRS Distribution		Warehouse/Distribution	Fort Pierce	NEW	11	0	20	32,000

Calendar Year	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	300	220,000
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	12	89,000
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
	Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	10	688,000
	MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	652	109,000
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
					2,864	804	982	3,384,924

Calendar Year	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	259*	170	0	389,000
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	3	60,000
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	71	113,000
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	120	23,456
					1,641	361	194	2,490,310

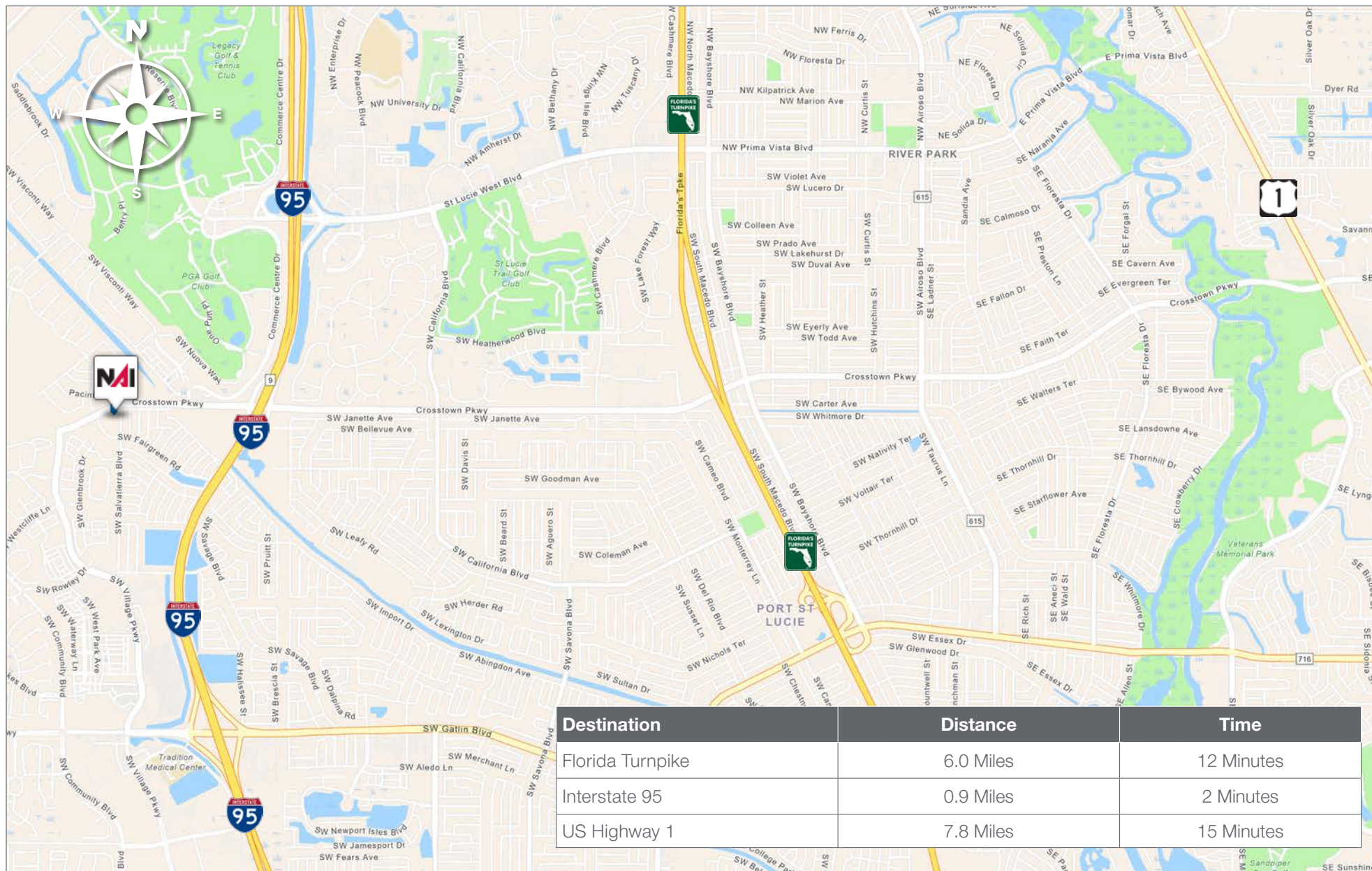
* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

*Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = median square feet per worker at 1,500 ** New facility in 2022, jobs transferred from 2029 project. Includes full-time, part-time and per diem workers

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Drive Time



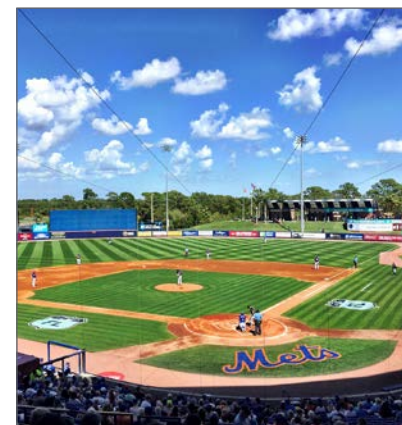
Regional Overview

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.

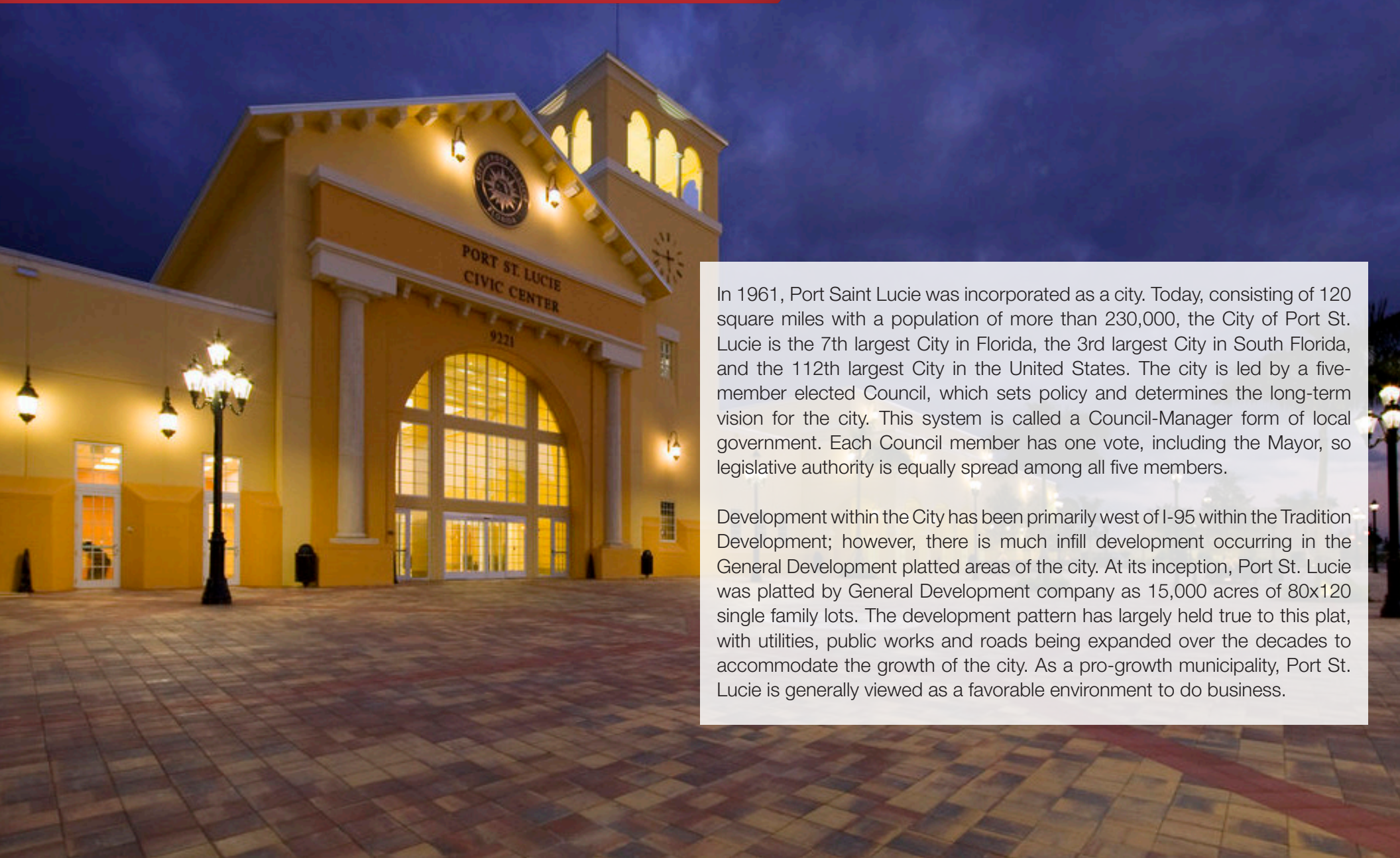
The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine 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 39 schools with a total of 41,409 students and 5,205 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.



City Overview

Port St. Lucie, Florida



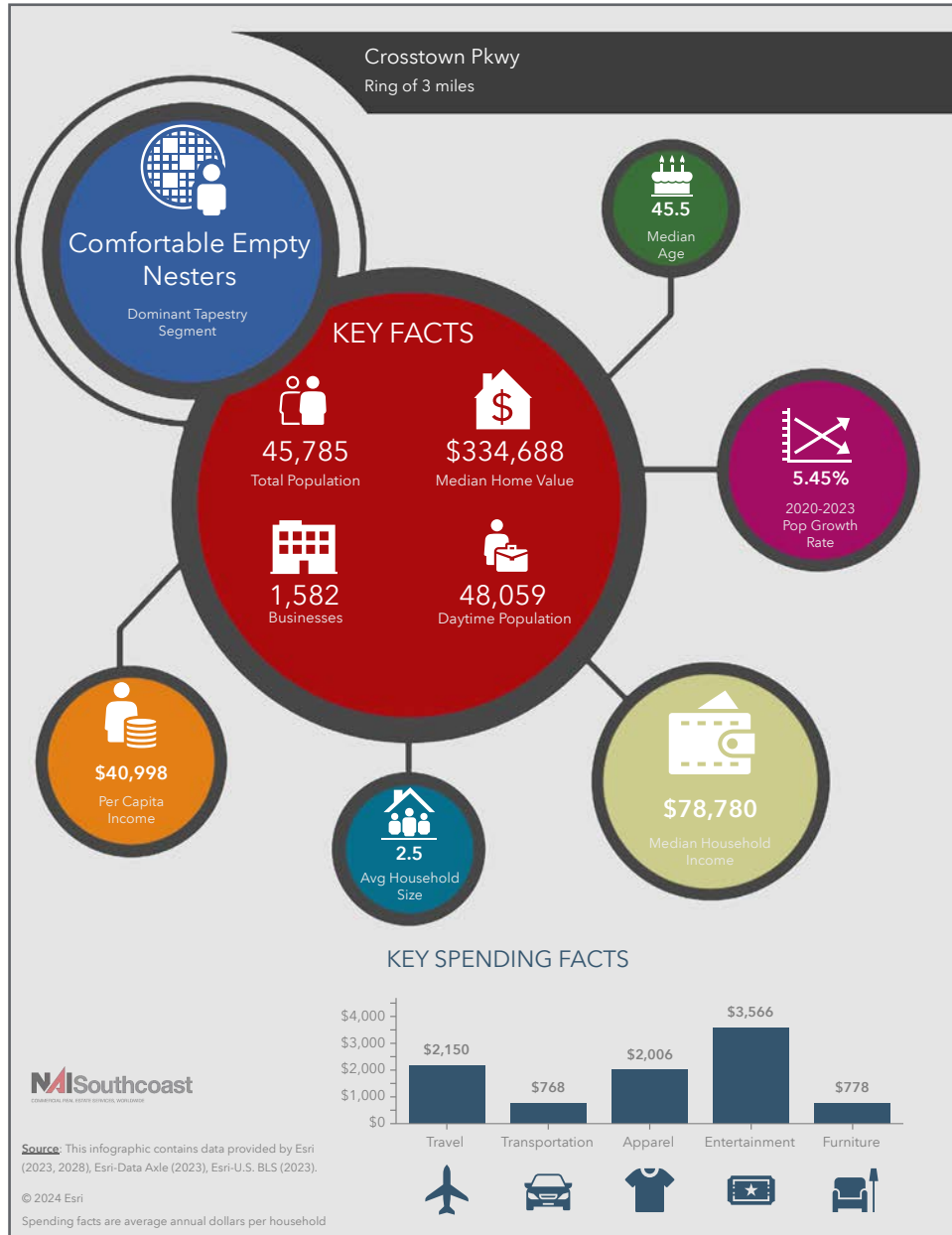
In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by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

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2023 Demographics



Population

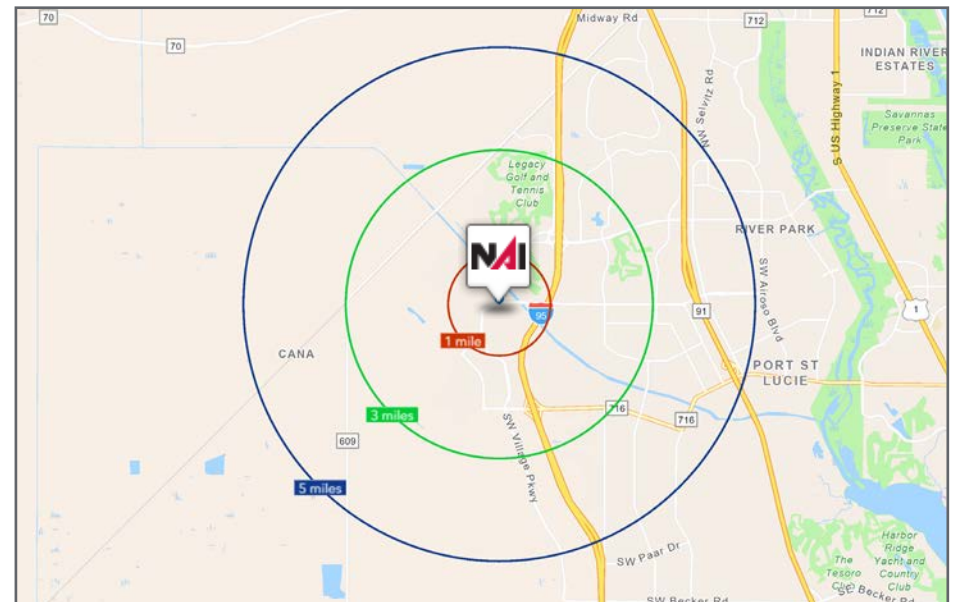
- 1 Mile: 5,887
- 3 Mile: 45,785
- 5 Mile: 115,319

Average Household Income

- 1 Mile: \$104,993
- 3 Mile: \$100,512
- 5 Mile: \$94,569

Median Age

- 1 Mile: 49.9
- 3 Mile: 45.5
- 5 Mile: 42.5



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