

±4.89 Acre Prime Commercial Site

SW Tradition Pkwy & Powerline Rd, Port St Lucie, FL 34987

NAI Southcoast

ESPLANADE AT
TRADITION
by **taylor morrison**
600+ Homesites
55+ Active Adult Community

VITALIA
AT TRADITION
1,200 Units

THE BRENNITY
AT TRADITION
SENIOR LIVING

200+ Single Family Homes
by **mattamyHOMES**

SLOPESIDE
525 Rental Units
on 35 Acres

Common Area

Lease Area 2

OFF CORNER
±51,600 SF

Lease Area 1

HARD CORNER
±75,700 SF

POWERLINE RD

SW TRADITION PARKWAY

cadence
by **mattamyHOMES**
300+ Homesites



Presented by

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AVAILABLE FOR LAND LEASE:
Hard Corner (75,700 SF) - \$4.00/SF
Off Corner (51,600 SF) - \$3.00/SF

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Property Details

Address: SW Tradition Pkwy & Powerline Rd
Port St Lucie, FL 34987

Lease Rate: Hard Corner ±75,700 SF
\$4.00/SF \$300,000/Yr Rounded

Off Corner ±51,600 SF
\$3.00/SF \$155,000 /Yr Rounded

Available Land Size: 4.89 Acres

Zoning: MPUD

Land Use: Commercial

Parcel ID: 4305-701-0003-000-1

Property Summary

Prime commercial development opportunity in Tradition, Port St Lucie, the fastest growing town on the Treasure Coast. The property will be great for a mid sized anchor and inline space with potential outparcels. The site is in an ideal location for the planned expansion of Powerline Road connecting to SW Crosstown Pkwy to the North and SW Discovery Way to the South.

The property will be delivered "Pad Ready," with cleared and graded sites, retention systems, driveway connections, and utility connections available within public rights-of-way. The North-South Powerline Road extension is expected to be completed within approximately two years, aligning with the site's readiness for tenant buildout. All site permitting is to be pursued under the mutually agreed-upon site plan design and its related application process.



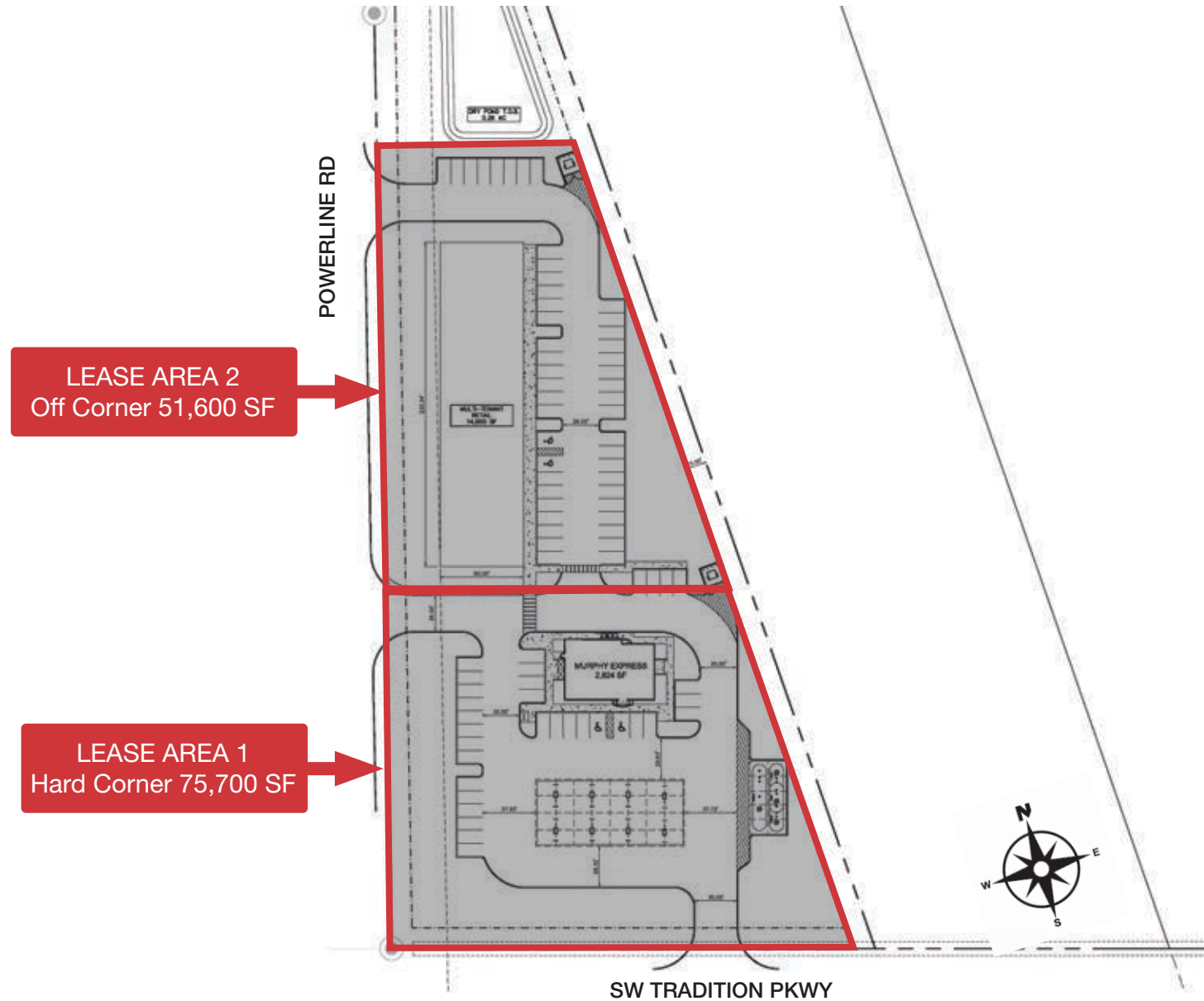
Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$116,072	66.4
3 Miles	\$101,552	59.8
5 Miles	\$103,019	51.5

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Site Plan



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SW Tradition Pkwy & Powerline Rd, Port St Lucie, FL 34987

Looking North

ALLIED UNIVERSAL
There for you.

RANGE LINE RD

LEGACY HIGH SCHOOL
2,000 STUDENTS

SW CROSSTOWN PARKWAY

cadence
by **mattamy HOMES**
300+ Homesites

cadence
by **mattamy HOMES**
300+ Homesites

ASIAIR CREEK
GOLF & COUNTRY CLUB

Central Park
St. Lucie

DR HORTON
American Builder
MARONDA
Residence
LENNAR
Ryan
Homes

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600+ Homesites
55+ Active Adult Community

Common Area

Lease Area 2

OFF CORNER
±51,600 SF

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HARD CORNER
±75,700 SF

SLOPESIDE
525 Rental Units
on 35 Acres



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Looking South



SW TRADITION PARKWAY

200+ Single Family Homes
by **mattamyHOMES**

SLOPESIDE
525 Rental Units
on 35 Acres

SUBJECT
±4.89 Acres
Port St Lucie, FL34987

POWERLINE RD



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SW Tradition Pkwy & Powerline Rd, Port St Lucie, FL 34987

Looking East



ESPLANADE
AT TRADITION

by **taylor morrison**
Homes Inspired by You
600+ Homesites
55+ Active Adult Community

200+ Single Family Homes
by **mattamyHOMES**

SLOPESIDE
525 Rental Units
on 35 Acres

SUBJECT
±4.89 Acres
Port St Lucie, FL34987

cadence
by **mattamyHOMES**
300+ Homesites



±4.89 Acre Prime Commercial Site

SW Tradition Pkwy & Powerline Rd, Port St Lucie, FL 34987

Looking West



LEGACY HIGH
SCHOOL
2,000 STUDENTS



RANGE LINE RD

SW TRADITION PARKWAY

POWERLINE RD

POWERLINE RD

SUBJECT
±4.89 Acres
Port St Lucie, FL34987

SLOPESIDE
525 Rental Units
on 35 Acres



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Tradition Residential Development



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Economic Overview

St Lucie County

Economic Expansion, 2019 - Present

Calendar Year 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
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
Calendar Year 2020	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
	Wolfube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	15	30,000
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
	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

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
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

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
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 ** New facility in 2022, jobs transferred from 2019 project
‡ Includes full-time, part-time and per diem workers

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 358,704 and has experienced growth of over 28% 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 43,612 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.



City Overview

Port St Lucie, Florida



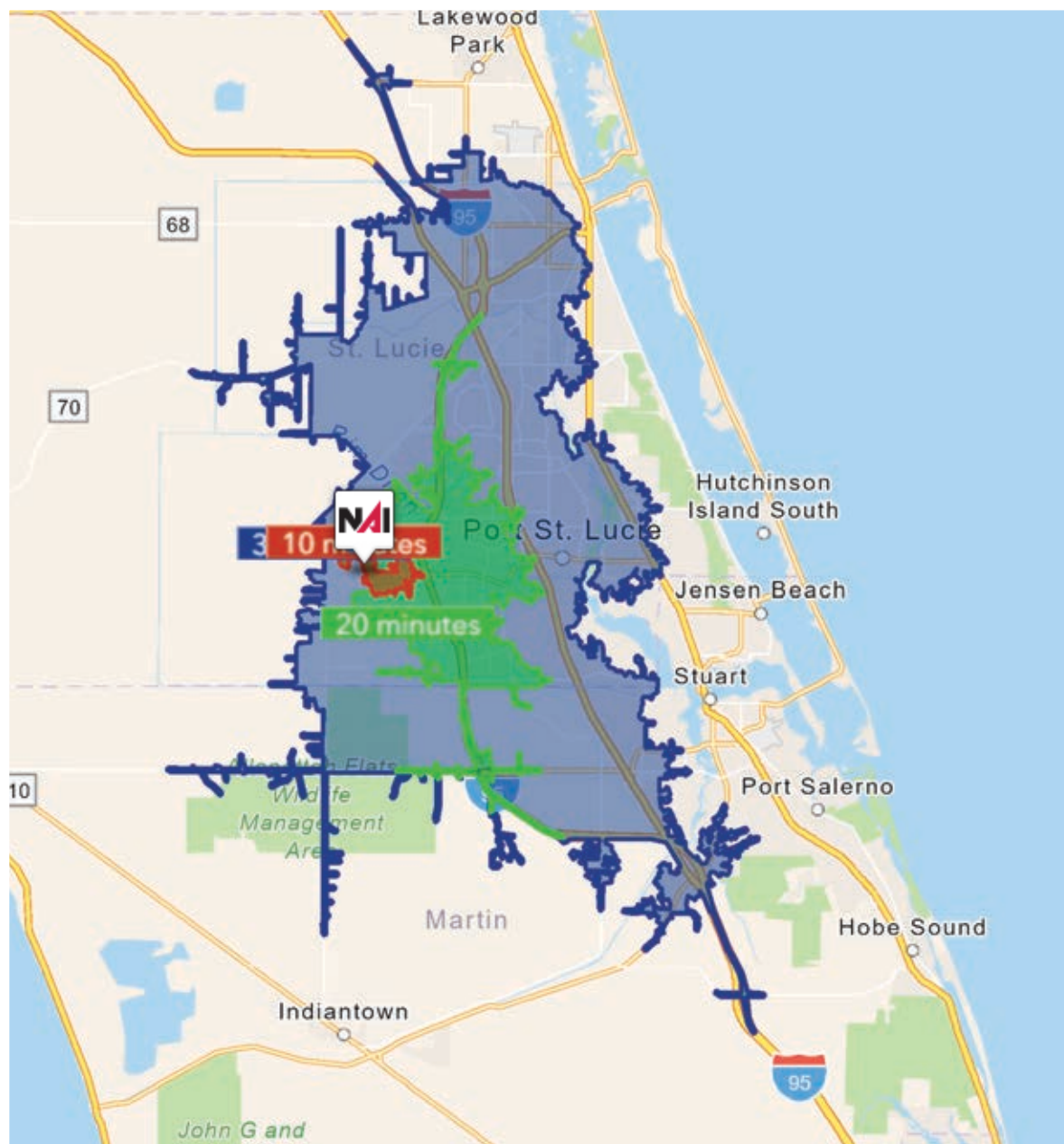
In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by 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 pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

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Drive Time

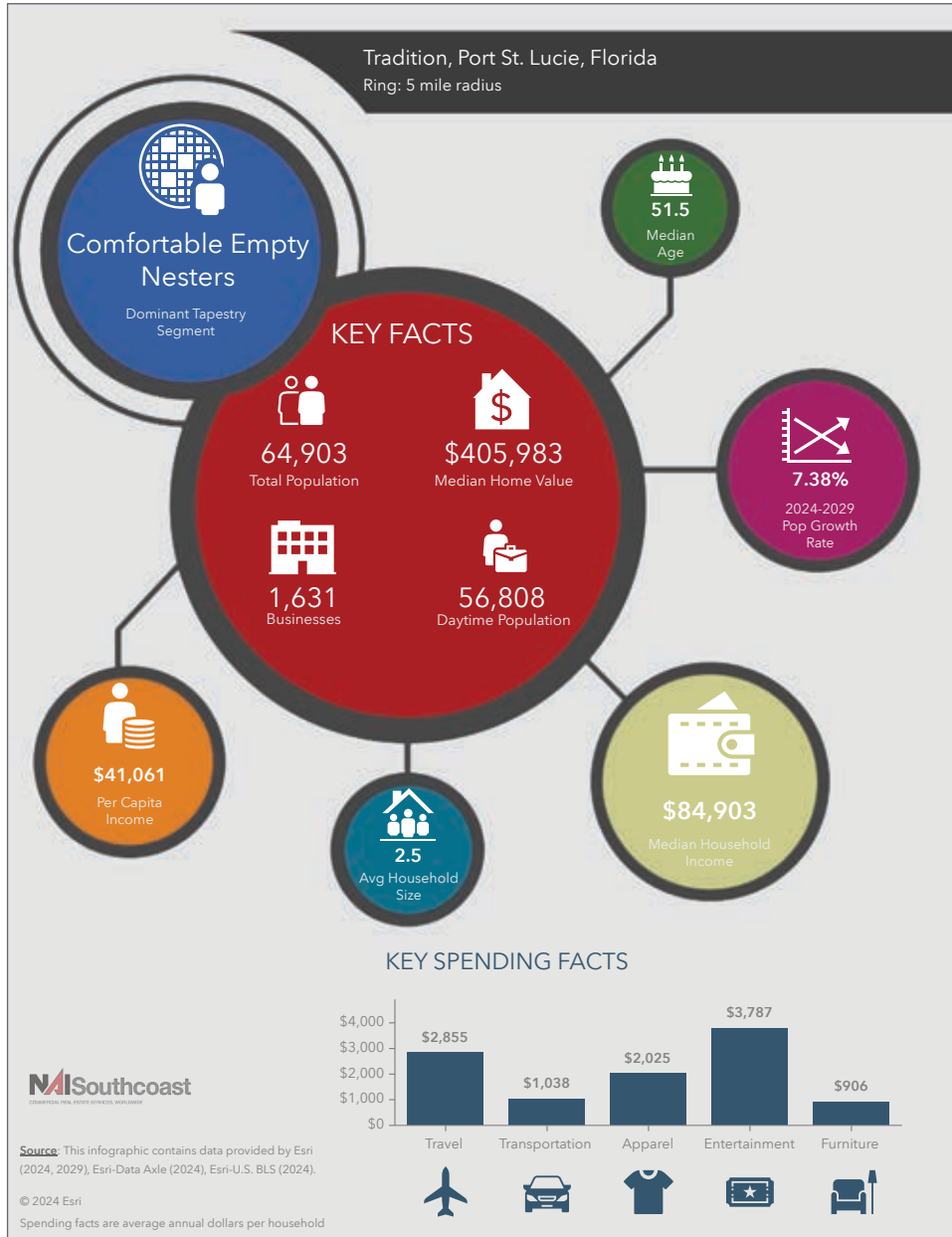


10 Minutes	20 Minutes	30 Minutes
1,299 2010 Population	53,738 2010 Population	212,113 2010 Population
4,670 2024 Population	92,748 2024 Population	295,912 2024 Population
259% 2010-2024 Population Growth	72.59% 2010-2024 Population Growth	39.5% 2010-2024 Population Growth
6.90% 2022-2029 (Annual) Est. Population Growth	3.69% 2022-2029 (Annual) Est. Population Growth	2.14% 2022-2029 (Annual) Est. Population Growth
60.7 2024 Median Age	45.6 2024 Median Age	44.5 2024 Median Age
\$93,239 Average Household Income	\$101,346 Average Household Income	\$98,473 Average Household Income
61.8% Percentage with Associates Degree or Better	45.9% Percentage with Associates Degree or Better	41.72% Percentage with Associates Degree or Better
69.4% Percentage in White Collar Profession	58.3% Percentage in White Collar Profession	58.4% Percentage in White Collar Profession

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2024 Demographics



Population

- 1 Mile: 795
- 3 Mile: 23,950
- 5 Mile: 64,903

Average Household Income

- 1 Mile: \$116,072
- 3 Mile: \$101,552
- 5 Mile: \$103,019

Median Age

- 1 Mile: 66.4
- 3 Mile: 59.8
- 5 Mile: 51.5





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AVAILABLE FOR LAND LEASE:

Hard Corner (75,700 SF) - \$4.00/SF

Off Corner (51,600 SF) - \$3.00/SF

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