

ASTOR CREEK
GOLF & COUNTRY CLUB
900 Units

OAK RIDGE RANCHES
9,690 Units

PGA VILLAGE
VERANO.
2,511 Units

Central Park
St. Lucie
1,122 Units

I Havens
60 Units

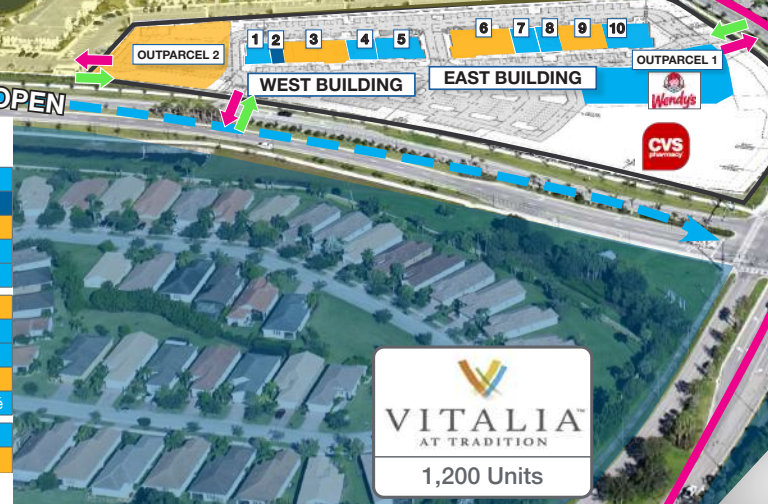
ALTON
CENTRAL PARK
318 Units

Crosstown Commons
MARONDA
Homes
202 Units

SW CROSSTOWN PKWY EXTENSION - NOW OPEN

	Unit/ Outparcel	SF/AC	Status	Tenant
West Building	1	2,600	Leased	Veterinarian
	2	1,500	In Lease Review	Orthodontics
	3	1,300-6,649	Available	
	4	3,000	Leased	Dentist
	5	4,500	Leased	Nail Salon
East Building	6	6,533	Available	
	7	2,700	Leased	Liquor Store
	8	2,016	Leased	Pinch-A-Penny
	9	3,000	Available	
	10	4,000	Leased	Another Broken Egg Café
Outparcel	1	0.77 AC	Leased	Wendy's
	2	0.90 AC	Available	

KEY Available Leased LOI in Process In Lease Review



VITALIA
AT TRADITION
1,200 Units

A DEVELOPMENT BY: **Hunington**

Presented by

J. Jeffery Allman, Jr.
Principal | Broker Associate
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FOR LEASE
\$45/SF NNN (END CAPS)
\$39/SF NNN (INLINE)

Outparcels
\$95K NNN (GROUND LEASE)
\$45/SF (LAND PURCHASE)

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Property Details

- Address: Crosstown Pkwy & Verano Pkwy
- Parcel IDs: 3332-700-0032-000-1
3332-700-0030-000-7
- Pricing: \$45/SF NNN (End Caps) / \$39/SF NNN (Inline)
Outparcels: \$95K NNN (Ground Lease)
\$45/SF (Land Purchase)
- Available Size: 1,300 - 6,649 SF
- Frontage: ±350' on SW Village Parkway
±700' on Crosstown Parkway
- Estimated Delivery: June 2026
- Access: Signalized / Lighted
- AADT: 41,000 and growing with major communities under construction

Property Overview

Prime commercial leasing opportunity in Tradition, the fastest growing town on the Treasure Coast. The property has been conceptually laid out for inline space with two outparcels. The site is in an ideal location with the recent completion of the Crosstown Parkway extension now connecting to Rangeline Road to the West.

The site is located nearby Publix and residential developments from homebuilders, including DR Horton, Ryan Homes, Mattamy Homes, Kolter, Taylor Morrison, GHO Homes, and more.

The property is situated at the signalized intersection of Crosstown Parkway and Verano Parkway. This site enjoys the benefits of its location on a main east/west thoroughfare with an interchange with I-95, just 1 mile east. Moreover, there is a limited amount of commercial (existing and proposed) in the vicinity of this property, providing insulation from competitors on this crucial entrance to Tradition and Verano.



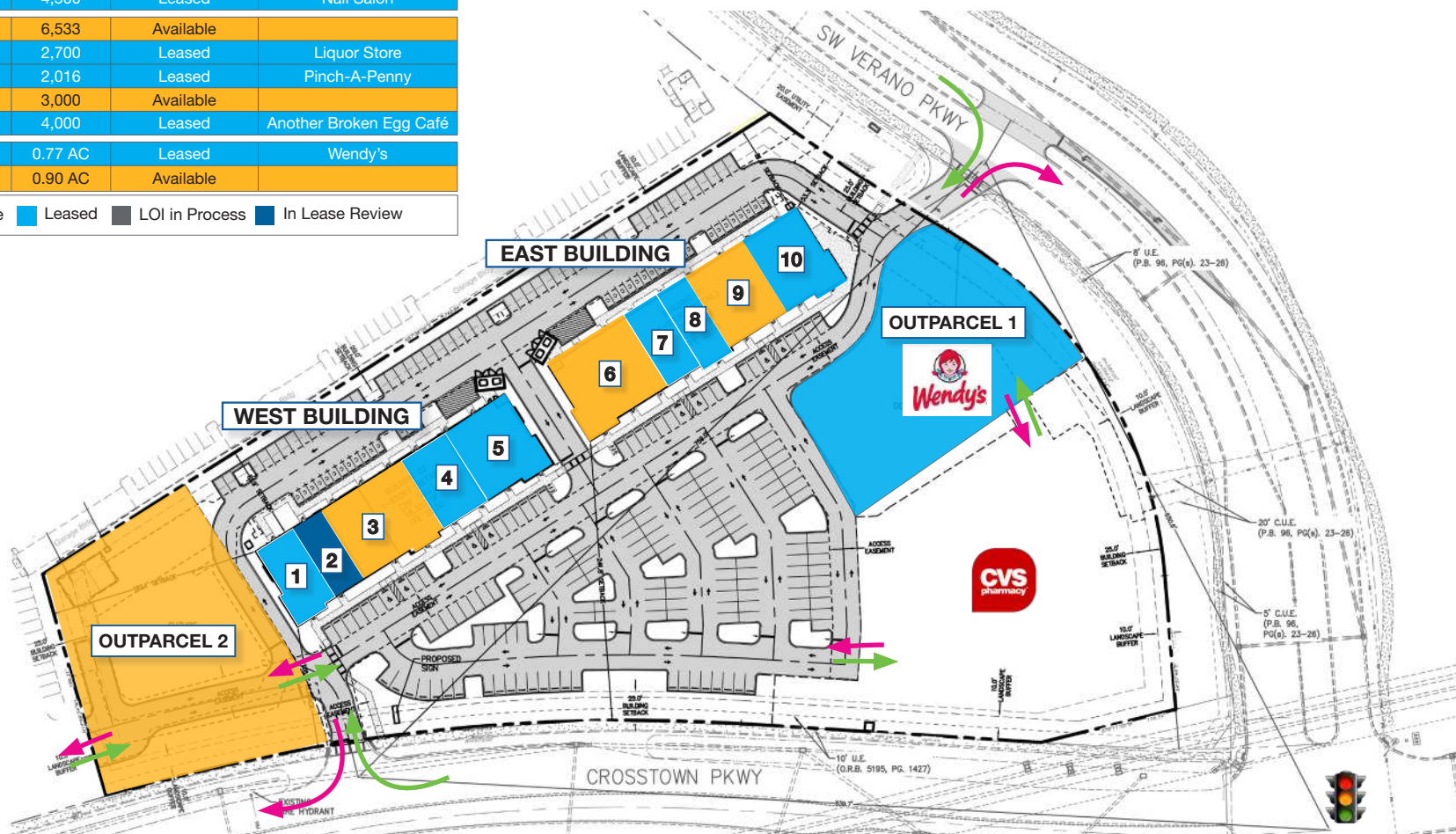
Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$116,147	54.6
3 Miles	\$115,676	53.9
5 Miles	\$109,659	49.0

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Concept Site Plan

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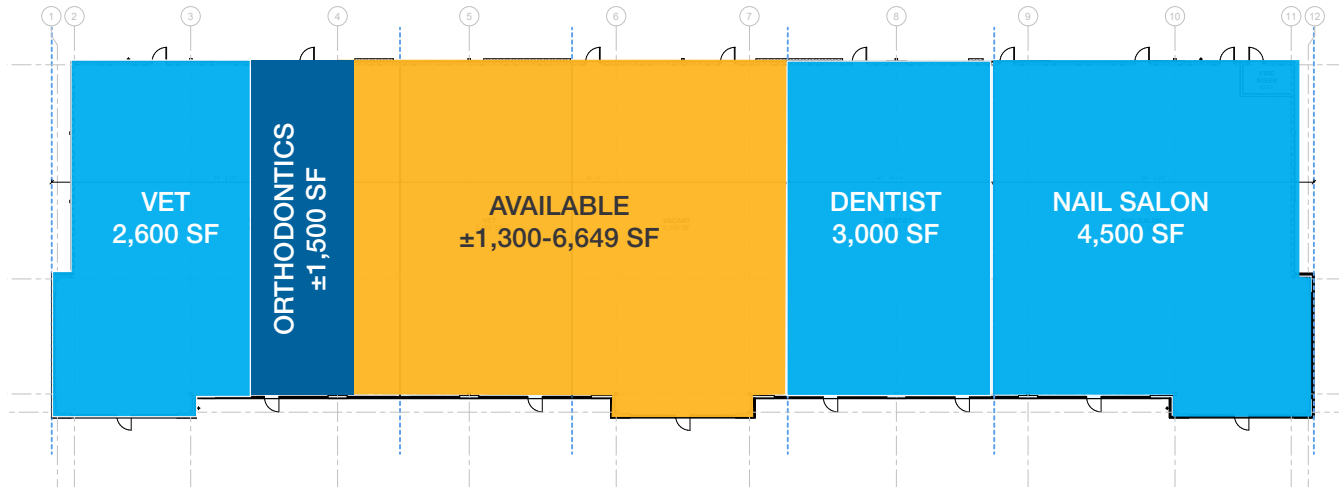


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LOD

West



KEY

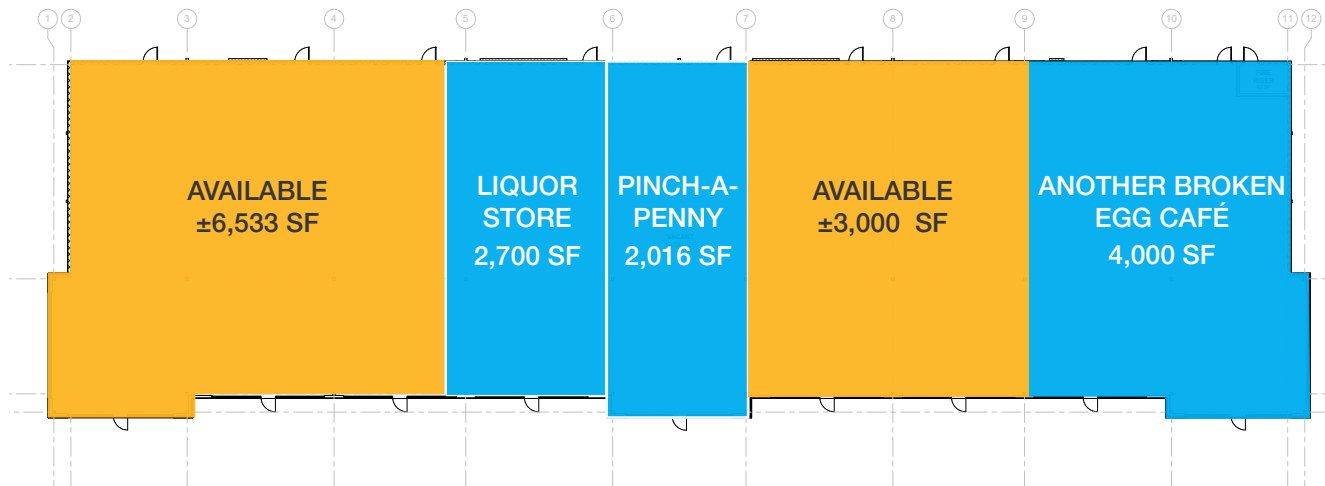
Available

Leased

LOI in Process

In Lease Review

East



Shops at Crosstown

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14,200 AADT

41,000 AADT



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cadence
439 Units

ESPLANADE
AT TRADITION
600 Units

VITALIA
AT TRADITION
1,200 Units

Heritage Oaks
525 Units

LEGACY
HIGH SCHOOL
1,500 Students

OAK RIDGE RANCHES
9,690 Units

Wylder
4,000 Units

ASIAH CREEK
GOLF & COUNTRY CLUB
900 Units

Central Park
St. Lucie
D.R. HORTON
American's Dream
MARONDA
Lennar
Ryan
Taylor Morrison
1,122 Units

Havens
60 Units

ALTON
CENTRAL PARK
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2,511 Units

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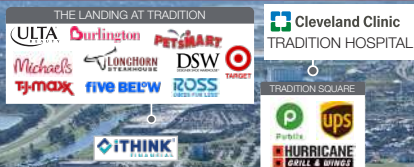
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Tradition Residential Development



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Renderings

Shops at Crosstown



Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Renderings

Shops at Crosstown



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH

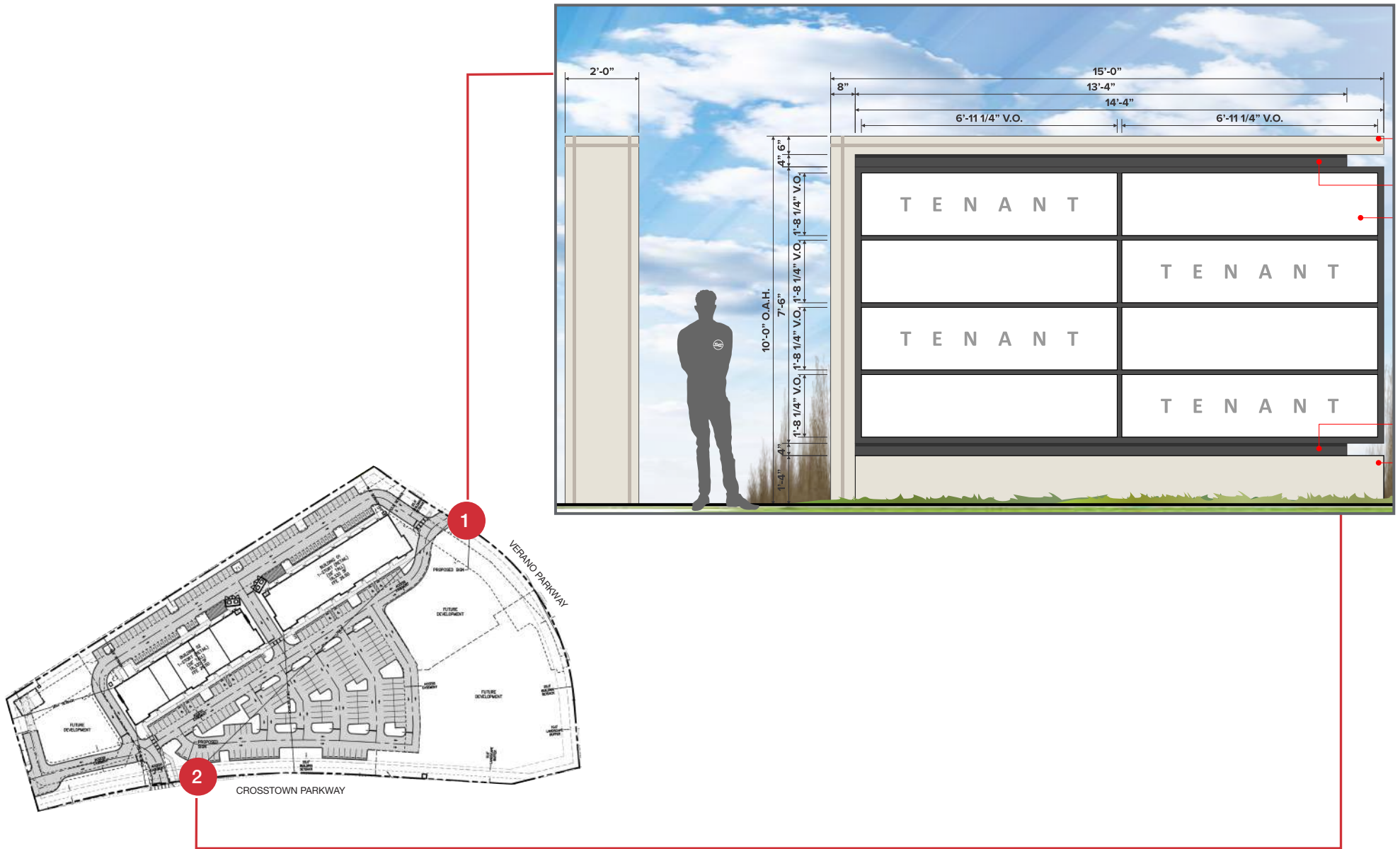


EXTERIOR ELEVATION - SOUTH

Shops at Crosstown

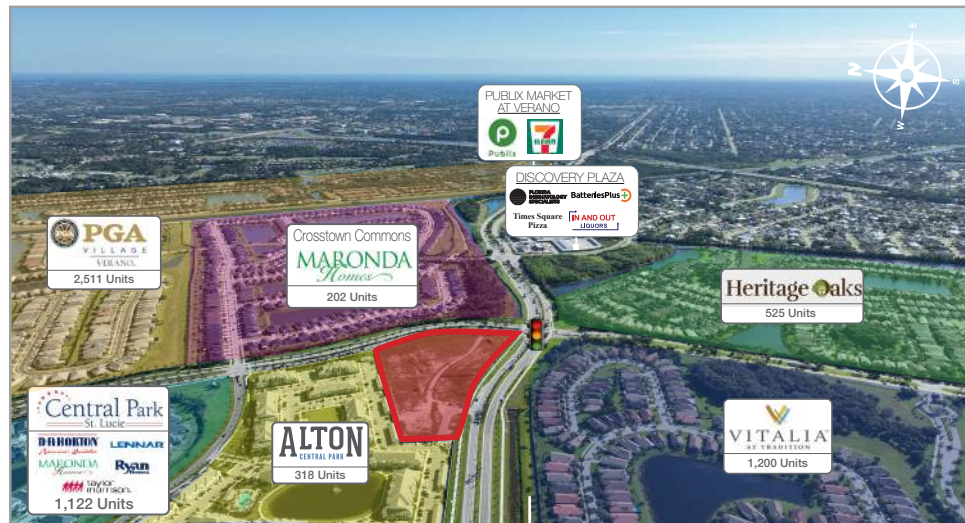
Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

Monument Sign



Shops at Crosstown

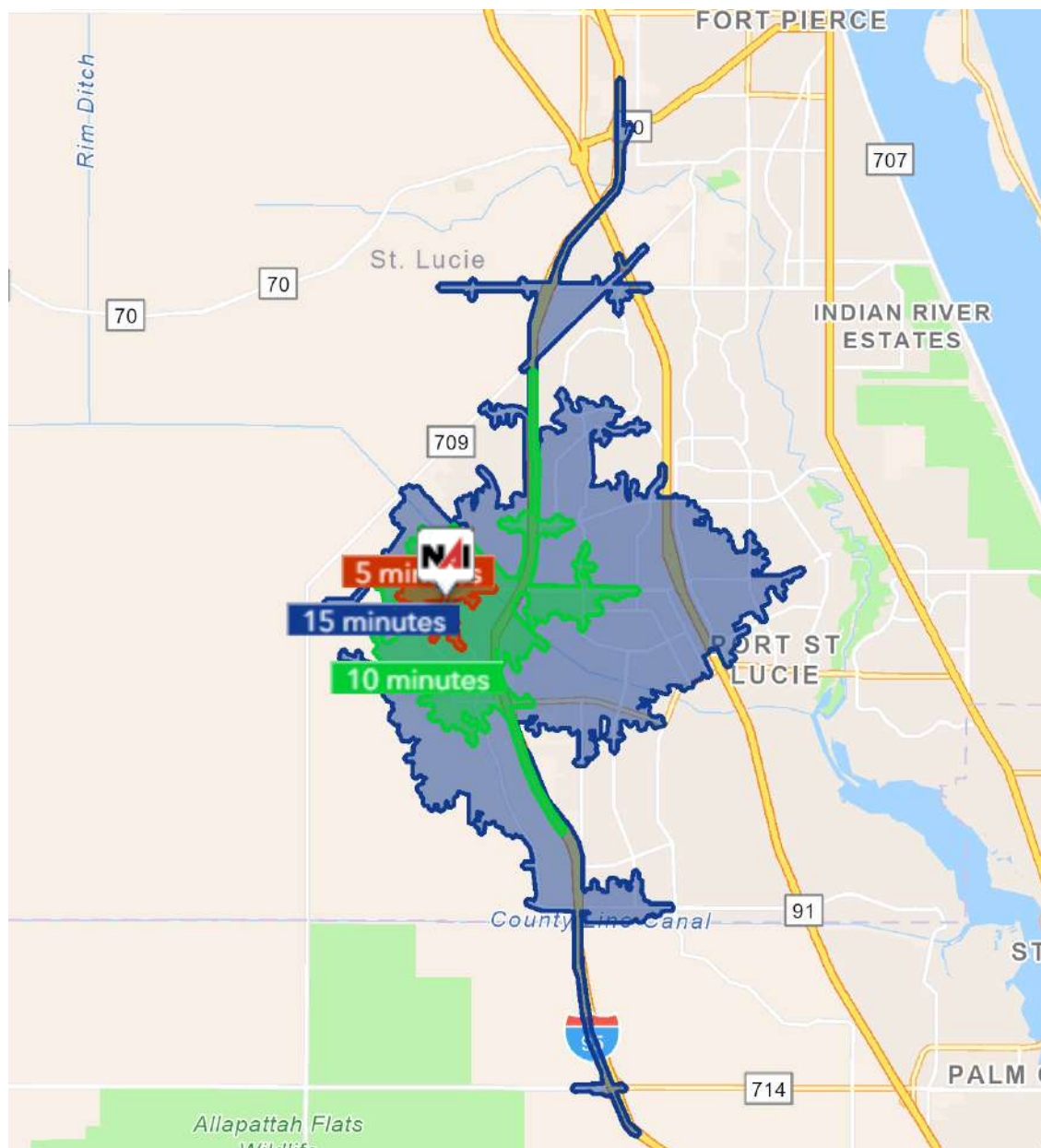
Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987



Shops at Crosstown

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Drive Time

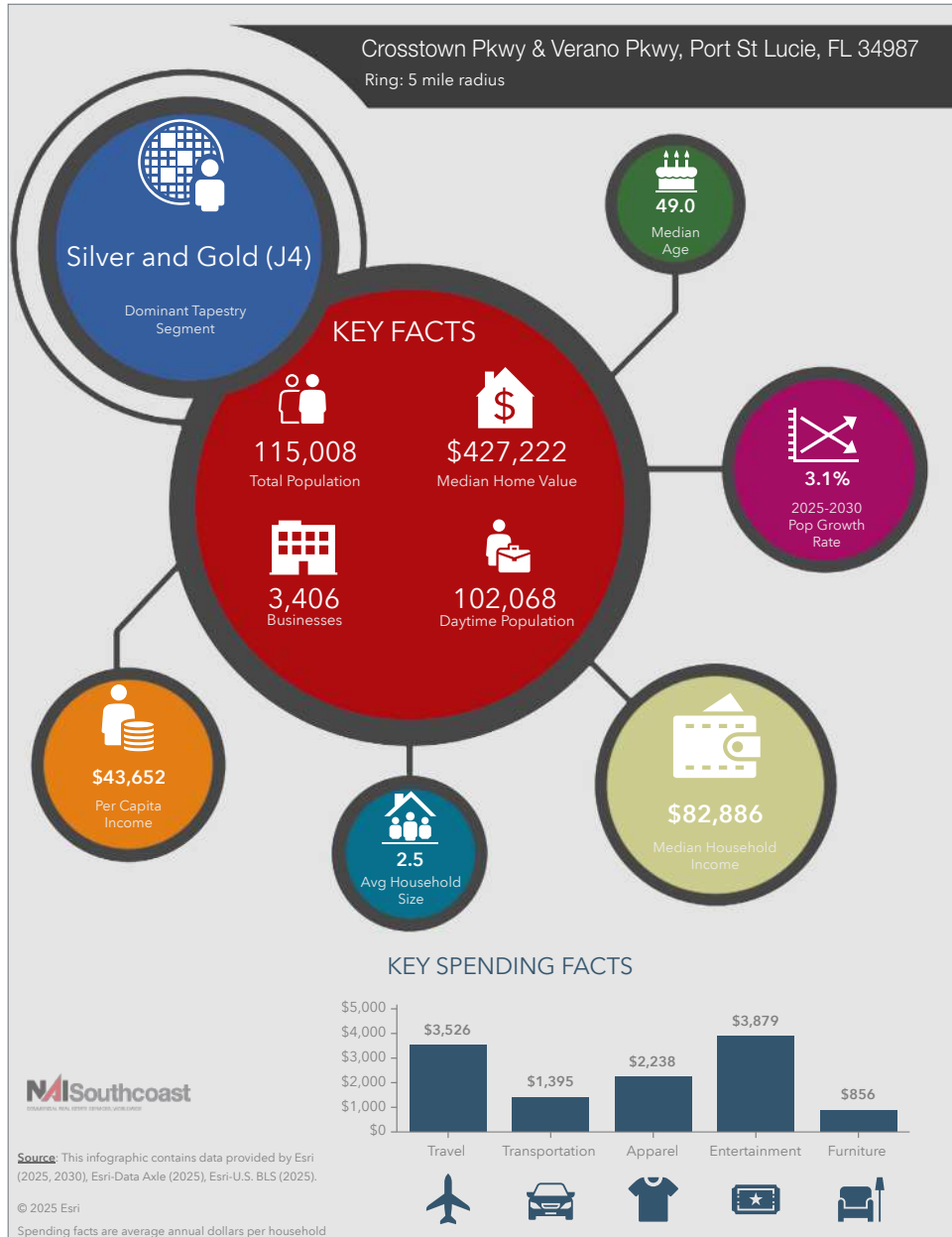


5 Minutes	10 Minutes	15 Minutes
3,574 2010 Population	20,257 2010 Population	91,677 2010 Population
10,061 2025 Population	41,396 2025 Population	146,813 2025 Population
181.5% 2010-2025 Population Growth	104.3% 2010-2025 Population Growth	60.1% 2010-2025 Population Growth
2.81% 2025-2030 (Annual) Est. Population Growth	3.00% 2025-2030 (Annual) Est. Population Growth	2.89% 2025-2030 (Annual) Est. Population Growth
58.3 2025 Median Age	53.1 2025 Median Age	46.8 2025 Median Age
\$102,951 Average Household Income	\$113,799 Average Household Income	\$107,045 Average Household Income
47.3% Percentage with Associates Degree or Better	48.1% Percentage with Associates Degree or Better	43.6% Percentage with Associates Degree or Better
74.5% Percentage in White Collar Profession	61.0% Percentage in White Collar Profession	59.8% Percentage in White Collar Profession

Shops at Crosstown

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2025 Demographics



Population

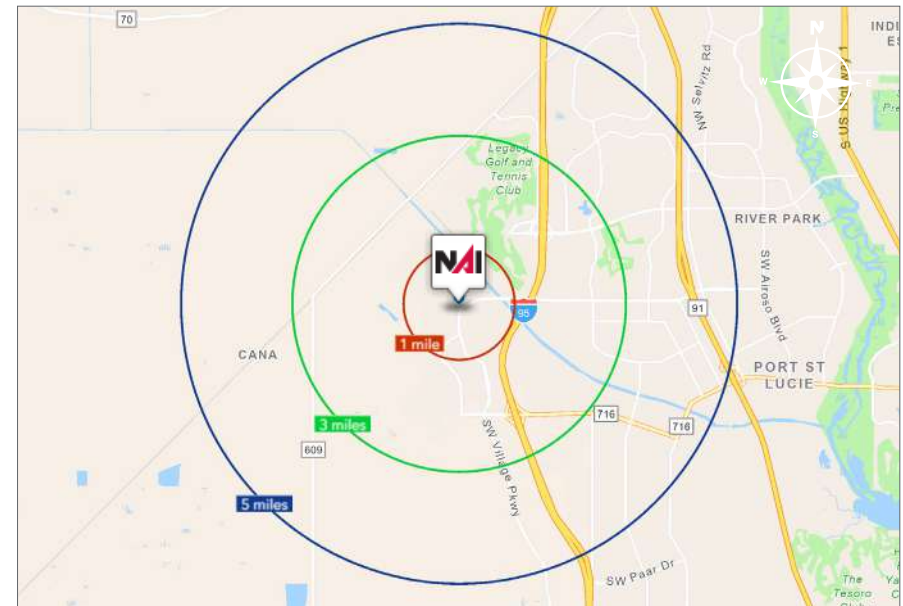
- 1 Mile: 8,335
- 3 Mile: 47,909
- 5 Mile: 115,008

Average Household Income

- 1 Mile: \$116,147
- 3 Mile: \$115,676
- 5 Mile: \$109,659

Median Age

- 1 Mile: 54.6
- 3 Mile: 53.9
- 5 Mile: 49.0



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Strong Economic Expansion
2019-Present

Economic Expansion by Year

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
Calendar Year 2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490†	0	451†	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡
	Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Calendar Year 2021	Wolfube	Warehouse/Distribution	St. Lucie County	NEW	15	0	2	30,000
	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	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	310	427,000
	Contender Boats	Marine	St. Lucie County	NEW	200	0	120	100,000
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	67,193
	Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
	Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	333	106,000
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000

X Not expected to be operational

NR No response

* Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 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	36	81,750
	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	NR	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	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000
Calendar Year 2023	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	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	6	60,000
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521
	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	70	132,000
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456
Calendar Year 2024	Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
	Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
	APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600
	BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	\$
	Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
	Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825
	Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000
	Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	\$
	PI Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD
	Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000
	SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000

2017-2024

8 YEAR TOTALS

12,935

6,743

11,297

16,510,578

** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

† Includes full-time, part-time and per diem workers

‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

\$ Square footage – see Interstate Crossroads & Legacy Park 2020



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Offering Summary

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Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987



FOR LEASE

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\$39/SF NNN (INLINE)

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