

**FOR LEASE**  
\$20.00/SF Gross

Flex Industrial Units | 603-619 NW Mercantile Place, Port St Lucie, FL 34986

**UNIT 619**

±5,000 SF OFFICE/WAREHOUSE  
AIR-CONDITIONED OFFICE

NW MERCANTILE PL

**east**  
capital partners

Presented By:

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CELEBRATING  
**43**  
years  
1982-2025

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## Property Details

Address:	603-619 NW Mercantile Place Port Saint Lucie, FL 34986
Lease Price:	\$20.00/SF Gross
Total Finished Area:	±22,500 SF
Available Spaces:	Unit 619 - 5,000 SF
Zoning:	Warehouse Industrial
Municipality:	Port St. Lucie
Roll-Up Doors:	12'x12'
Ceiling Height:	20'

## Property Overview

603–619 NW Mercantile Place offers a 5,000 SF unit available for lease. The space features warehouse area with office buildout for flex use and customer-facing functions. Unit 619 includes an air-conditioned office space and two rear-facing roll-up doors in the warehouse for easy storage, distribution, or service operations.

Zoned for warehouse industrial uses, the property is ideal for distribution, service industries, light manufacturing, and specialized trades. Its design allows tenants to combine operational efficiency with on-site customer access.

Located just minutes from I-95, the property provides excellent connectivity across the Treasure Coast and South Florida. With Port St Lucie's steady growth and rising demand for industrial services, 603–619 NW Mercantile Place offers a strategic and functional base of operations.









Unit 619: ±5,000 SF Office/Warehouse





LOOKING SOUTH

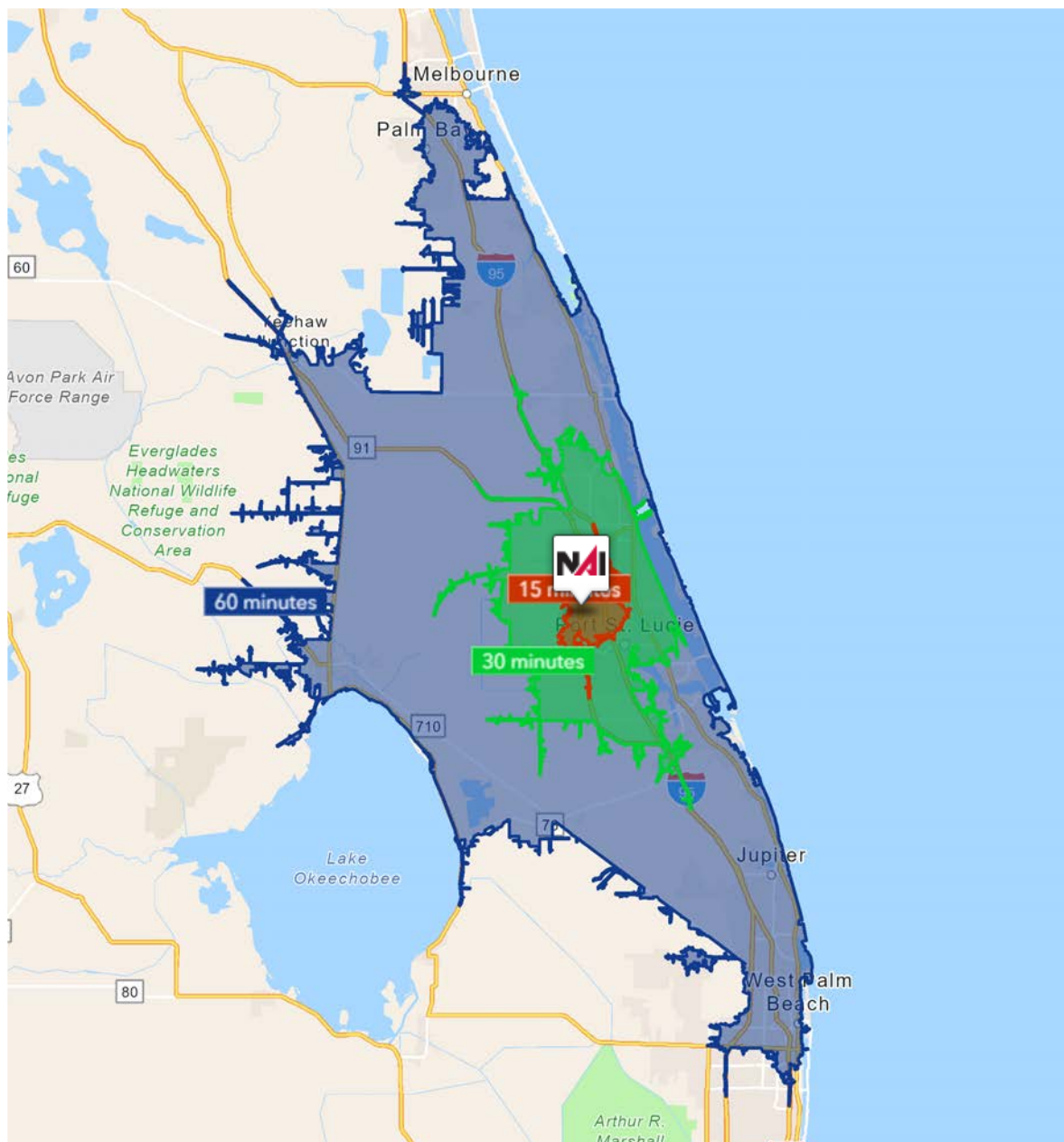








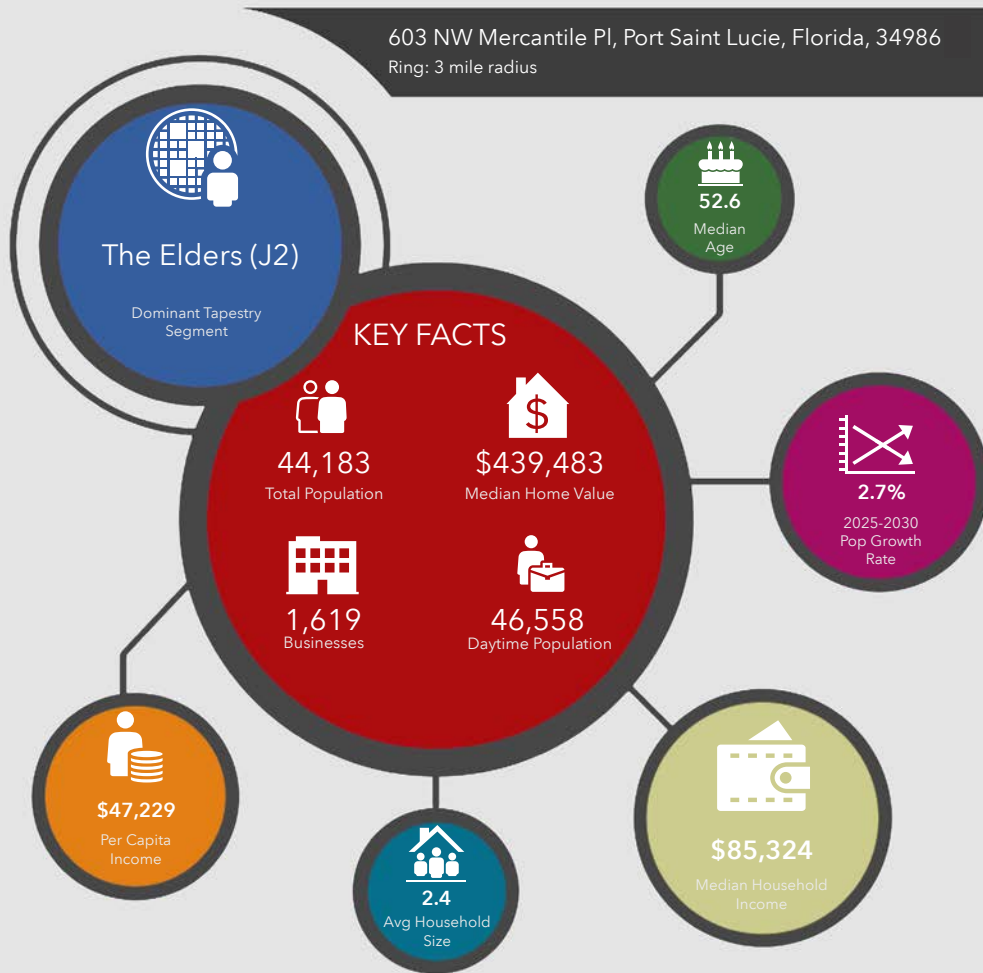




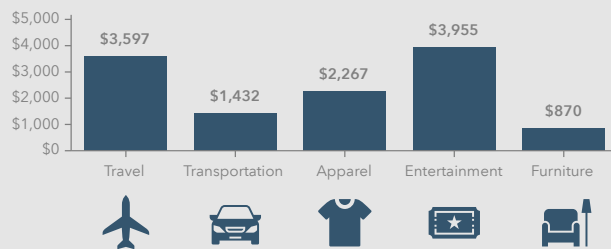
15 Minutes	30 Minutes	60 Minutes
56,247 2010 Population	274,899 2010 Population	1,060,067 2010 Population
78,204 2025 Population	373,846 2025 Population	1,309,643 2025 Population
39.04% 2010-2025 Population Growth	35.99% 2010-2025 Population Growth	23.54% 2010-2025 Population Growth
2.36% 2025-2030 (Annual) Est. Population Growth	2.41% 2025-2030 (Annual) Est. Population Growth	1.37% 2025-2030 (Annual) Est. Population Growth
47.2 2025 Median Age	45.3 2025 Median Age	47.6 2025 Median Age
\$103,554 Average Household Income	\$96,776 Average Household Income	\$117,387 Average Household Income
42.9% Percentage with Associates Degree or Better	40.0% Percentage with Associates Degree or Better	46.7% Percentage with Associates Degree or Better
62.4% Percentage in White Collar Profession	57.1% Percentage in White Collar Profession	60.3% Percentage in White Collar Profession



603 NW Mercantile Pl, Port Saint Lucie, Florida, 34986  
Ring: 3 mile radius



#### KEY SPENDING FACTS



**NAISouthcoast**  
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

#### Population

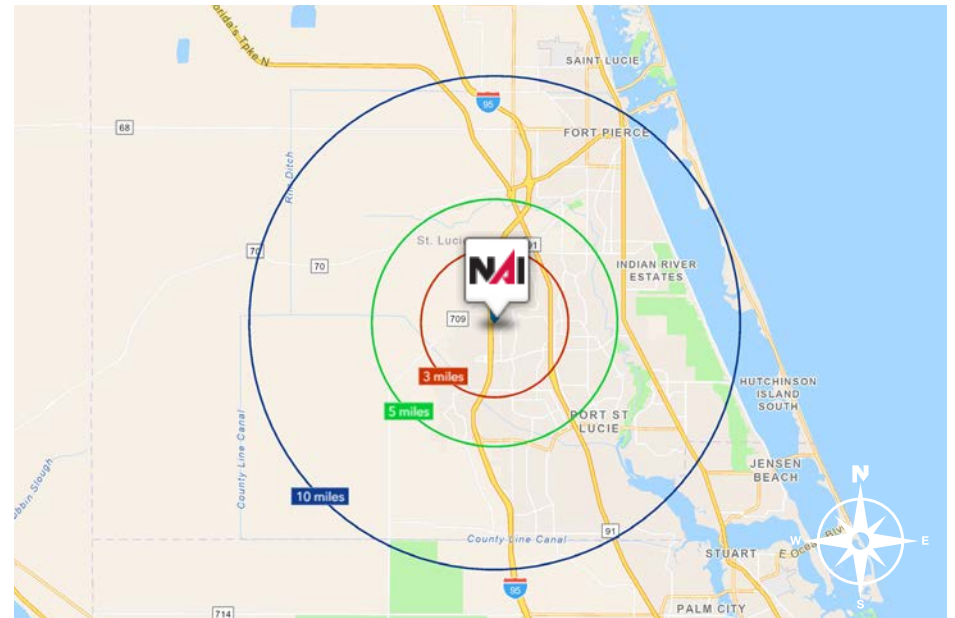
3 Miles:	44,183
5 Miles:	118,478
10 Miles:	336,420

#### Average Household Income

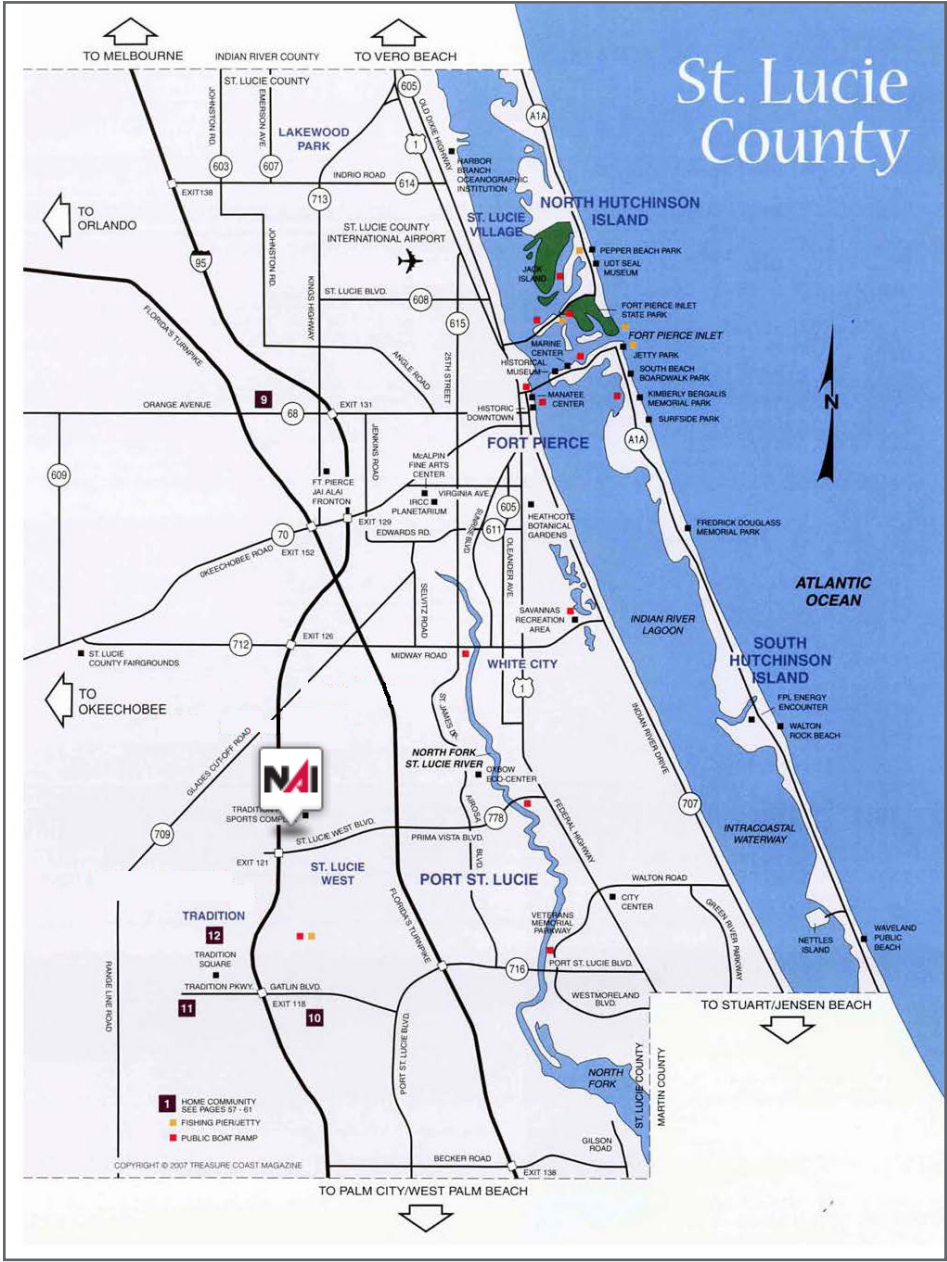
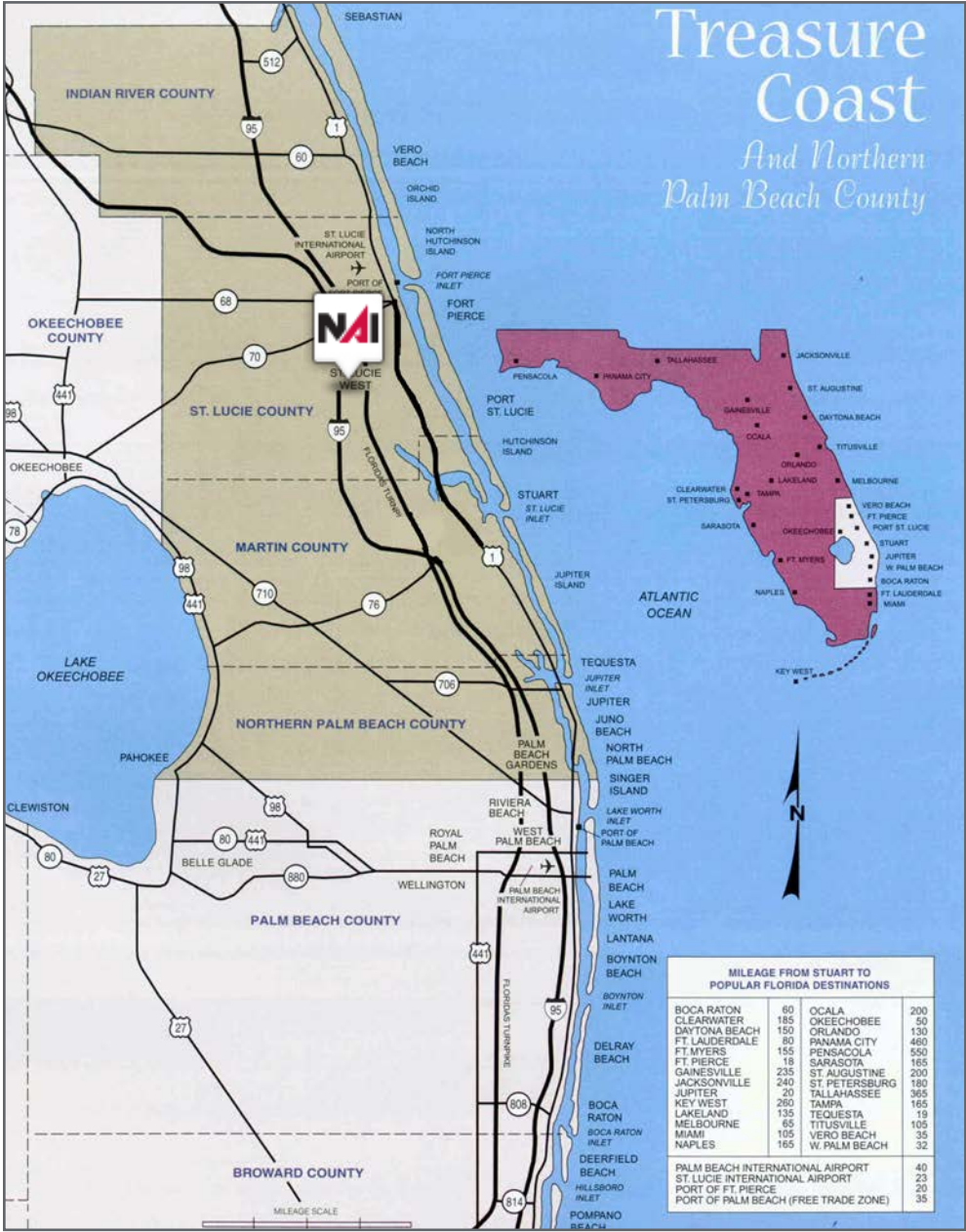
3 Miles:	\$111,703
5 Miles:	\$103,091
10 Miles:	\$95,843

#### Median Age

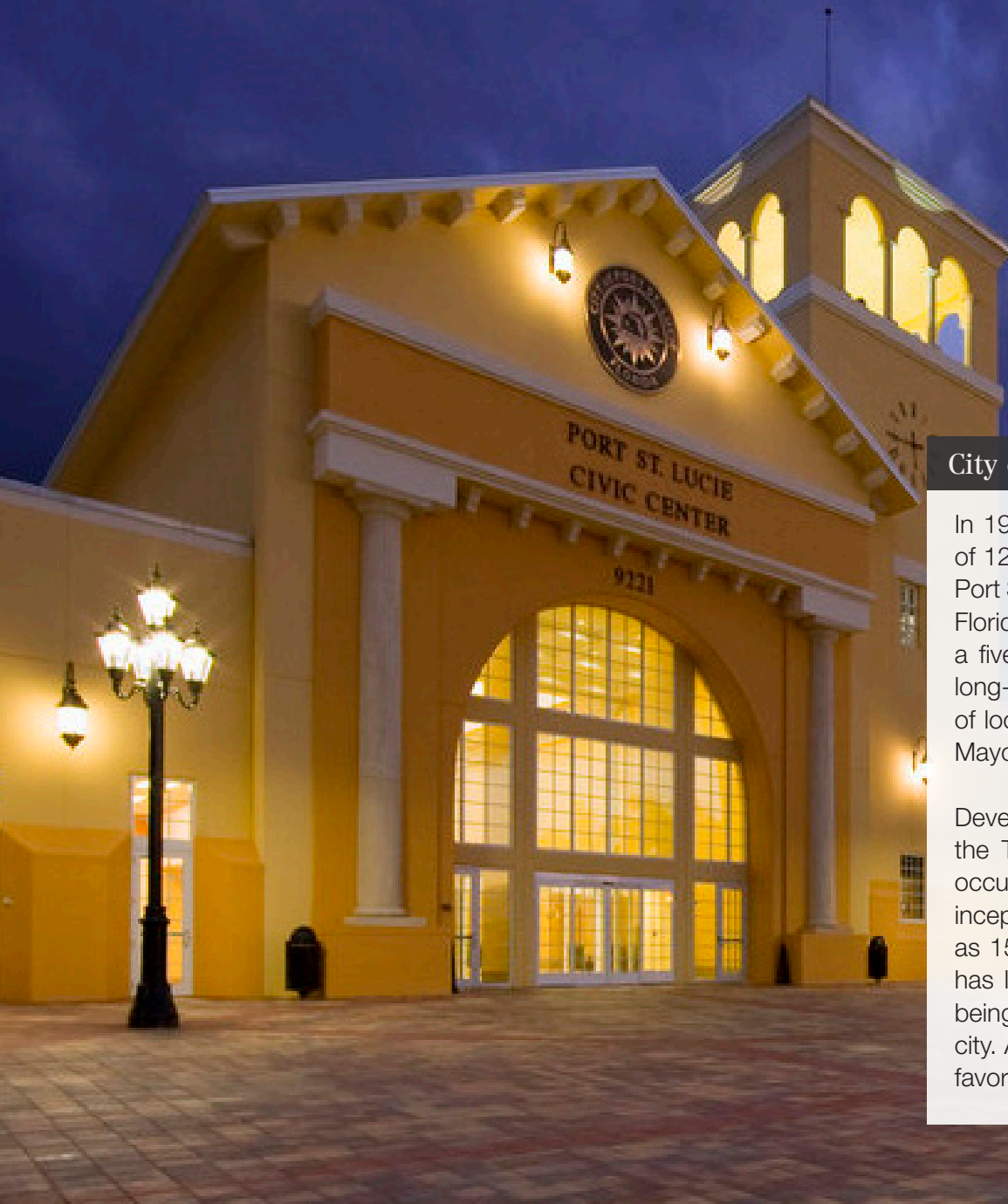
3 Miles:	52.6
5 Miles:	46.4
10 Miles:	45.1











### City of 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.



## 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 375,226 and has experienced growth of over 35% 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 45,661 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.







## OFFERING SUMMARY

### UNIT 619

±5,000 SF OFFICE/WAREHOUSE  
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