

# FOR LEASE, GROUND LEASE, BUILD-TO-SUIT

New Retail Development | 10400 S US HIGHWAY 1, PORT ST LUCIE, FL 34952



Presented By:



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## Offering Summary

**Address:** 10400 S US Highway 1, Port St Lucie, FL 34952

**Frontage:** ±346' on S US Highway 1

**Size:** Can accommodate up to 10,000 SF

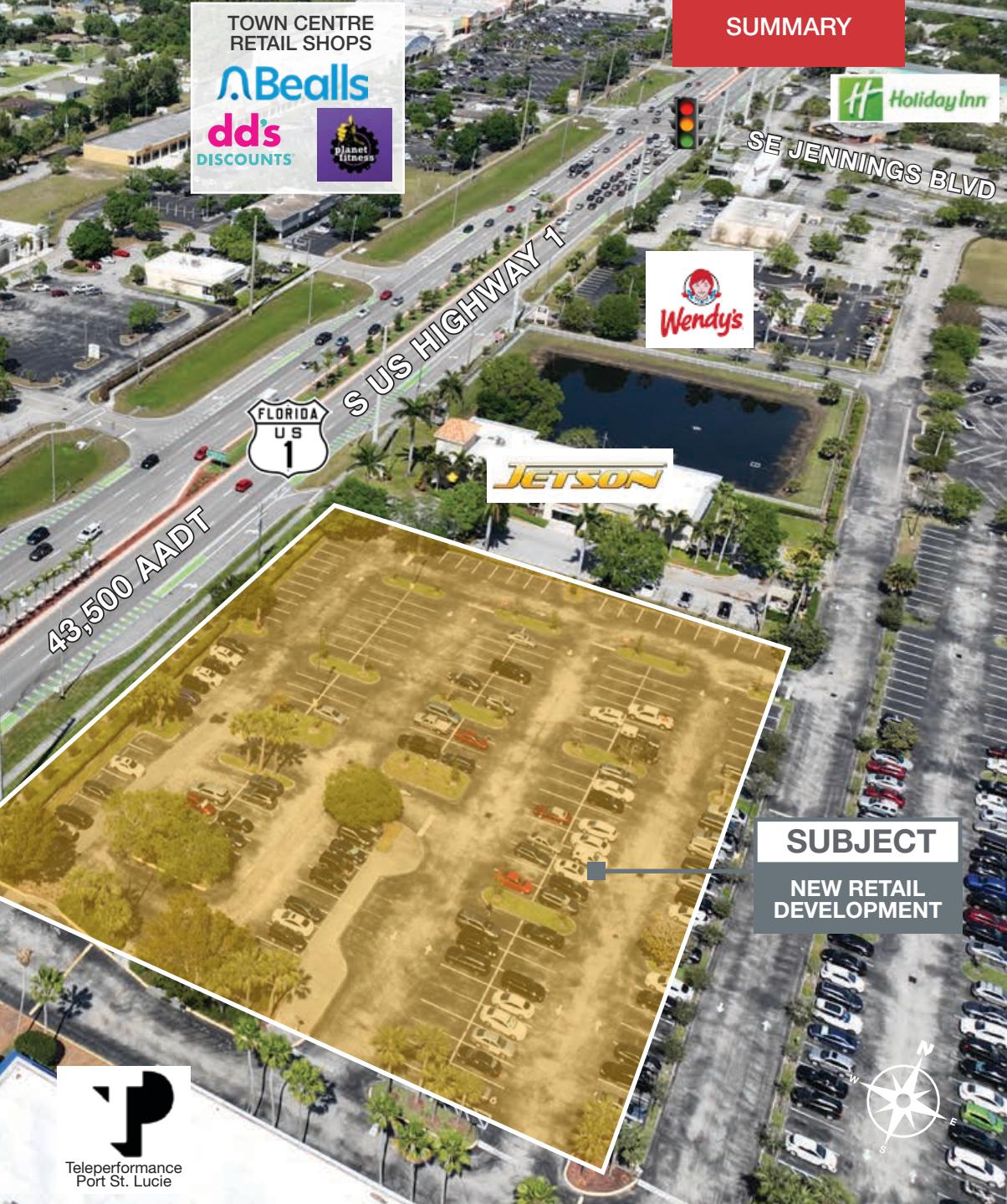
**Pricing:** Call for Rate

## Description

- Prime US-1 frontage
- Lease, ground lease, or build-to-suit
- Surrounded by national retailers
- High traffic and strong demographics

## Property Details

Located at 10400 S US Highway 1 in Port St. Lucie, this prime retail outparcel presents an outstanding opportunity for lease, ground lease, or build-to-suit. Positioned along one of the area's most heavily traveled corridors, the site offers excellent visibility and is surrounded by a mix of national retailers, medical offices, and established residential communities. With flexible development options, this property is ideal for a variety of uses, including quick-service restaurants, retail, medical, or financial services. The location benefits from strong demographics, easy access, and high daily traffic counts, making it a strategic choice for businesses looking to establish or expand their presence in one of the fastest-growing markets on the Treasure Coast.



LOOKING NORTH



— NEW RETAIL DEVELOPMENT | 10400 S US HIGHWAY 1, PORT ST LUCIE, FL 34952

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**NAI**Southcoast

PROPERTY  
BOUNDARY

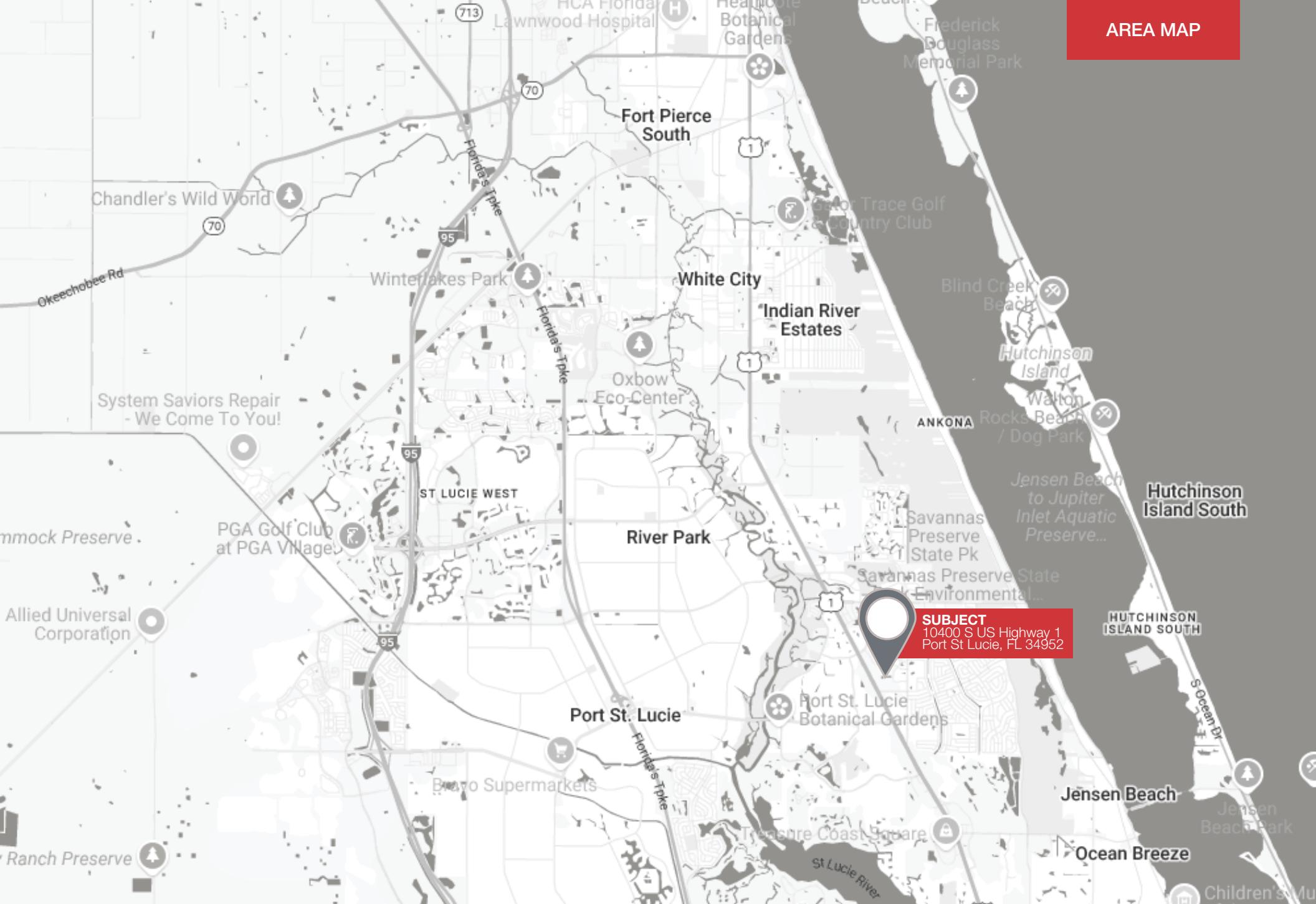
S US HIGHWAY 1

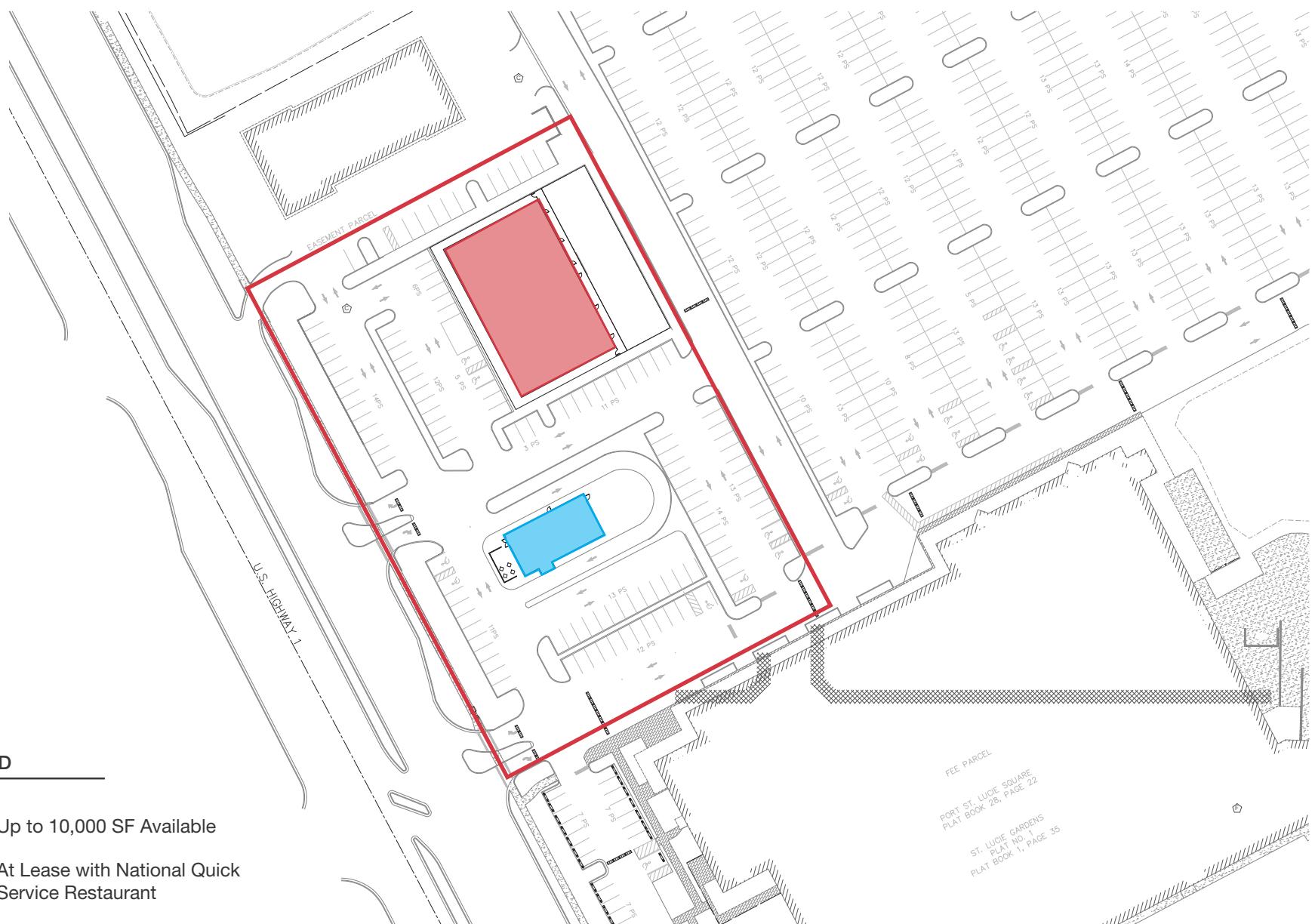
43,500 AADT



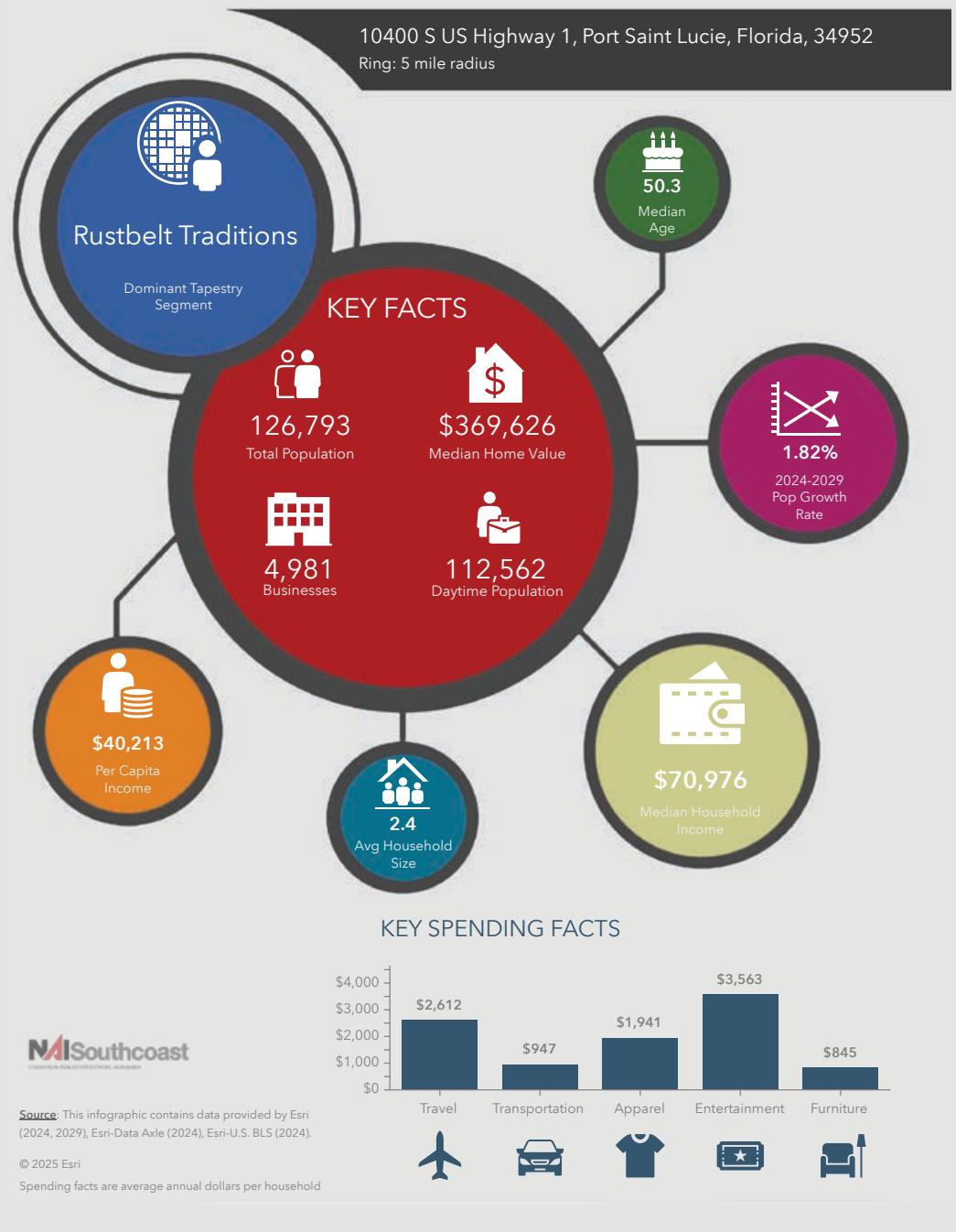
**SUBJECT**  
NEW RETAIL  
DEVELOPMENT







10400 S US Highway 1, Port Saint Lucie, Florida, 34952  
Ring: 5 mile radius



## Population

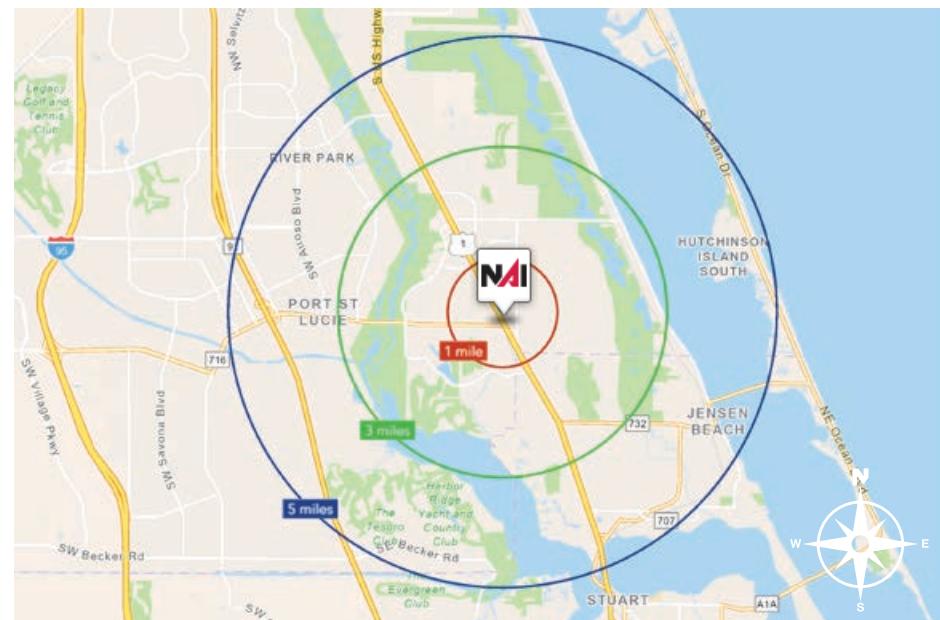
1 Mile:	8,997
3 Mile:	49,171
5 Mile:	126,793

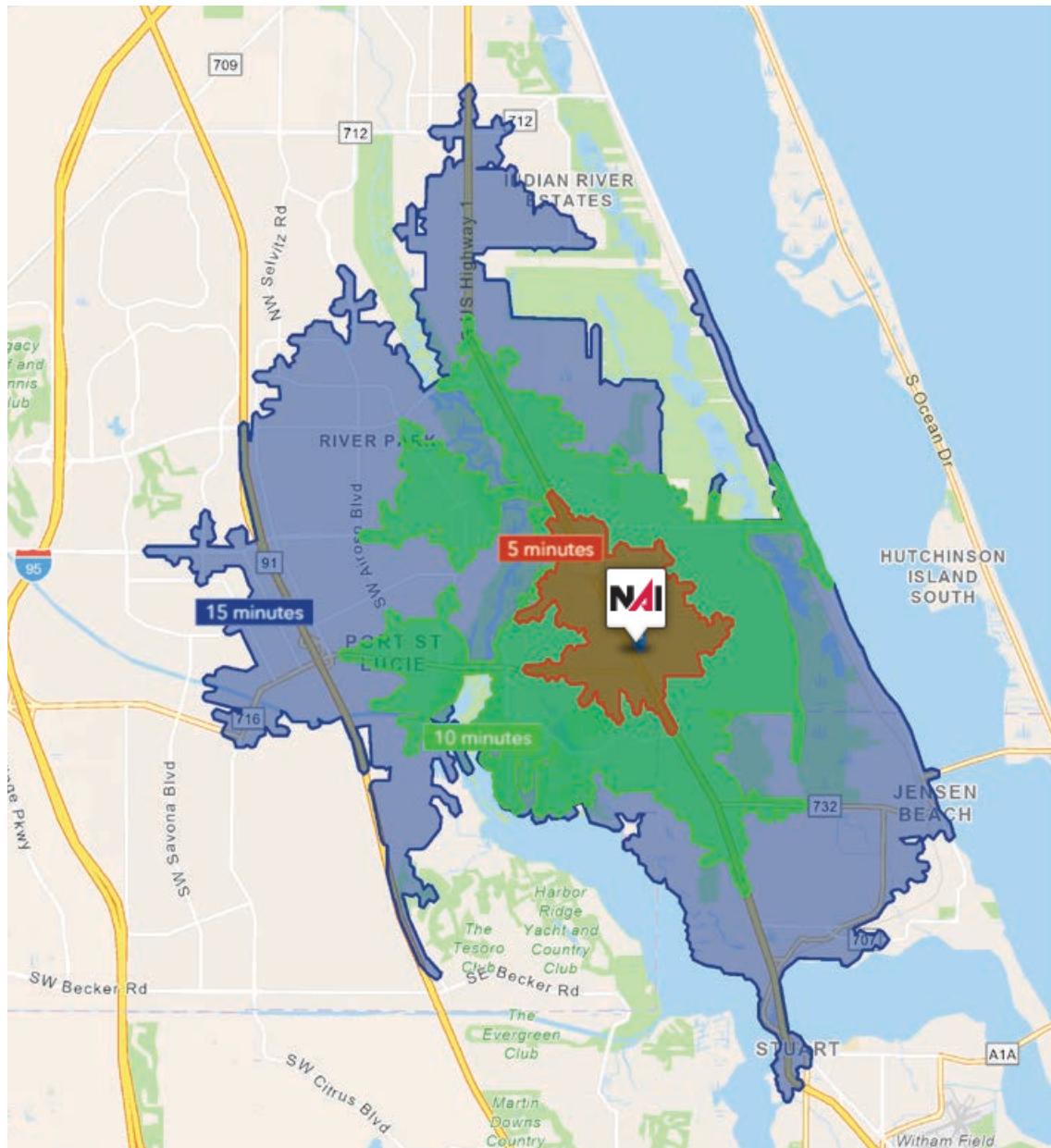
## Average Household Income

1 Mile:	\$76,122
3 Mile:	\$85,807
5 Mile:	\$96,689

## Median Age

1 Mile:	44.2
3 Mile:	49.8
5 Mile:	50.3





5 Minutes	10 Minutes	15 Minutes
<b>9,476</b> 2010 Population	<b>40,651</b> 2010 Population	<b>106,645</b> 2010 Population
<b>11,813</b> 2024 Population	<b>48,085</b> 2024 Population	<b>128,573</b> 2024 Population
<b>24.63%</b> 2010-2024 Population Growth	<b>18.28%</b> 2010-2024 Population Growth	<b>20.56%</b> 2010-2024 Population Growth
<b>0.73%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.86%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.18%</b> 2024-2029 (Annual) Est. Population Growth
<b>43.0</b> 2024 Median Age	<b>48.8</b> 2024 Median Age	<b>47.4</b> 2024 Median Age
<b>\$75,714</b> Average Household Income	<b>\$81,206</b> Average Household Income	<b>\$92,450</b> Average Household Income
<b>35.2%</b> Percentage with Associates Degree or Better	<b>37.8%</b> Percentage with Associates Degree or Better	<b>40.7%</b> Percentage with Associates Degree or Better
<b>54.8%</b> Percentage in White Collar Profession	<b>55.6%</b> Percentage in White Collar Profession	<b>58.8%</b> Percentage in White Collar Profession

# St Lucie County

Economic Expansion, 2019 - Present

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
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
California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
Citrus Extracts	Manufacturing	Port 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	Port 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
Wolftube	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	Port 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	Port 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
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	Port 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	Port Pierce	NEW	25	0	X	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000
St. Lucie Commerce Center	Industrial Development	Port 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	Port 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	Port Pierce	EXPANSION	53	71	70	132,000
Twin Vee	Marine	Port Pierce	EXPANSION	0	120	55	23,456
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	Port 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	\$
P1 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	Port 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



## 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.

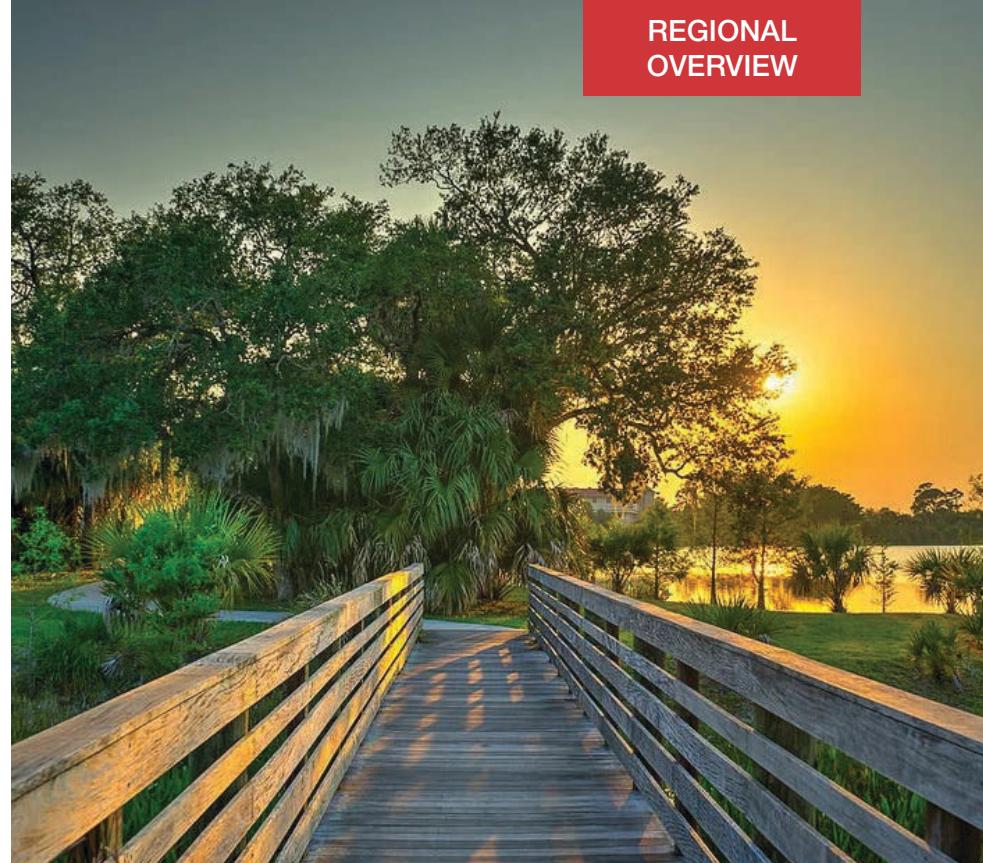
Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 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 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.





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