

Crosstown Parkway Retail Center

Crosstown Pkwy, Port St Lucie, FL

NAI Southcoast



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FOR LEASE:

\$40.00/SF NNN

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Property Details

Under Construction!

Address: Crosstown Parkway, Port St. Lucie, FL
Parcel ID: 4304-506-0002-000-2
Pricing: \$40.00/SF NNN
Space Size: 1,350 SF
Frontage: 415' on Crosstown Parkway
Year Built: 2023
Access: Signalized / Lighted
Annual Average Daily Traffic Count: 22,500 and growing with major communities under construction



Property Overview

New Construction in booming Tradition Florida, only one unit left!
Endcap unit with access to courtyard and breezeway.

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.

Nearby to major retailers such as Publix, Circle K, and an out-parcel 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

Crosstown Parkway Retail Center

Crosstown Pkwy, Port St Lucie, FL

Overhead

Property Overview

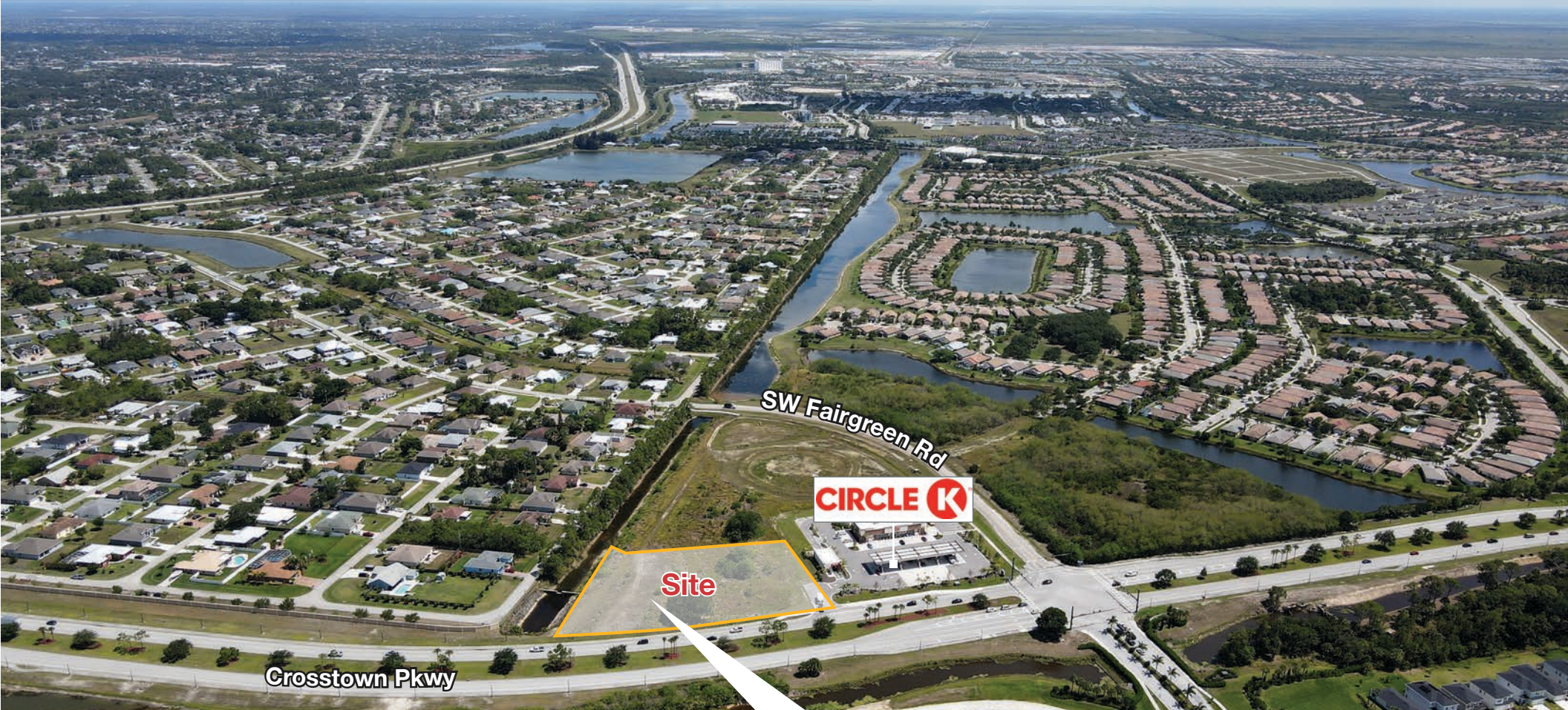
- Lighted Intersection
- Perfect for Retail, Restaurant, Office and Medical uses
- 1,350 SF end unit available
- In-ground grease traps



Crosstown Parkway Retail Center

Crosstown Pkwy, Port St Lucie, FL

South View



Crosstown Pkwy

SW Fairgreen Rd



Site



Bldg #2 - Front Elevation (north)

Bldg #1 - Front Elevation (north)

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East View



Central Park
St. Lucie

Ryan
Homes

SW Novella Way

CIRCLE K

Crosstown Pkwy

Site



Bldg #1 - Rear Elevation (south)

Bldg #2 - Rear Elevation (south)

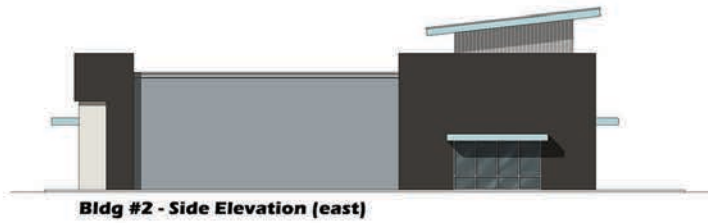
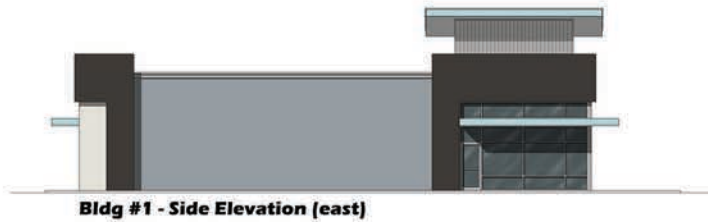
Crosstown Parkway Retail Center

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Color Scheme



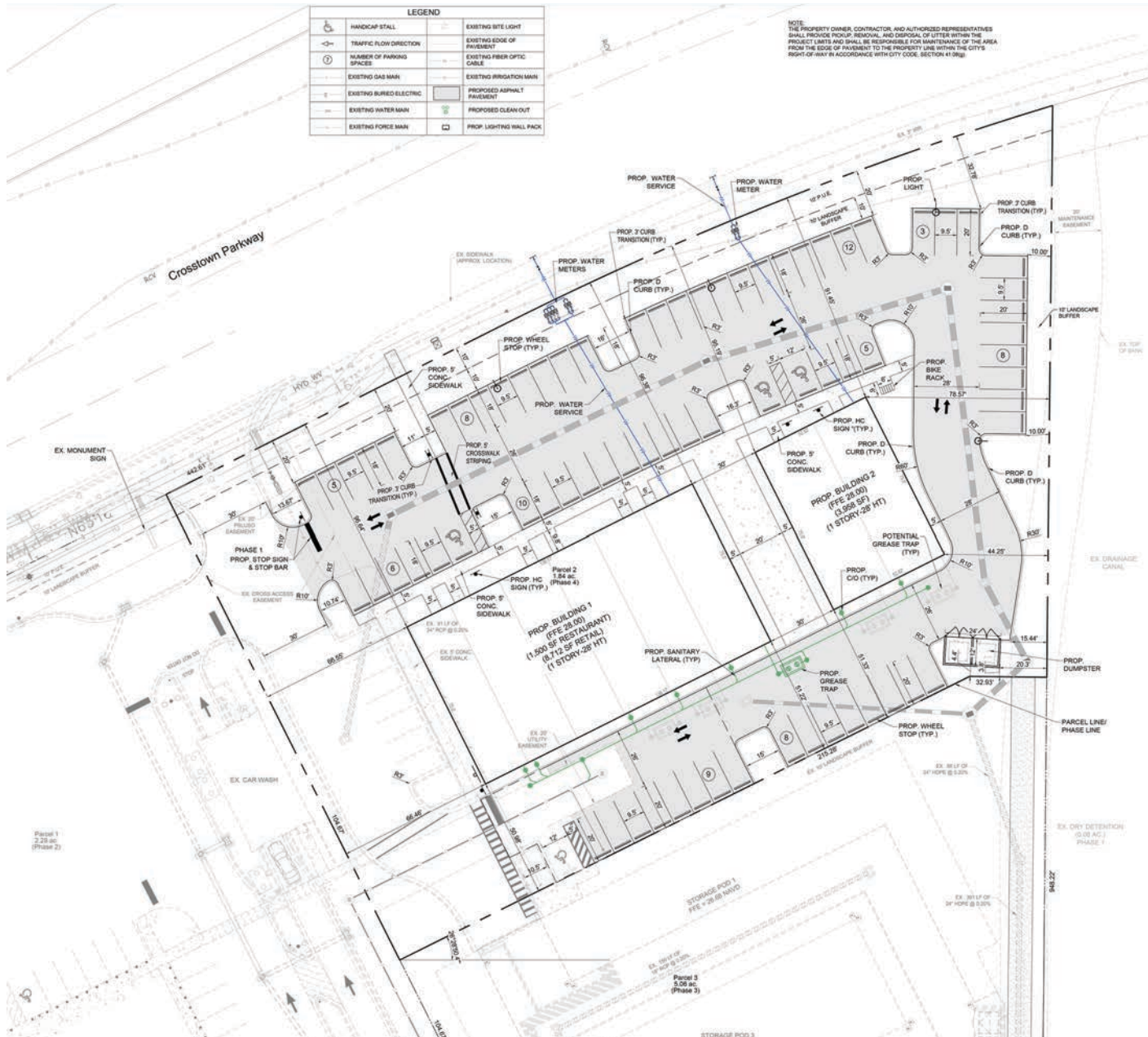
Sherwin Williams SW 7003 Toque White	Sherwin Williams SW 6492 Jetstream	RAL 7001 Silver Grey	Pantone 7C Black	Aluminum (typical)	Wood Textured Siding	Metal Siding
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Crosstown Parkway Retail Center

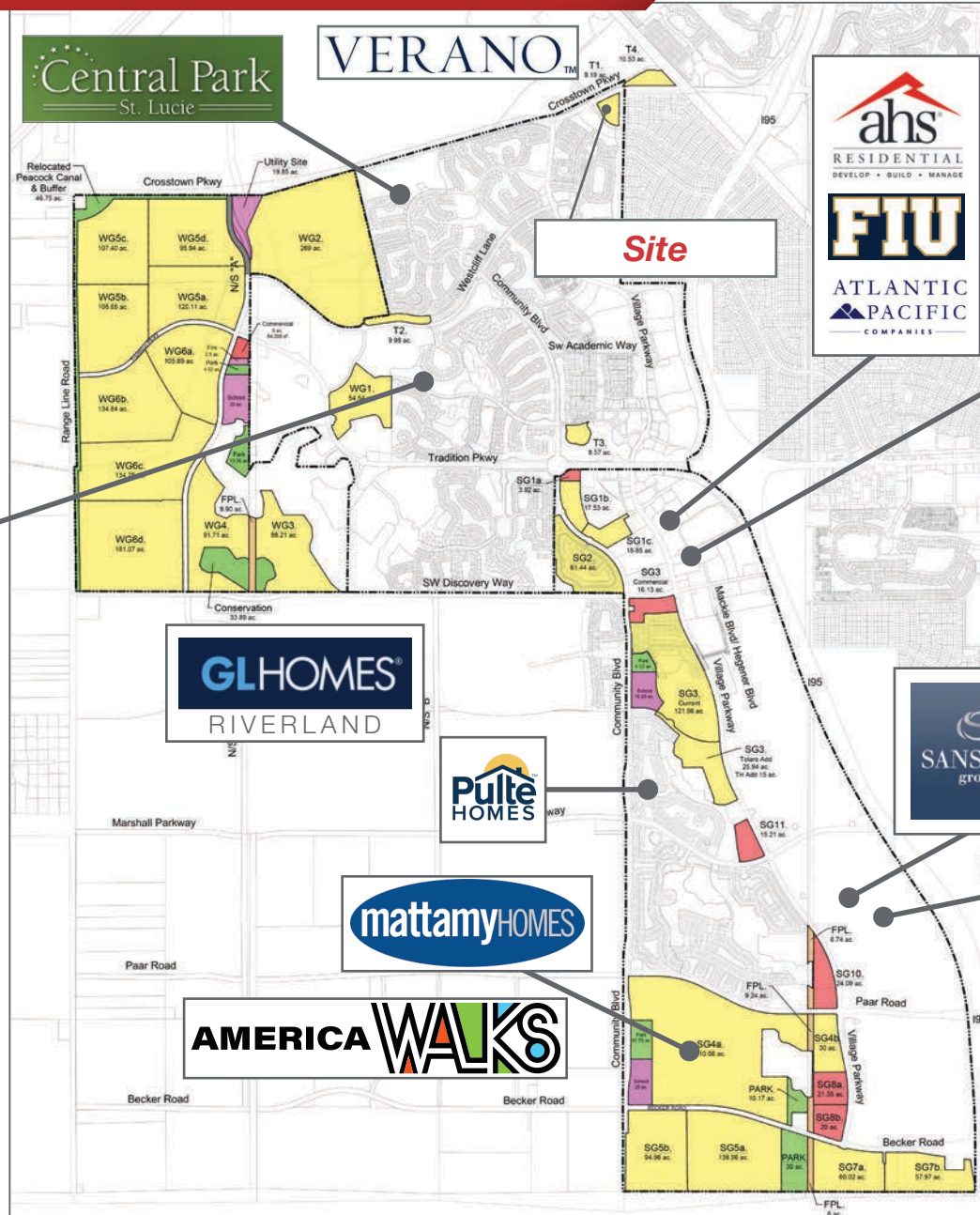
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Site Plan



Crosstown Parkway Retail Center

Crosstown Pkwy, Port St Lucie, FL



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
SUNSHINE COAST

OCULUS SURGICAL

SANSONE group

FedEx

Cheney C-B-I Brothers

LEGACY PARK
AT TRADITION

amazon

Crosstown Parkway Retail Center

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Strong Economic Expansion 2019-Present

Calendar Year 2021

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
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	0	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	0	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	380	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	0	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	NR	32	NR	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	90	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	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	0	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	0	32,000
				2,631	632	112	3,873,568

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

Calendar Year 2020

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	43	75ft. Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	458	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	3,005*‡	0	0	4,508,000‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	00	30,000
				4,330	79	564	5,997,780

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

‡ Projected new jobs and facility square footage net of announced projects within the park



CALIFORNIA CLOSETS®



Calendar Year 2019

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
A-1 Roof Trusses	Manufacturing	St. Lucie County	EXPANSION	28	257	315	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	NR	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	200	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	NR	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	43	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	31	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	NR	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	34	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	634	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
				1,015	770	1,297	707,000

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Port St. Lucie in the News

DeSantis announces \$3.5 million state infrastructure grant to expand Tradition development

August 6, 2021

<https://www.tcpalm.com/story/news/2021/08/06/gov-ron-desantis-tamco-manufacturing-facility-port-st-lucie-tradition/5509937001/>

Port St. Lucie named safest large city in Florida for tenth straight year

July 26, 2020

https://knowherenews.com/event/AXOM0_hYgaWmPMqE8Ckw?stance=0

Accel to Build New Manufacturing Facility in Port St. Lucie - 150,000 Square Foot Project is Expected to Bring 125 New Jobs to the Community

July 2, 2020

<https://www.cityofpsl.com/Home/Components/News/News/4823/1747>

Cleveland Clinic Establishes Center for Global and Emerging Pathogens Research

April 22, 2020

<https://tambonetradition.com/images/uploads/pages/cleveland-clinic-feature-story.pdf>

Proposed development would add 3.2 million square feet of industrial and distribution facilities to Tradition Center for Commerce

April 23, 2020

https://knowherenews.com/tc/event/AXGi0eZu76aOtLkItZEd?origin=newsletter&referral_code=270TDGYJ1JBBQ

Port St. Lucie adopts ambitious Southern Grove master plan, hoping for thousands of jobs

February 23, 2021

<https://www.tcpalm.com/story/news/2021/02/23/port-st-lucie-adopts-ambitious-masterplan-could-bring-29-600-jobs-southern-grove/4509457001/>

Consultants say Port St. Lucie's Southern Grove requires over \$1.7 billion in investment

February 8, 2021

<https://www.tcpalm.com/story/news/2021/02/08/developing-southern-grove-could-create-thousands-jobs-and-cost-billions/4410626001/>

Port St. Lucie approves multiple Southern Grove development deals

September 29, 2020

<https://knowherenews.com/tc/event/AXTXi04vgaWmPMqEBfeM>

'Construction is booming' and Mattamy Homes hiring in St. Lucie County

May 27, 2021

<https://traditionfl.com/construction-is-booming-and-mattamy-homes-hiring-in-st-lucie-county/>

Fast-growing Florida food service company coming to Tradition

June 2, 2021

<https://www.cityofpsl.com/Home/Components/News/News/5572/1747>

Sansone Group Celebrates Legacy Park At Tradition, A Multi-Building Industrial Commerce Park In The City Of Port St. Lucie

April 30, 2021

<https://sansonegroup.com/about-us/news/2021/sansone-group-celebrates-legacy-park-at-tradition-a-multi-building-industrial-commerce-park-in-the-city-of-port-st-lucie>

FedEx sorting center in Port St. Lucie's Legacy Park to be operational by November

February 3, 2021

<https://www.tcpalm.com/story/news/2021/02/03/fedex-regional-sorting-center-coming-port-st-lucie-operational-nov/6677420002/>

Amazon announces first fulfillment center in St. Lucie County

August 5, 2021

<https://www.cityofpsl.com/Home/Components/News/News/5674/1747>

Miami developer targets western Port St. Lucie for 372-unit apartment complex

November 11, 2019

<https://www.tcpalm.com/story/news/local/shaping-our-future/growth/2019/11/11/psl-city-council-oks-372-unit-apt-complex-tradition-commerce-center/2534666001/>

Palm Beach County 2030: Retirees, young families moving north in search of less expensive homes

December 18, 2019

<https://www.palmbeachpost.com/news/20191218/palm-beach-county-2030-retirees-young-families-moving-north-in-search-of-less-expensive-homes>

Cheney Brothers distribution center welcomed by City of Port St. Lucie

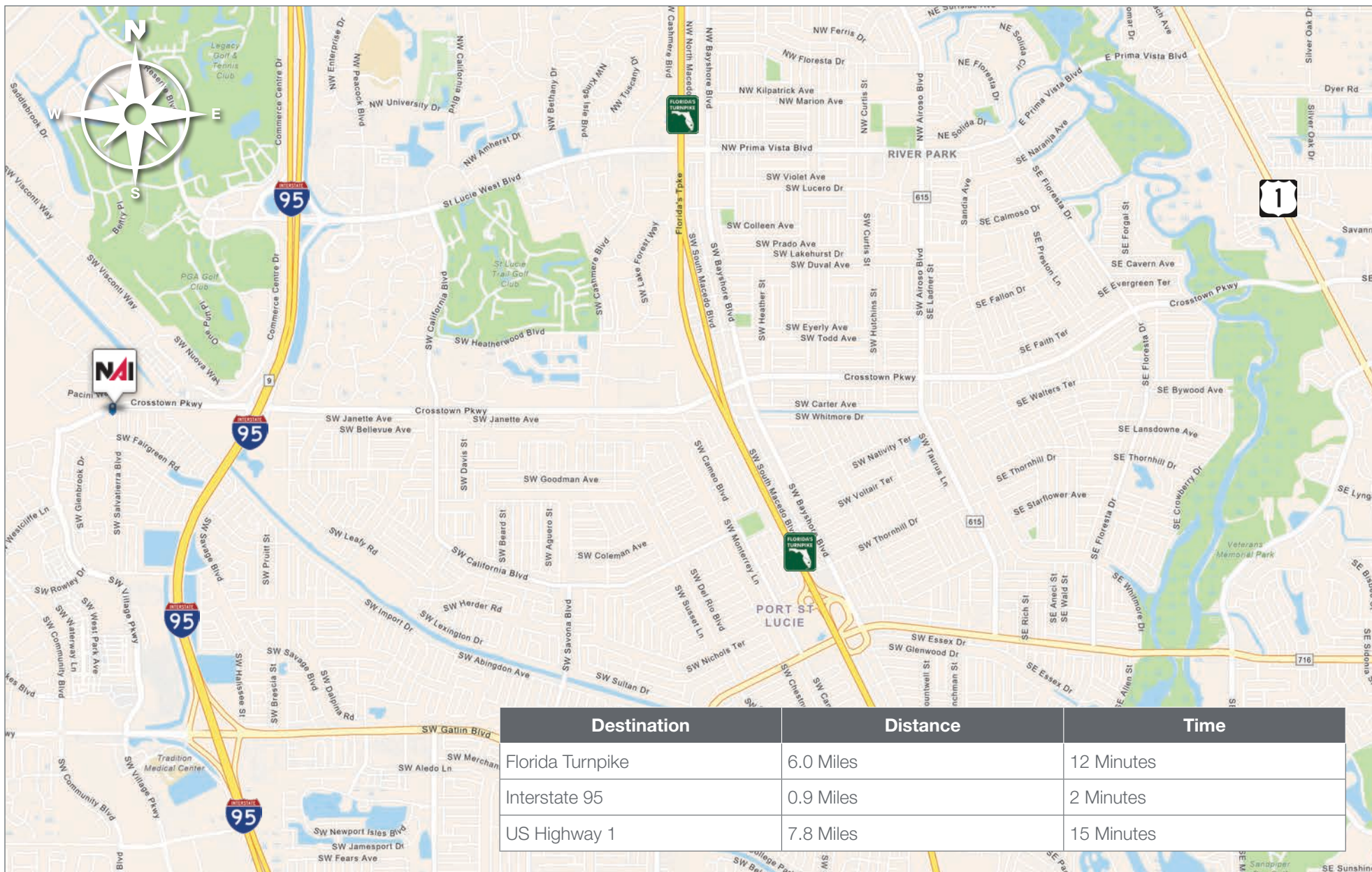
June 15, 2021

<https://mailchi.mp/9b4b353b7915/whats-next-in-tourism-for-florida-and-st-lucie-county-13393415?e=b68ab1ff3d>

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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.

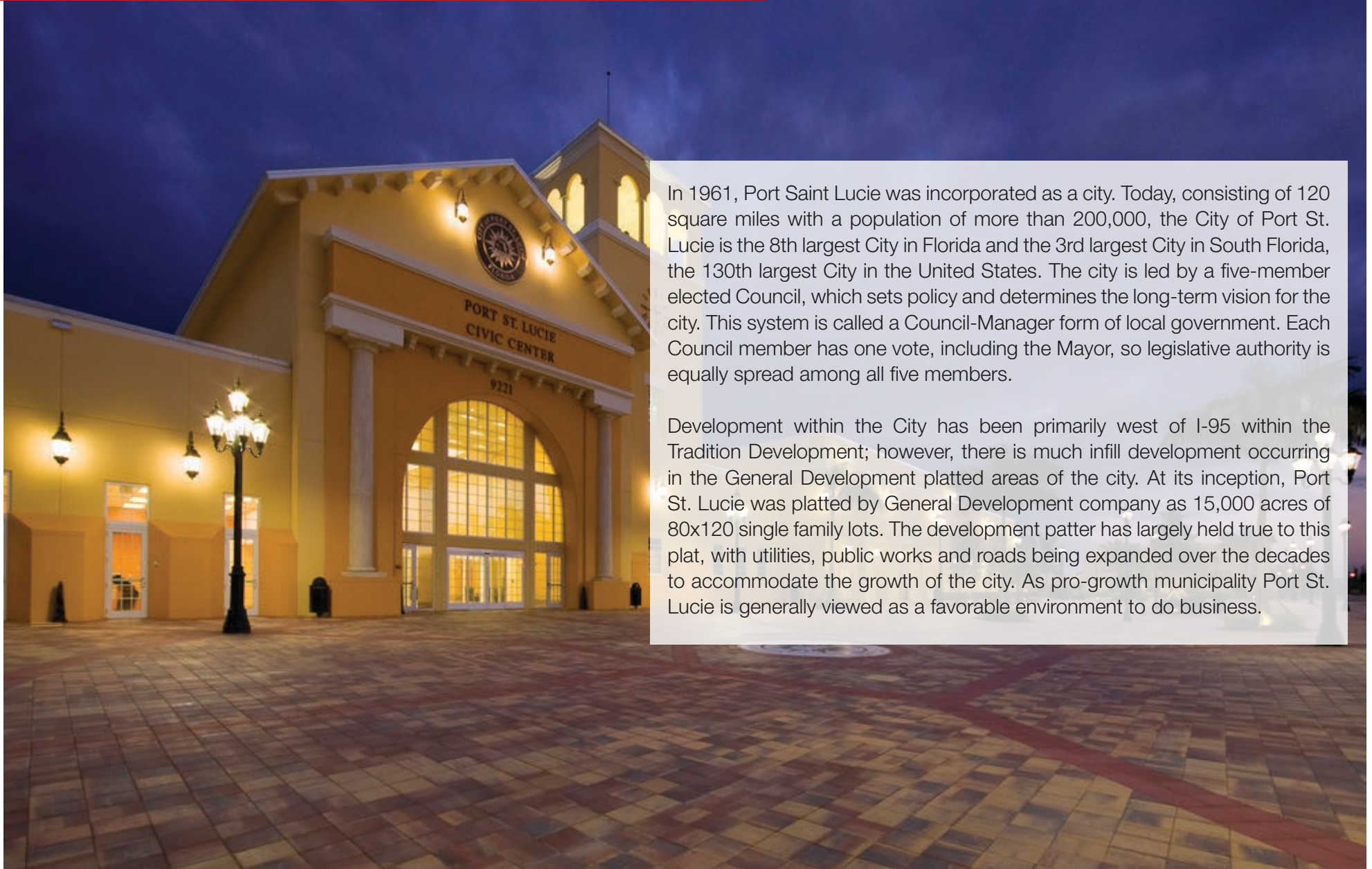
The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine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



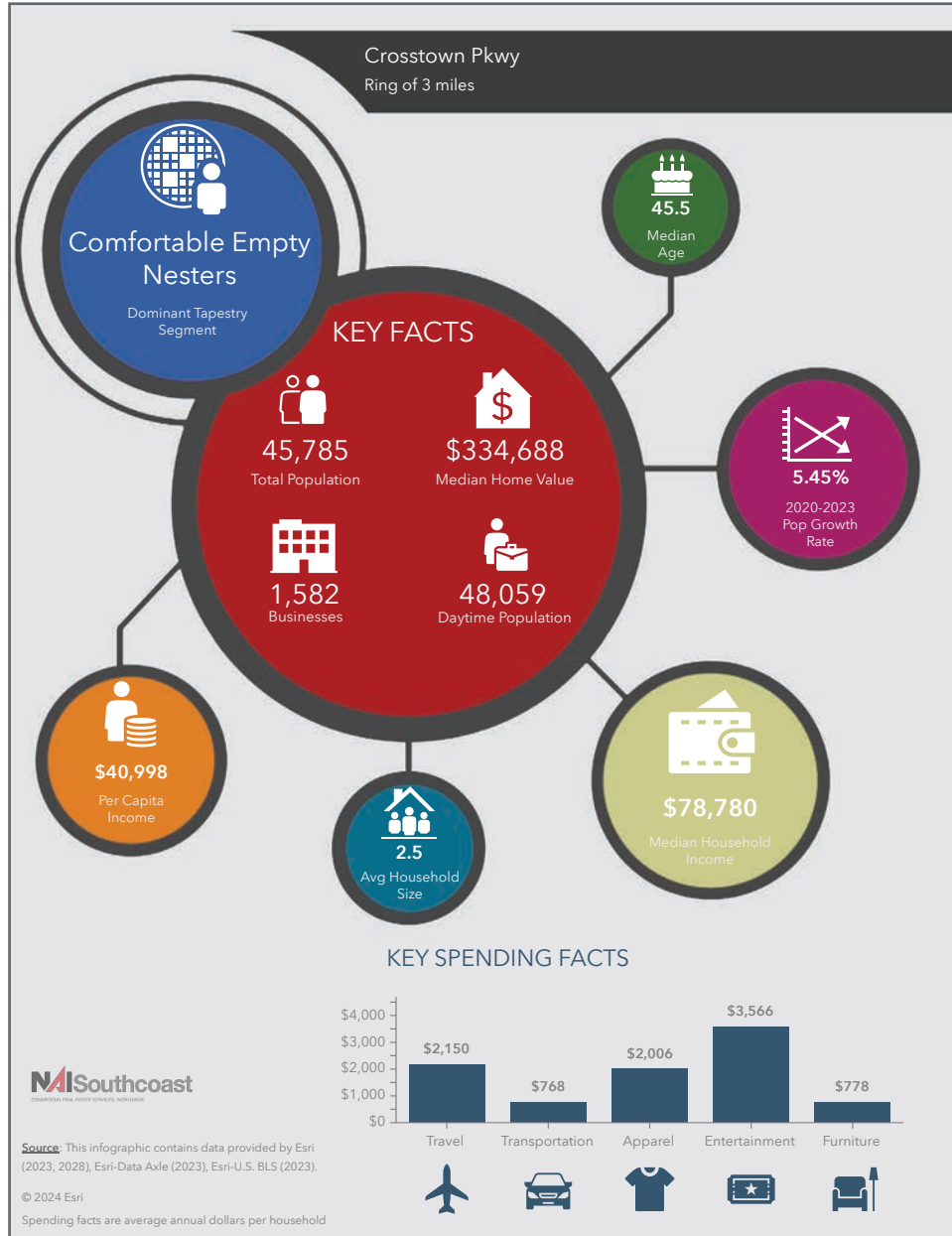
In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 200,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by 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 patten 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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2023 Demographics



Population

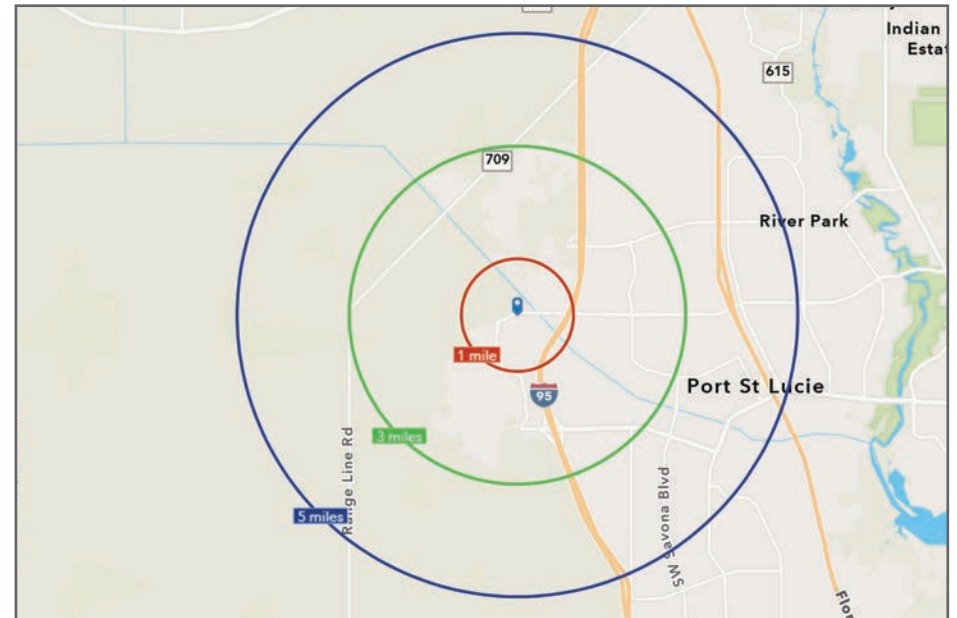
- 1 Mile: 5,887
- 3 Mile: 45,785
- 5 Mile: 115,319

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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