

Discovery Plaza at Tradition

11554 - 11586 SW Village Pkwy, Port St. Lucie, FL 34987

NAI Southcoast



Presented By

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FOR LEASE:

\$38.00/SF NNN

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SW VILLAGE PARKWAY

SW DISCOVERY WAY



Office Building under construction



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Property Details

Recently Constructed:

- Address: 11554 - 11586 SW Village Pkwy
Port St. Lucie, Florida 34987
- Pricing: \$38.00/SF NNN
- Available Size: 1,200 SF (plus courtyard)
- Land Size: 1.30 Acres
- Frontage: Signalized Corner
355' on SW Village Parkway
325' on SW Discovery Way
- Ample Parking: 64
- Year Built: 2022
- Construction: Concrete Block
- Zoning: MPUD, Tradition DRI,
City of Port St. Lucie

Property Overview

Class A quality construction in booming Tradition, Port St. Lucie FL. Outparcel to a Tru Hotel by Hilton.

Nearby to major medical centers and employers such Cleveland Clinic, Tradition Surgery Center, Florida International University, Keiser University, FedEx, Cheney Brothers, Amazon and more.

1,200 SF retail space available in a two-building design with a central courtyard perfect for outdoor dining.

Modern high-end design and quality construction are hallmarks of this well positioned asset. Hurricane rated construction and premium finishes make this a great property for any tenant!

Property Highlights

- Outparcel to a TRU by Hilton
- Signalized intersection/corner location
- In-ground grease trap available!
- Two buildings with a central courtyard



	Average Household Income	Median Age
1 Mile	\$108,296	38.0
3 Miles	\$96,509	40.0
5 Miles	\$96,913	40.5

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Sprouts anchored retail plaza



SW DISCOVERY WAY



SW VILLAGE PKWY

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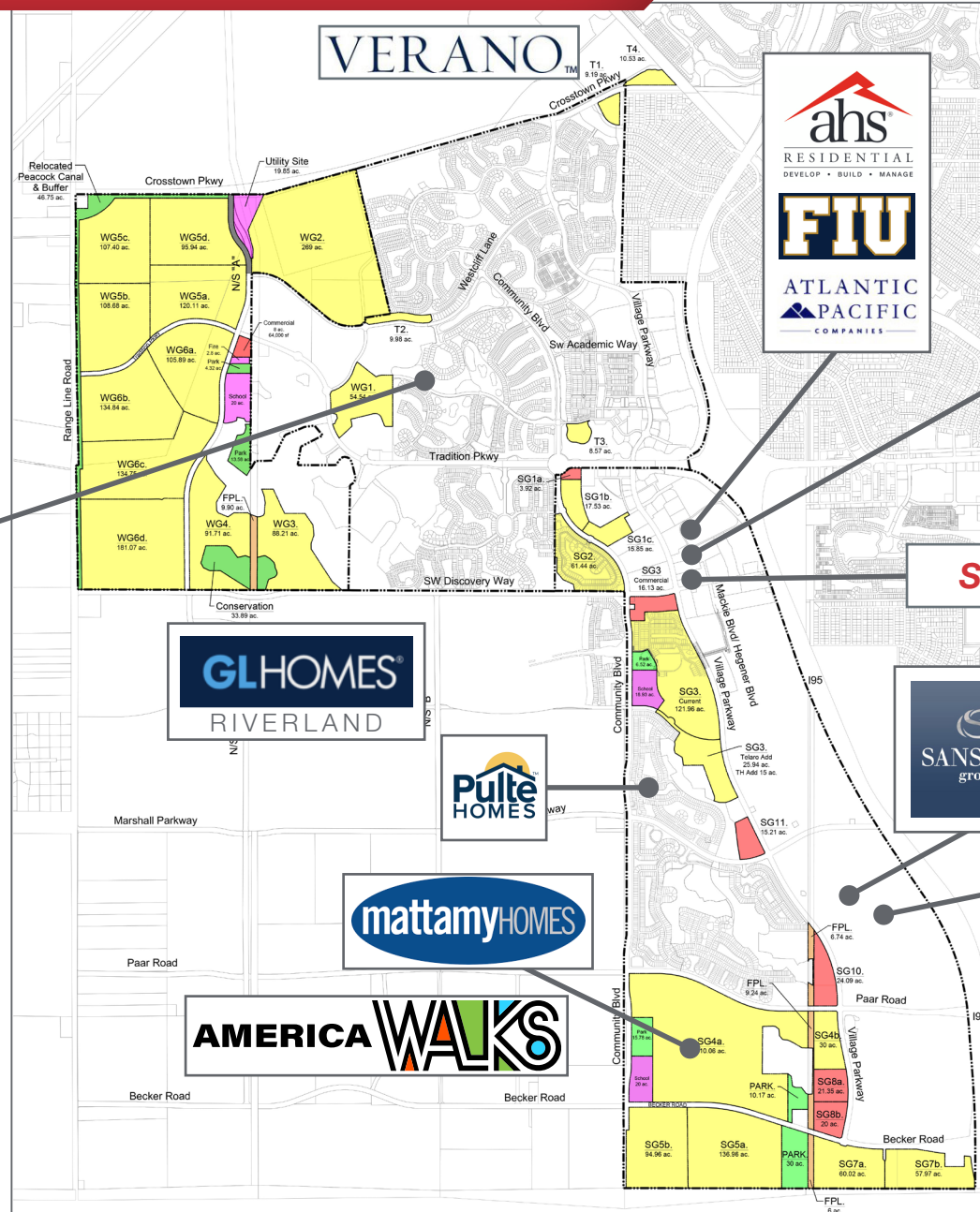
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D·R·HORTON
America's Builder

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GHO HOMES
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RESIDENTIAL
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FIU

ATLANTIC PACIFIC
COMPANIES

Cleveland Clinic
Tradition Hospital

TRADITION
GENETIC ENGINEERING INNOVATION

OCULUS
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AMERICA WALKS

SANSONE
group

Site

FedEx

Cheney C-B-I
Brothers

LEGACY PARK
AT TRADITION

amazon

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Monthly Market Detail St. Lucie County

Key Statistics

Inventory: 2,626
Average Sales Price: \$592,471
Months Supply of Inventory: 4.1

Key Statistics

Inventory: 1,190
Average Sales Price: \$375,356
Months Supply of Inventory: 6.8

Single Family Homes

Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	588	540	8.9%
Paid in Cash	221	204	8.3%
Median Sale Price	\$425,000	\$388,578	9.4%
Average Sale Price	\$592,471	\$517,263	14.5%
Dollar Volume	\$348.4 Million	\$279.3 Million	24.7%
Median Percent of Original List Price Received	96.3%	94.9%	1.5%
Median Time to Contract	37 Days	43 Days	-14.0%
Median Time to Sale	77 Days	81 Days	-4.9%
New Pending Sales	790	807	-2.1%
New Listings	975	804	21.3%
Pending Inventory	1,098	1,219	-9.9%
Inventory (Active Listings)	2,626	2,114	24.2%
Months Supply of Inventory	4.1	3.1	32.3%

Townhomes

Summary Statistics	February 2024	February 2023	Percent Change Year-over-Year
Closed Sales	157	136	15.4%
Paid in Cash	101	80	26.3%
Median Sale Price	\$289,000	\$297,000	-2.7%
Average Sale Price	\$375,356	\$341,415	9.9%
Dollar Volume	\$58.9 Million	\$46.4 Million	26.9%
Median Percent of Original List Price Received	95.8%	94.0%	1.9%
Median Time to Contract	44 Days	34 Days	29.4%
Median Time to Sale	86 Days	72 Days	19.4%
New Pending Sales	222	197	12.7%
New Listings	317	273	16.1%
Pending Inventory	330	323	2.2%
Inventory (Active Listings)	1,190	707	68.3%
Months Supply of Inventory	6.8	4.0	70.0%

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Strong Economic Expansion 2019-Present

Economic Expansion by Year

Calendar Year	Company	Industry	Location	Project Scope	Jobs	Jobs	Jobs	Facility Square Footage
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
2020	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
	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
	Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15	30,000
	2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0
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

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

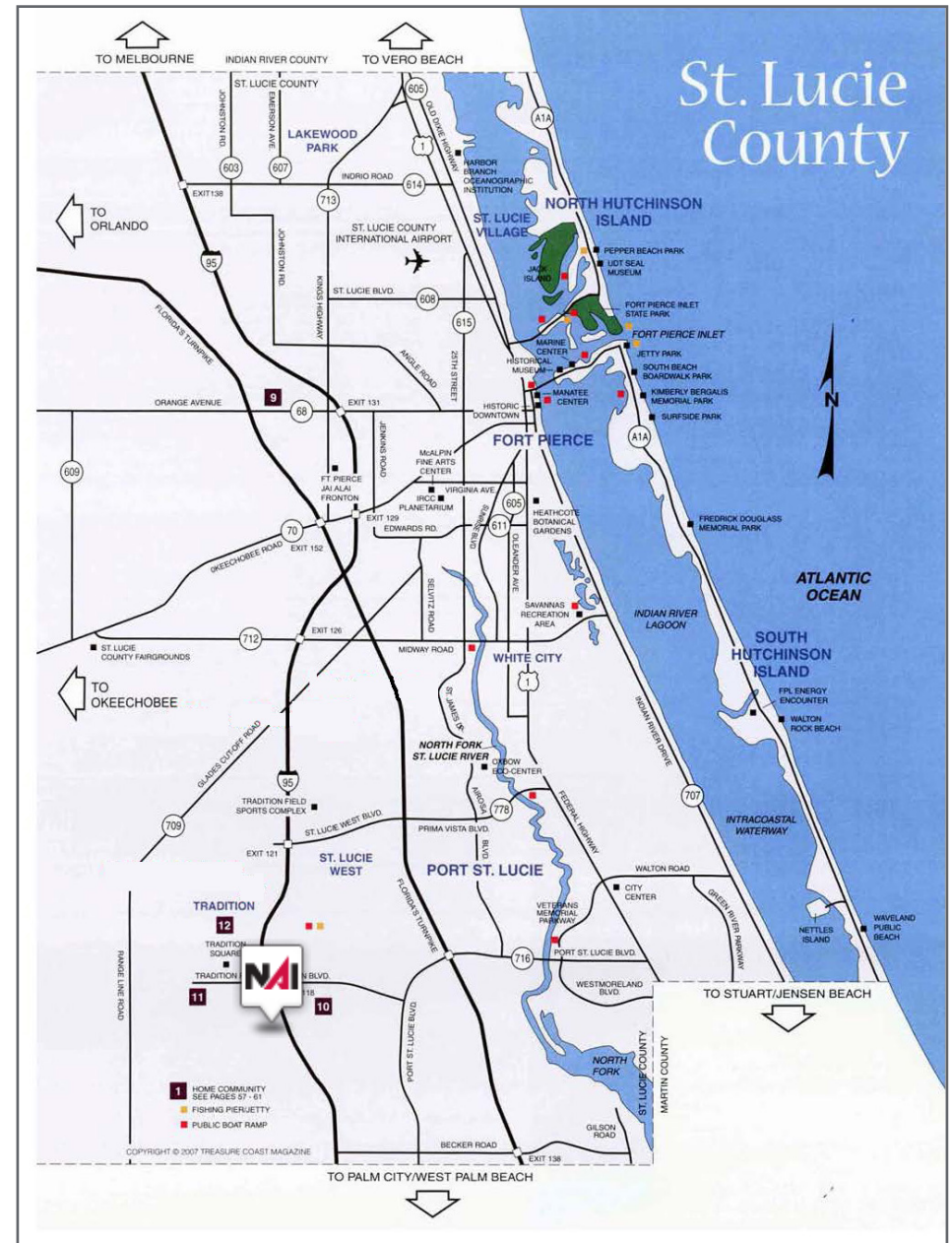
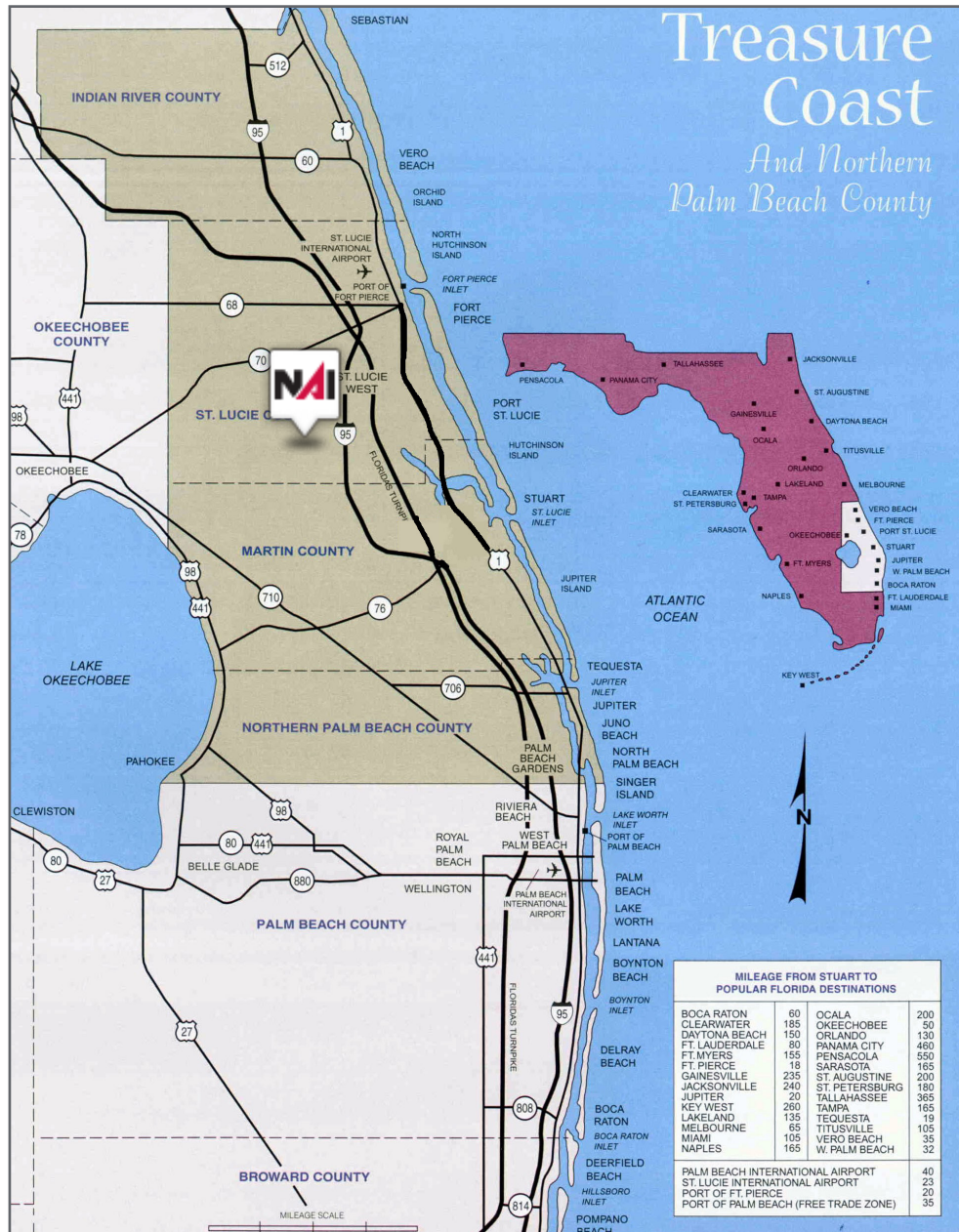
* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

† 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 2029 project. Includes full-time, part-time and per diem workers

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Area Maps



Regional Overview

Saint Lucie County, Florida

St. Lucie County, Florida is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island. It is located on the east coast of Florida about 120 miles southeast of Orlando and about 115 miles north of Miami. St. Lucie County is proud of its most valuable assets such as the 21 miles of uncrowded and unspoiled beaches, over 10,000 acres of parks and preserves, world record sport fishing, horseback riding on the beach, NY Mets Spring Training baseball, championship golf at PGA Village and other top-notch golf courses, the one and only museum dedicated to the US Navy SEALs, a charming and award-winning waterfront downtown, year round arts and cultural activities, a rich history and so much more.

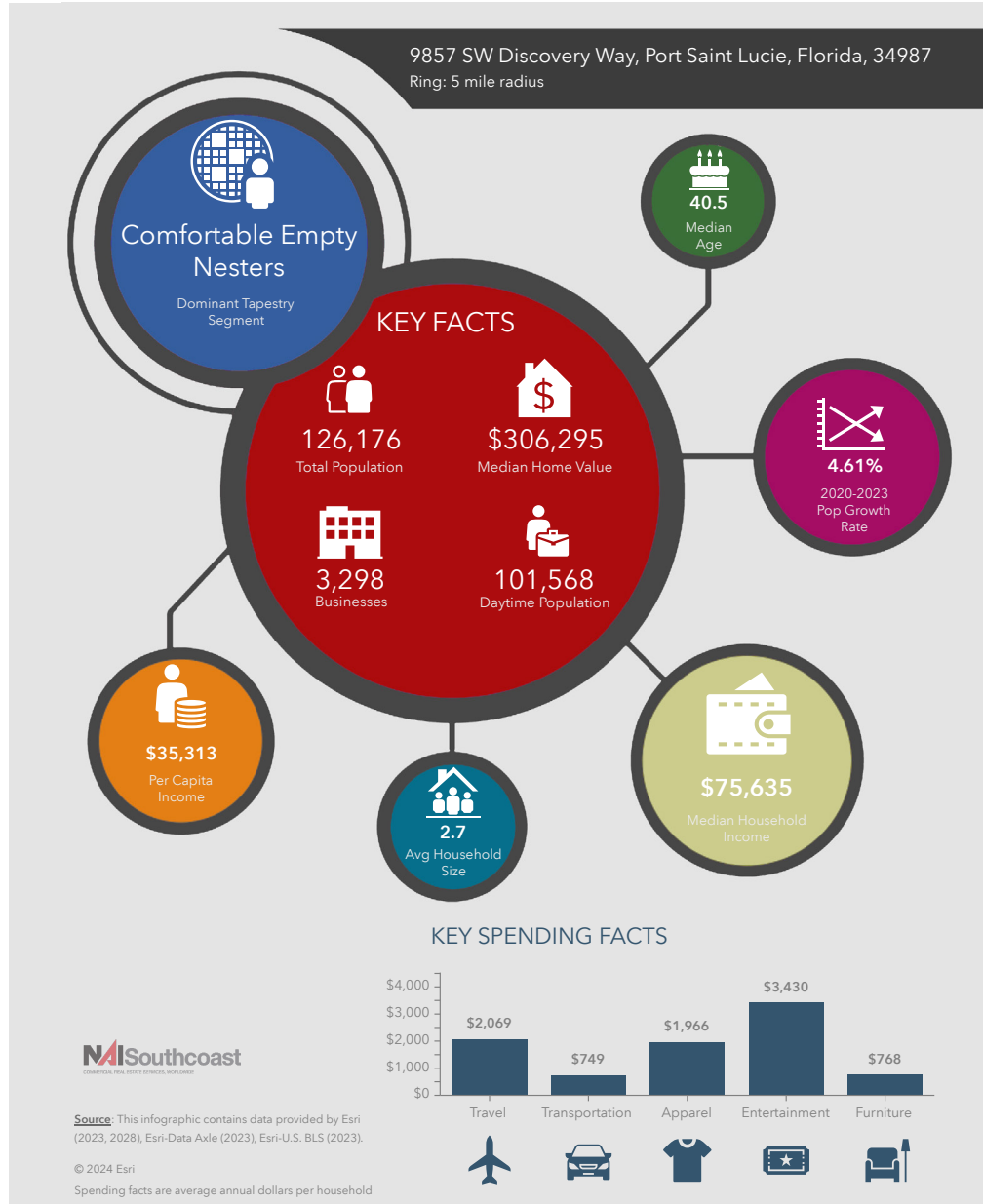
Admirers of the outdoors will be delighted to discover the beautiful natural gardens, including the Port St. Lucie Botanical Gardens and Heathcote Botanical Gardens in Fort Pierce which features the largest public display of tropical bonsai trees in the United States. Eco-tourists will appreciate St. Lucie's dedication to protecting the environment through environmental education facilities such as the Oxbow Eco-Center, Harbor Branch Ocean Discovery Center, the St. Lucie County Aquarium featuring the Smithsonian Marine Ecosystems Exhibit and the Manatee Education and Observation Center.



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2023 Demographics



Population

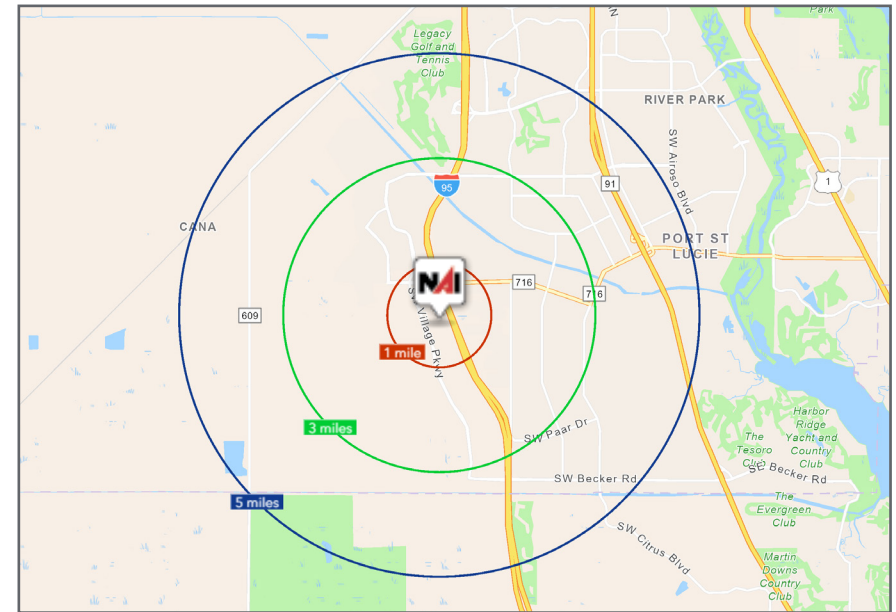
- 1 Mile: 5,257
- 3 Mile: 61,493
- 5 Mile: 126,176

Average Household Income

- 1 Mile: \$108,296
- 3 Mile: \$96,509
- 5 Mile: \$96,913

Median Age

- 1 Mile: 38.0
- 3 Mile: 40.0
- 5 Mile: 40.5



LISTING AGENTS



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