

Shops at Crosstown

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

NAI Southcoast



ASIOR CREEK
GOLF & COUNTRY CLUB
900 Units

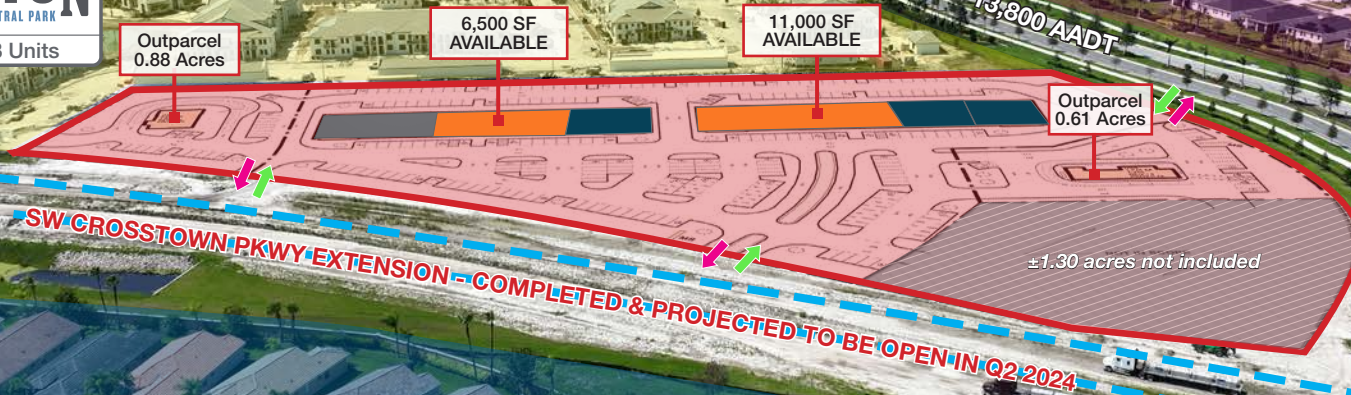
PGA
VILLAGE
VERANO
2,511 Units

Central Park
St. Lucie
DR HORTON
LENNAR
MARONDA
Ryan
Taylor Morrison
1,122 Units

Crosstown Commons
MARONDA
Homes
202 Units

ALTON
CENTRAL PARK
318 Units

Havens
60 Units



VITALIA
AT TRADITION
1,200 Units

Available LOI in Process In Lease Review

A DEVELOPMENT BY: **H** **Hunington**

Presented by

Nikolaus M. Schroth, CCIM
Principal | Broker Associate
+1 772 286 6292
nikschroth@naisouthcoast.com
www.naisouthcoast.com

J. Jeffery Allman, Jr.
Sales Associate
+1 772 286-6292 c +1 772 283 1555
jeff@naisouthcoast.com
www.naisouthcoast.com

James McKinney
Sales Associate
+1 772 349 3414
jamesmckinney@naisouthcoast.com
www.naisouthcoast.com

FOR LEASE
\$45/SF NNN (END CAPS)
\$39/SF NNN (INLINE)

Outparcels
\$135K 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: \$135K NNN (Ground Lease)
\$45/SF (Land Purchase)
- Space Size: 1,500 - 11,000 SF
0.88 Acres
0.61 Acres
(Build-to-Suit & Ground Lease Options Available)
- Frontage: ±350' on SW Village Parkway
±700' on Crosstown Parkway
- Estimated Delivery: Oct/Nov 2025
- Access: Signalized / Lighted
- AADT: 40,000 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 which is planned to be open in Q2 of 2024 and will connect 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.



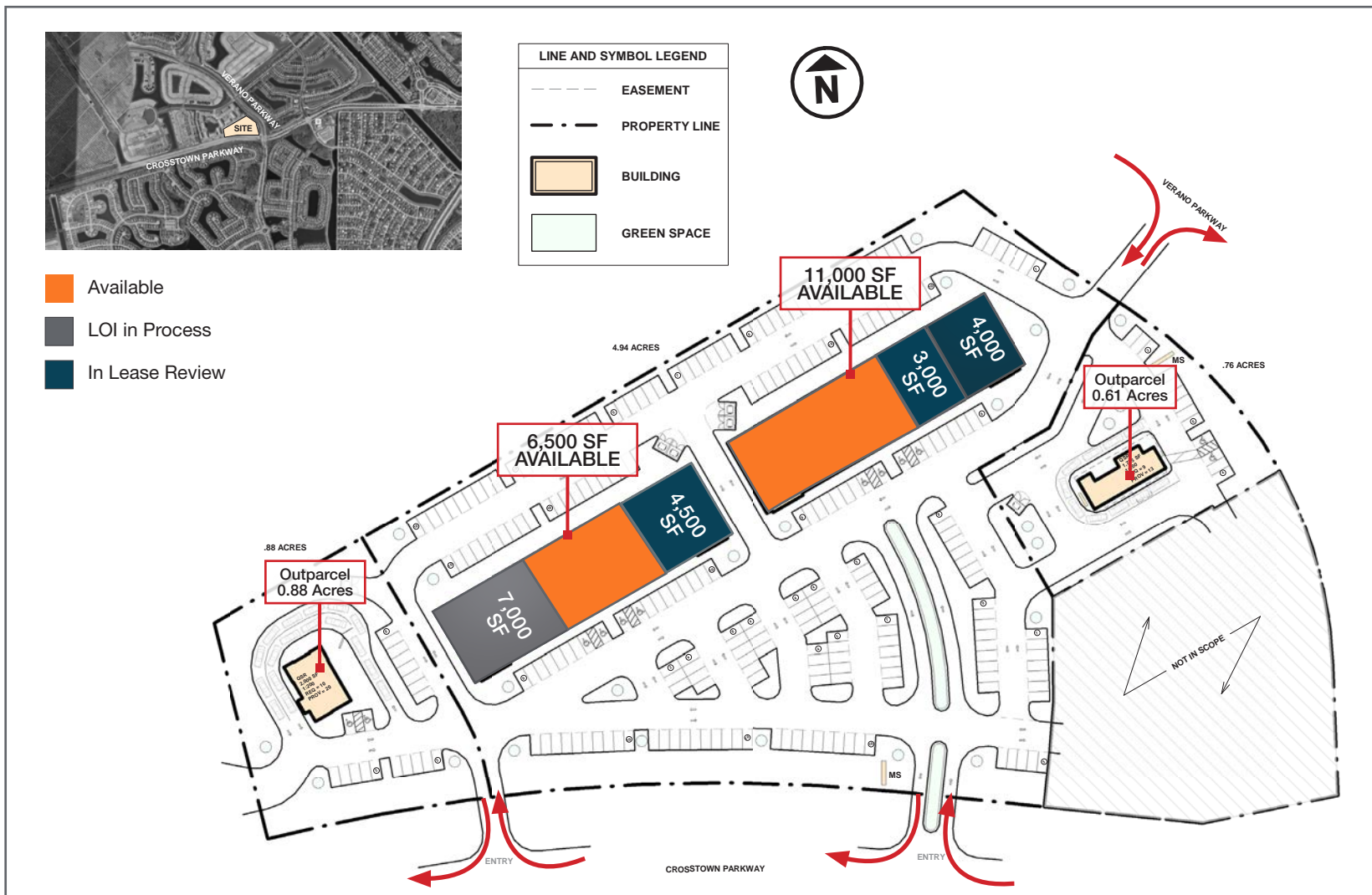
Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$107,960	50.1
3 Miles	\$99,827	46.8
5 Miles	\$94,913	43.0

Shops at Crosstown

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

Concept Site Plan



Shops at Crosstown

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



PGA
VILLAGE
VERANO.
2,511 Units

Crosstown Commons
MARONDA
Homes
202 Units

PGA
VILLAGE
VERANO.
2,511 Units

Central Park
St. Lucie
DR HORTON American Builder
MARONDA Homes
RYAN Homes
taylor morrison
1,122 Units

ALTON
CENTRAL PARK
318 Units

Havens
60 Units



Heritage Oaks
525 Units

VITALIA
AT TRADITION
1,200 Units

40,000 AADT

13,800 AADT

11,000 SF AVAILABLE

6,500 SF AVAILABLE

Outparcel 0.61 Acres

±1.30 acres not included

Outparcel 0.88 Acres

COMPLETED & PROJECTED TO BE OPEN IN Q2 2024

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



Shops at Crosstown

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



Shops at Crosstown

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

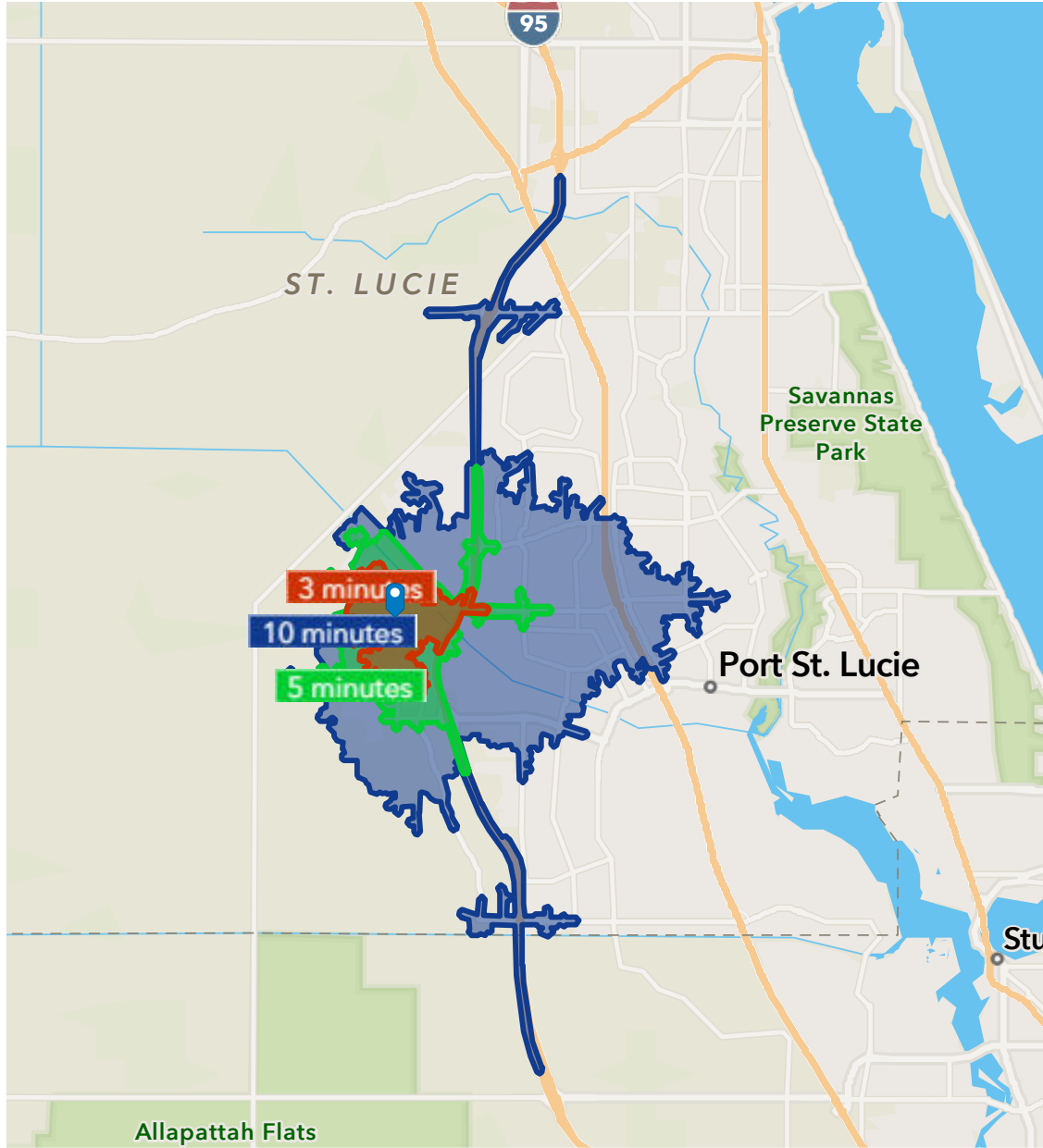
Tradition Residential Development



Shops at Crosstown

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

Drive Time



3 Minutes	5 Minutes	10 Minutes
2,438 2010 Population	4,212 2010 Population	39,095 2010 Population
5,643 2023 Population	11,389 2023 Population	61,474 2023 Population
131% 2010-2023 Population Growth	170% 2010-2023 Population Growth	57.2% 2010-2023 Population Growth
1.1% 2023-2028 (Annual) Est. Population Growth	1.9% 2023-2028 (Annual) Est. Population Growth	3.3% 2023-2028 (Annual) Est. Population Growth
49.9 2023 Median Age	48.8 2023 Median Age	44.3 2023 Median Age
\$106,952 Average Household Income	\$107,937 Average Household Income	\$94,624 Average Household Income
53.8% Percentage with Associates Degree or Better	52.5% Percentage with Associates Degree or Better	45.8% Percentage with Associates Degree or Better
77.4% Percentage in White Collar Profession	70.6% Percentage in White Collar Profession	59.2% Percentage in White Collar Profession

Shops at Crosstown

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

Strong Economic Expansion
2019-Present

Economic Expansion by Year

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

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

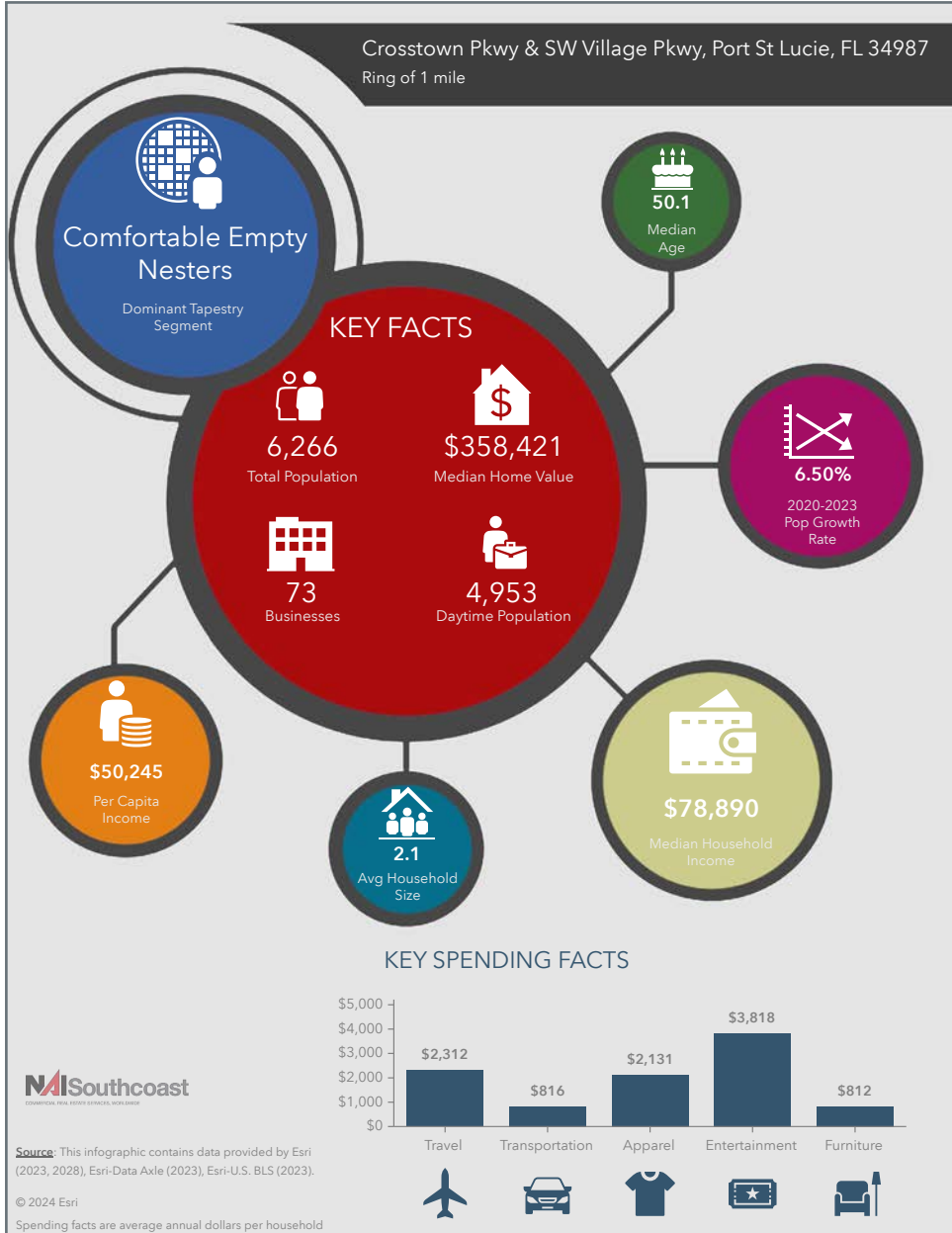
* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

*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

Shops at Crosstown

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

2023 Demographics



Population

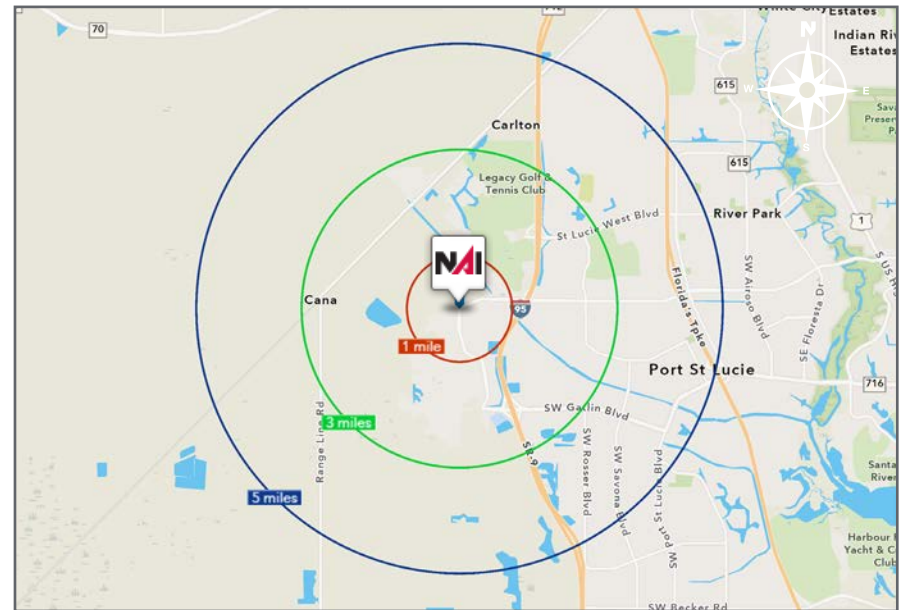
- 1 Mile: 6,266
- 3 Mile: 39,472
- 5 Mile: 104,512

Average Household Income

- 1 Mile: \$107,960
- 3 Mile: \$99,827
- 5 Mile: \$94,913

Median Age

- 1 Mile: 50.1
- 3 Mile: 46.8
- 5 Mile: 43.0





Nikolaus M. Schroth, CCIM
 Principal | Broker Associate
 +1 772 286 6292
 nikschrth@naisouthcoast.com



J. Jeffery Allman, Jr.
 Sales Associate
 +1 772 286-6292 c +1 772 283 1555
 jeff@naisouthcoast.com



James McKinney
 Sales Associate
 +1 772 349 3414
 jamesmckinney@naisouthcoast.com

Shops at Crosstown

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



FOR LEASE

\$45/SF NNN (END CAPS)
 \$39/SF NNN (INLINE)

Outparcels

\$135K NNN (GROUND LEASE)
 \$45/SF (LAND PURCHASE)

A DEVELOPMENT BY:



www.naisouthcoast.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.