

# Town Centre - Anchored Retail Center

10055-10193 South Federal Hwy, Port St. Lucie, FL 34952

# NAI Southcoast



*Presented by*

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FOR LEASE:

**\$15.00/SF NNN**



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## Property Details

Address:	10055-10193 South Federal Highway Port St Lucie, FL 34952
Parcel #:	4401-701-0004-00-3
Available Space:	Units 10083 & 10085: 3,400 SF (can be divided to 1,700 SF)
Pricing:	3,400 SF: \$15.00/SF NNN (can be divided to 1,700 SF)

## Property Summary

Great opportunity to be in a stabilized large retail center with a strong tenant mix including a high percentage of national tenants.

The center is situated in the heavy traffic intersection of Federal Highway & Port Saint Lucie Blvd, Port St Lucie, FL. Two signalized intersections, one on south end of property at Port St. Lucie Boulevard and one in the center at Jennings Road.

Highly visible anchored retail center with a total of ±214,854 Square Feet on ±37 Acres.



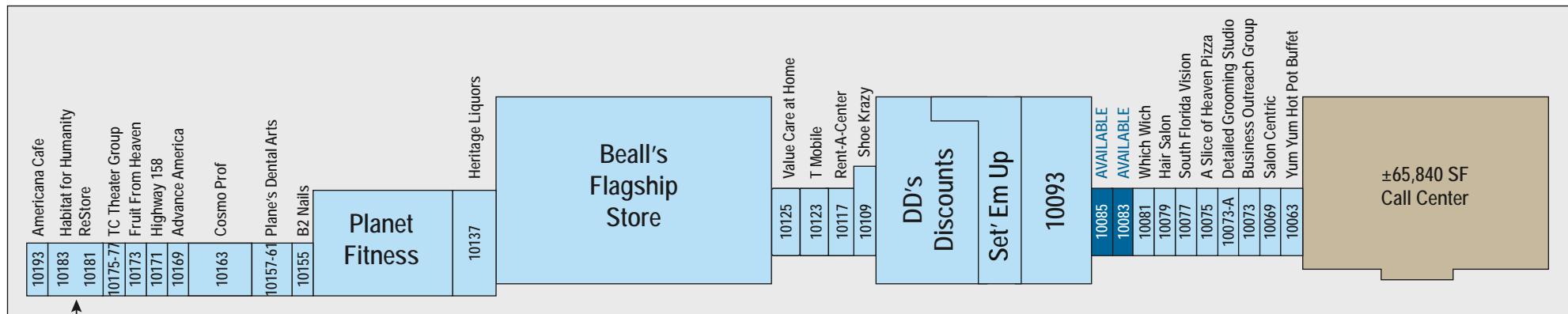
## Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$75,704	41.8
3 Miles	\$81,802	50.5
5 Miles	\$95,326	48.8

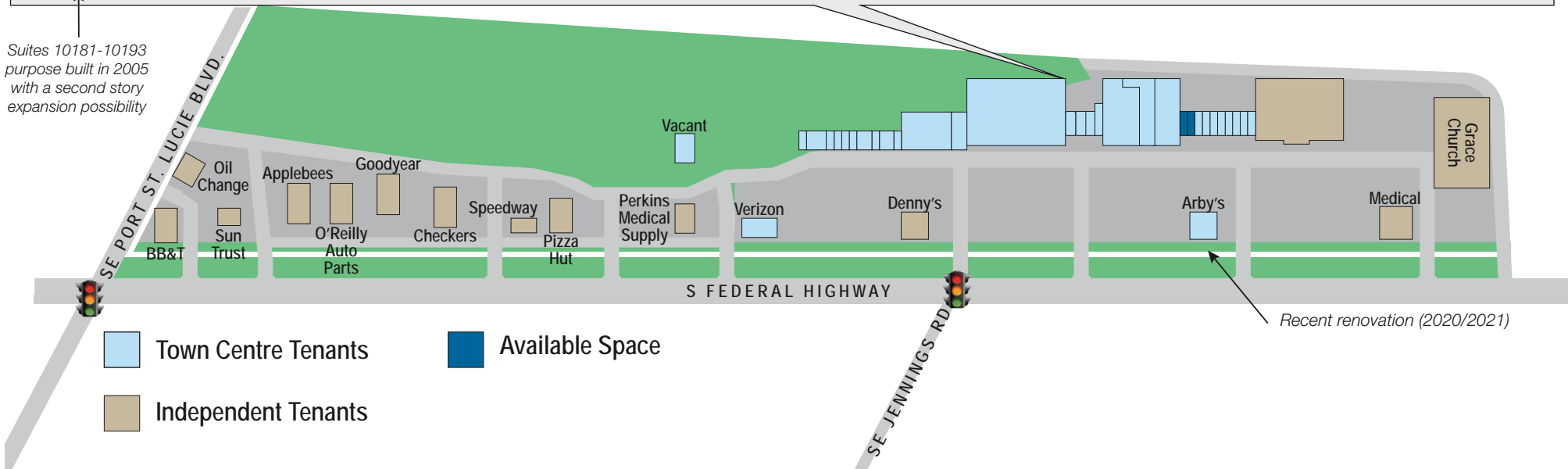
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## Site Plan



Suites 10181-10193 purpose built in 2005 with a second story expansion possibility





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Property Photos





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Aerial Photos





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Unit 10083/10085:  
1,700 SF - 3,400 SF





# 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 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.

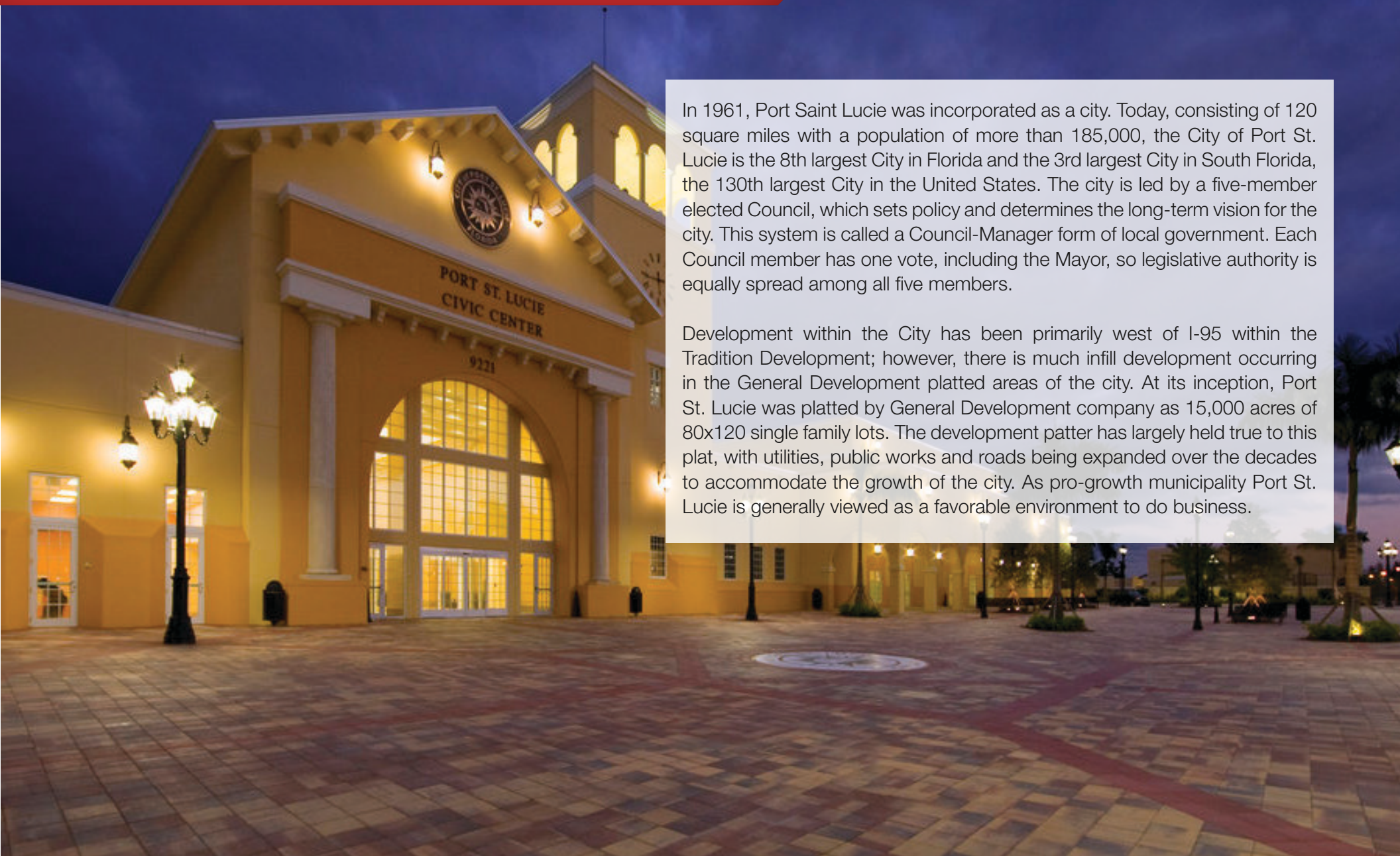
The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (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.





# 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 185,000, 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.

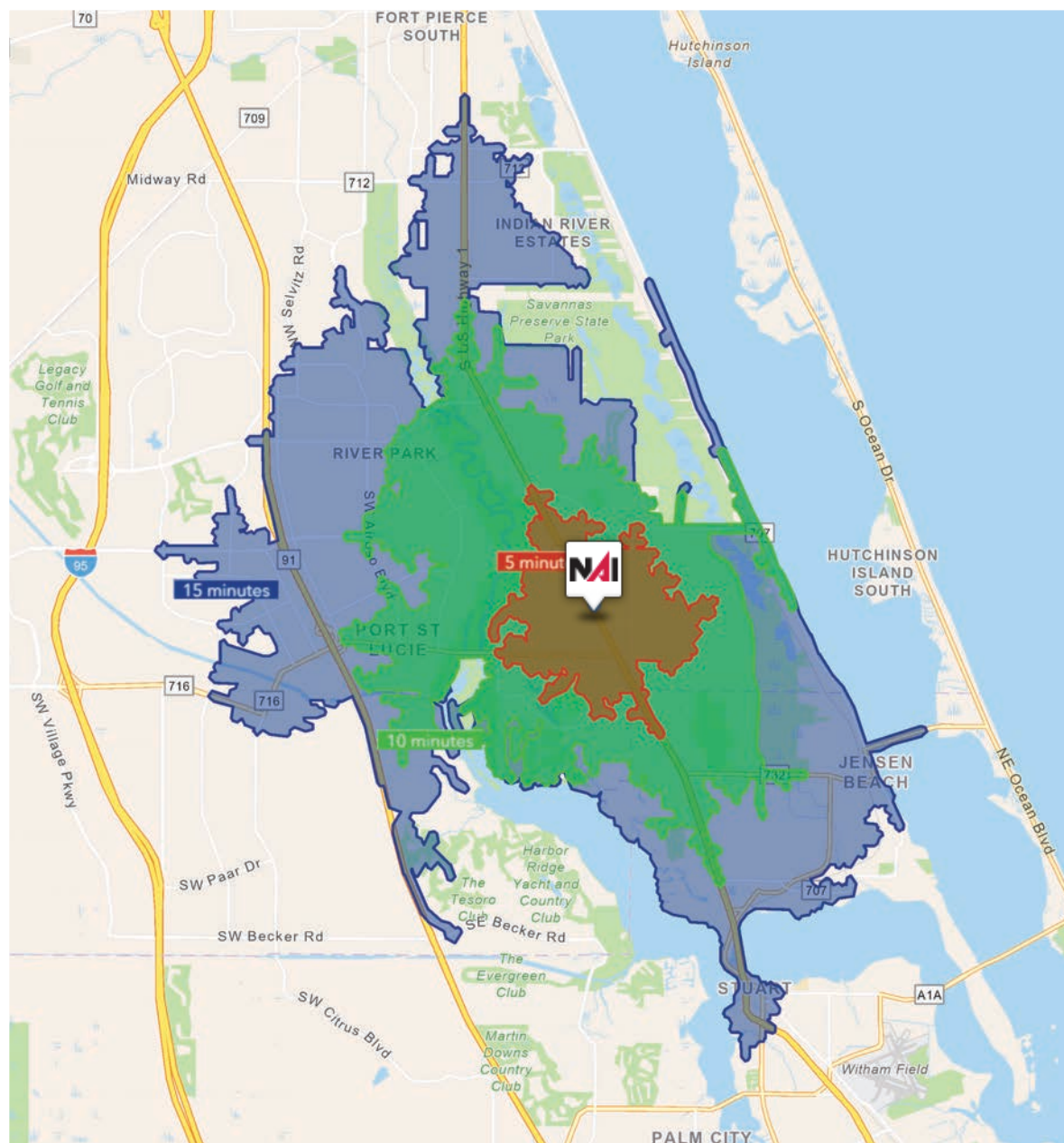
Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development 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 pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.



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## Drive Time



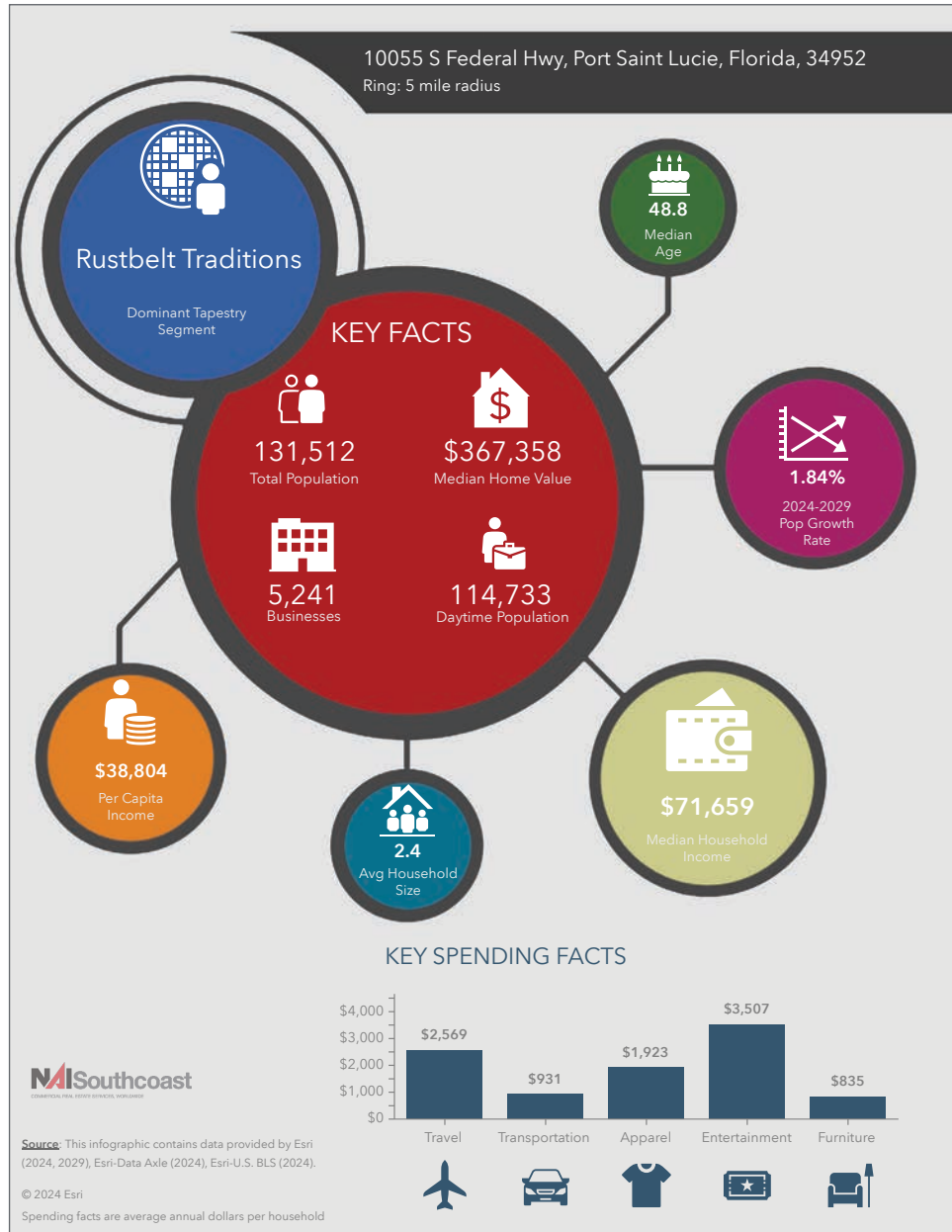
5 Minutes	10 Minutes	15 Minutes
<b>14,369</b> 2010 Population	<b>54,740</b> 2010 Population	<b>118,131</b> 2010 Population
<b>17,401</b> 2024 Population	<b>64,662</b> 2024 Population	<b>142,840</b> 2024 Population
<b>21.10%</b> 2010-2024 Population Growth	<b>18.13%</b> 2010-2024 Population Growth	<b>20.92%</b> 2010-2024 Population Growth
<b>0.81%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.87%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.23%</b> 2024-2029 (Annual) Est. Population Growth
<b>44.1</b> 2024 Median Age	<b>48.7</b> 2024 Median Age	<b>46.9</b> 2024 Median Age
<b>\$74,835</b> Average Household Income	<b>\$83,927</b> Average Household Income	<b>\$92,501</b> Average Household Income
<b>33.8%</b> Percentage with Associates Degree or Better	<b>38.0%</b> Percentage with Associates Degree or Better	<b>40.2%</b> Percentage with Associates Degree or Better
<b>53.3%</b> Percentage in White Collar Profession	<b>56.7%</b> Percentage in White Collar Profession	<b>58.4%</b> Percentage in White Collar Profession



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## 2024 Demographics



### Population

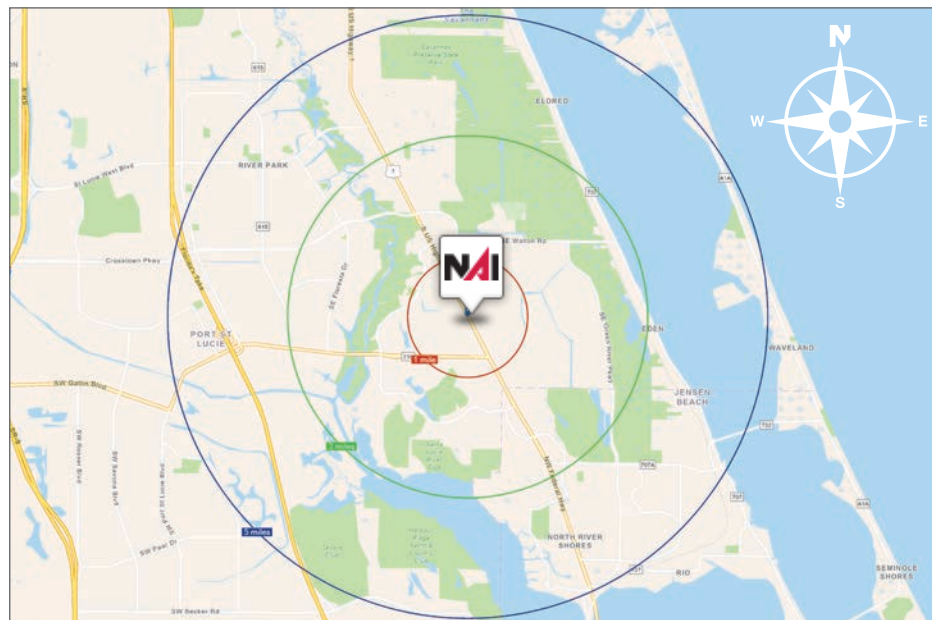
- 1 Mile: 11,175
- 3 Mile: 55,744
- 5 Mile: 131,512

### Average Household Income

- 1 Mile: \$75,704
- 3 Mile: \$81,802
- 5 Mile: \$95,326

### Median Age

- 1 Mile: 41.8
- 3 Mile: 50.5
- 5 Mile: 48.8





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