

Retail/Office Endcap Unit

1344 SW Bayshore Blvd., Port St. Lucie, FL 34983

NAI Southcoast



Presented by

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FOR LEASE:

\$25.00/SF + \$3.00/SF Net

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Property Details

Address:	1344 SW Bayshore Blvd. Port St. Lucie, FL 34983
Parcel ID:	3420-635-0592-000-5
Pricing:	\$25.00/SF plus \$3.00/SF Net
Space Size:	950 SF
Year Built:	2006
Traffic Count:	26,500 Annual Average Daily Traffic

Property Overview

This endcap office unit in the heart of Port St. Lucie is located along a main north-south corridor on Bayshore Blvd., just north of a main east-west thoroughway, Crosstown Pkwy.

The Lily Plaza is home to several local service and retail tenants, including Tascon Bakery, Fresh Fusion Juice Bar, The Fish Store & Custom Aquariums, and Wild Hair Salon.

Strong local demographics with a population of 86,400 and an Average Household Income of \$95,000 in the 3-mile radius.



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Northwest View



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Southwest View



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East View



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Strong Economic Expansion

Economic Expansion by Year

Calendar Year	Company	Industry	Location	Project Scope	2023 New Jobs	2023 Total Jobs	2023 Total Footage	
2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26,000	
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7,000	
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38,000	
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652,000	
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46,000	
2020	California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48,000	
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25,000 Tower	
	FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	469,000	
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0,000	
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0,000	
	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	15,000	
	Wolflube	Warehouse/Distribution	St. Lucie County	NEW	15	0	15,000	
	2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0,000
		Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	17,000
Chemical Technologies Holdings		Manufacturing	St. Lucie County	NEW	5	0	2,000	
Cheney Brothers		Warehouse/Distribution	Port St. Lucie	NEW	350	0	201,000	
Contender Boats		Marine	St. Lucie County	NEW	200	0	131,000	
D&D Welding		Manufacturing	St. Lucie County	EXPANSION	10	32	40,000	
FA Precast		Manufacturing	St. Lucie County	EXPANSION	0	22	23,000	
Freshco/Indian River Select		Manufacturing	Fort Pierce	EXPANSION	20	90	95,000	
Jansteel		Manufacturing	Port St. Lucie	NEW	55	0	0,000	
Kings Logistics Center		Industrial Development	St. Lucie County	NEW	433*	0	52,000	
Maverick Boat Group		Marine	St. Lucie County	EXPANSION	150	520	470,000	
South Florida Logistics Center 95		Industrial Development	St. Lucie County	NEW	866*	0	0,000	
SRS Distribution		Warehouse/Distribution	Fort Pierce	NEW	11	0	20,000	

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 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	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

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

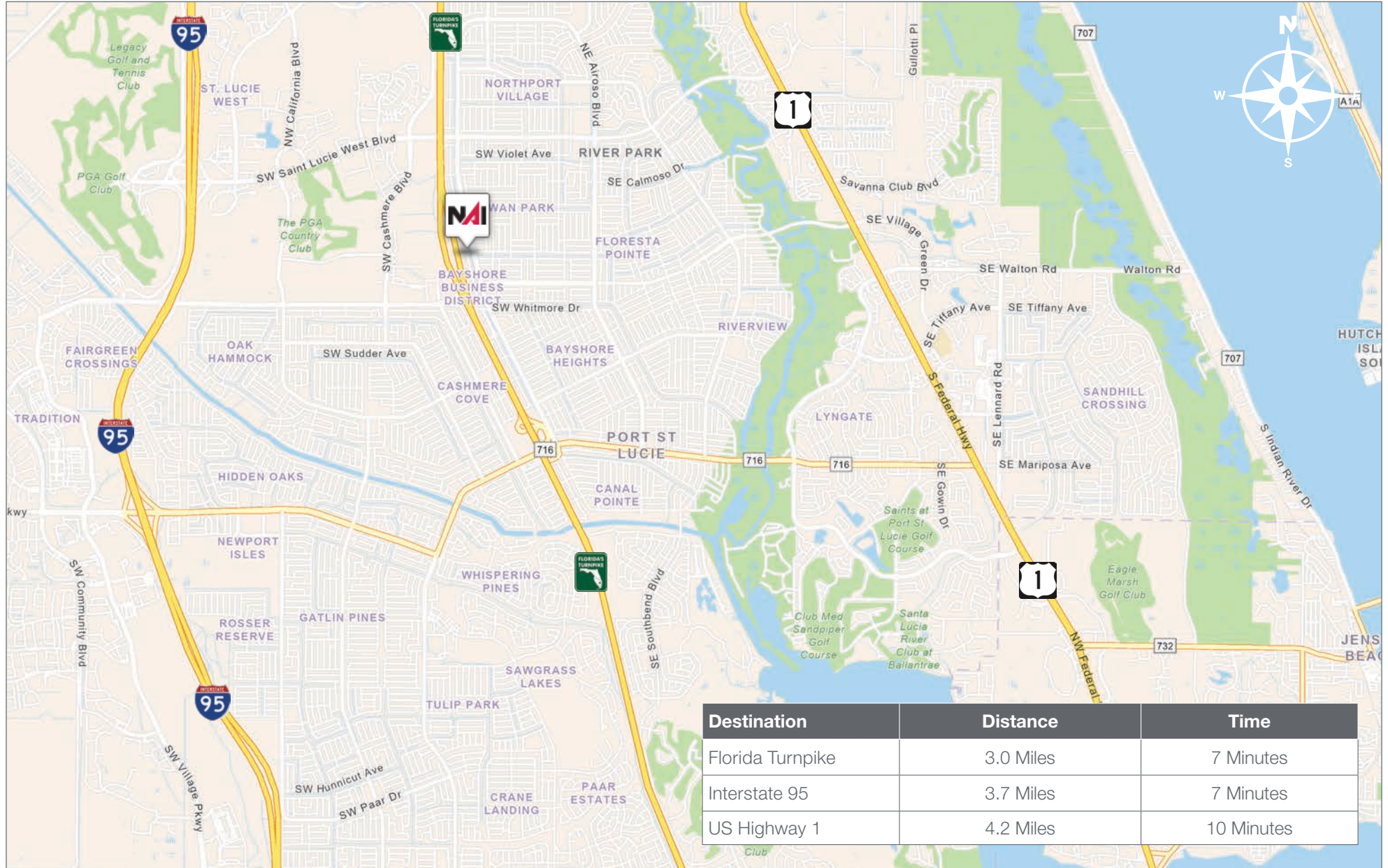
* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

*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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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.

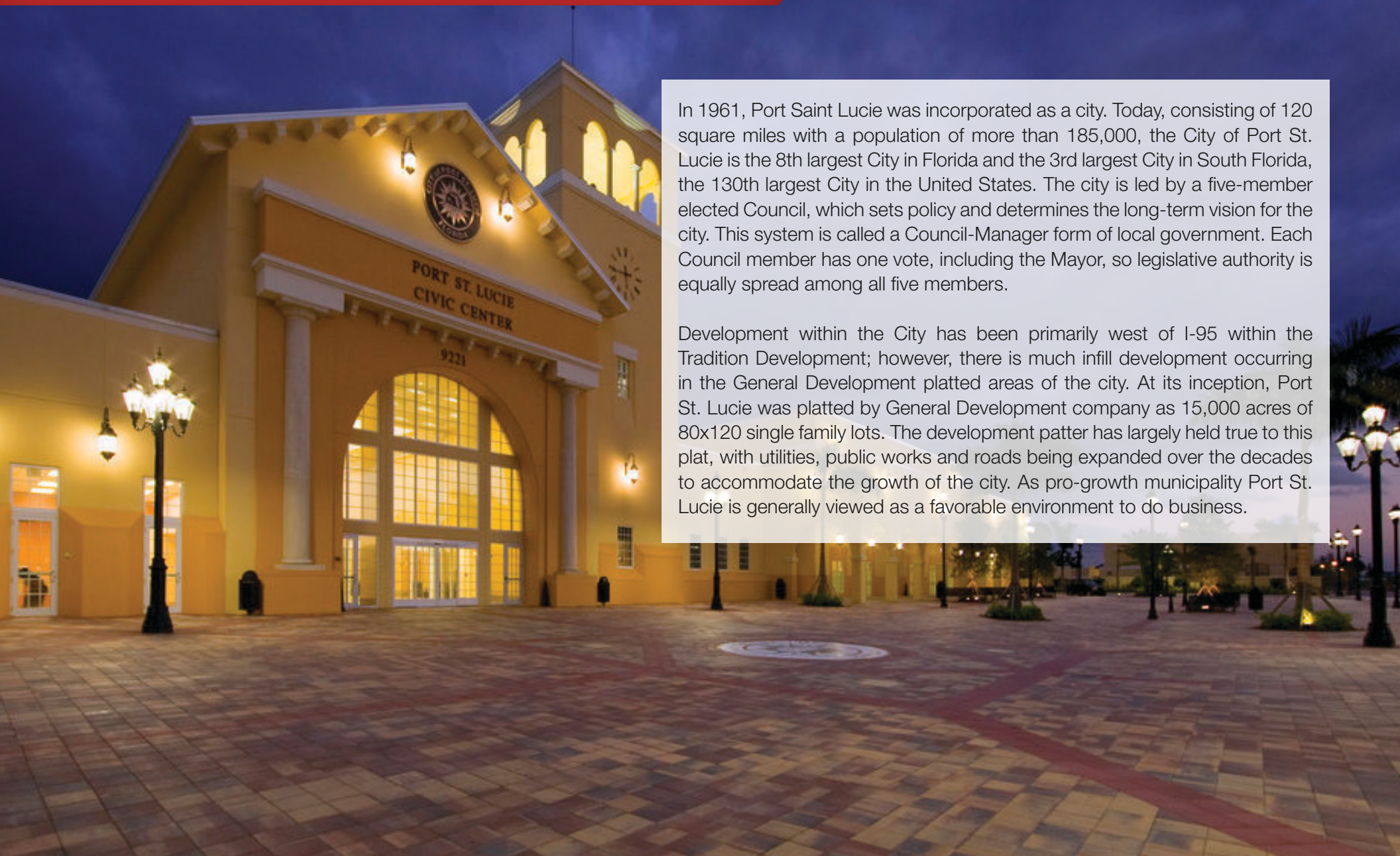
The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine 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



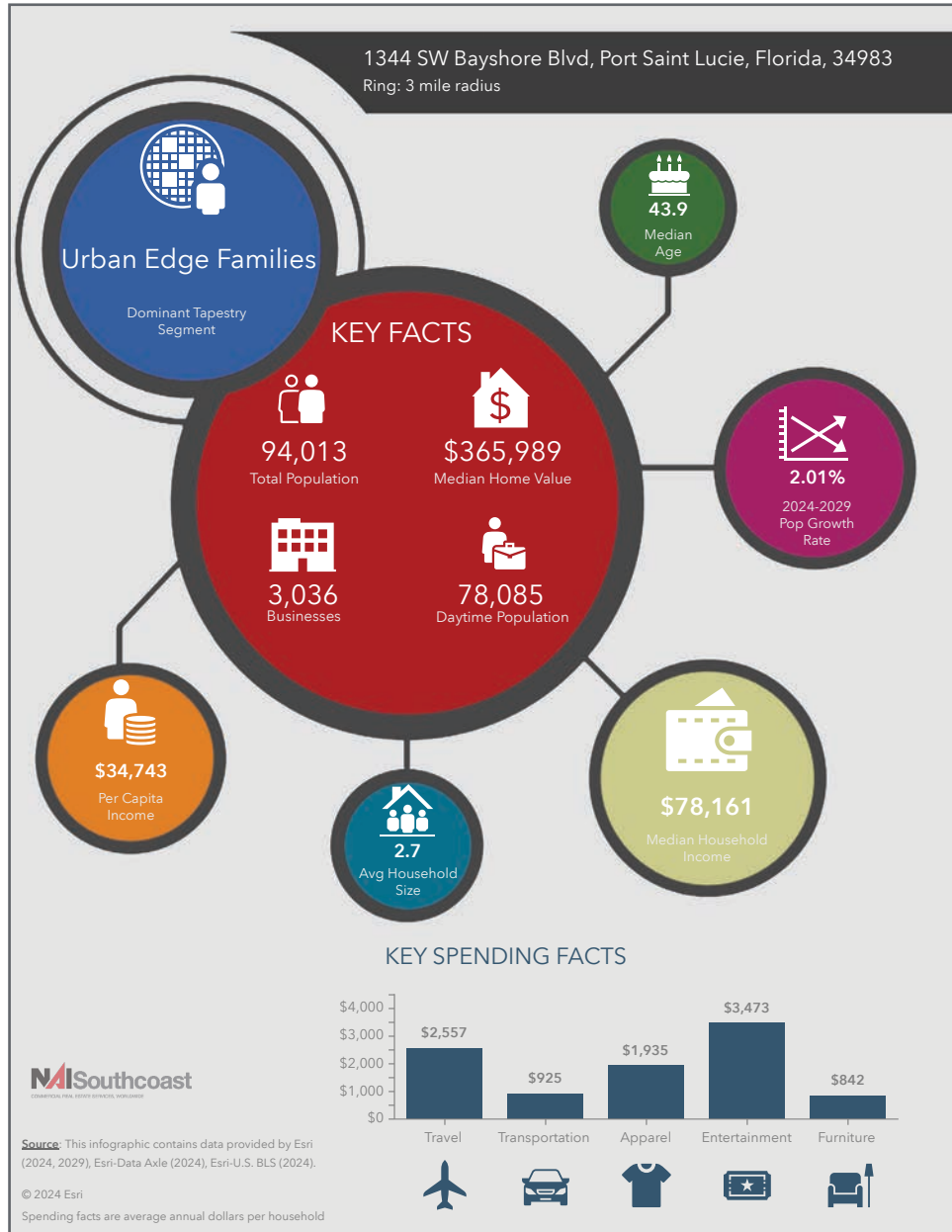
In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by 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 patter 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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2024 Demographics



Population

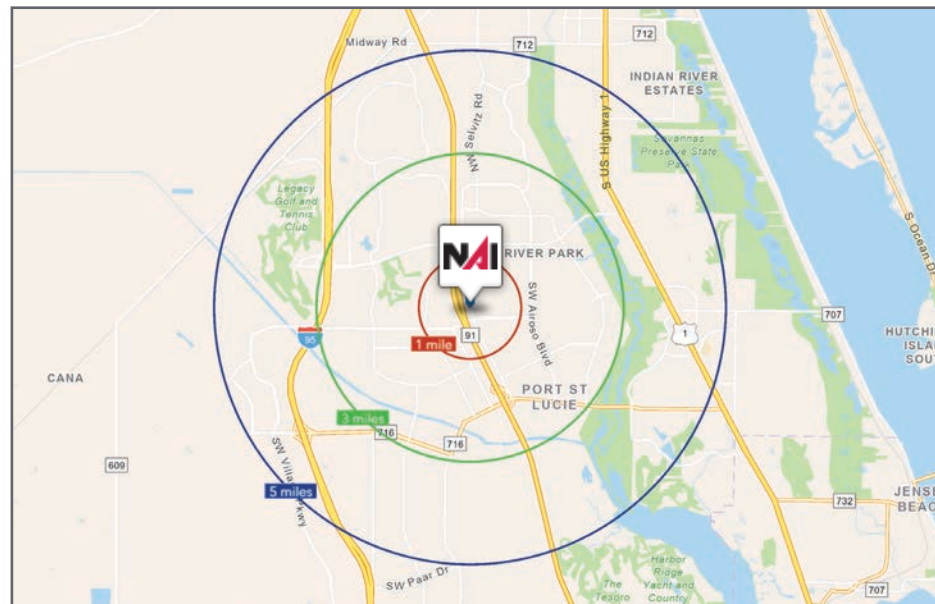
- 1 Mile: 8,962
- 3 Mile: 86,400
- 5 Mile: 178,414

Average Household Income

- 1 Mile: \$93,584
- 3 Mile: \$94,885
- 5 Mile: \$94,662

Median Age

- 1 Mile: 41.7
- 3 Mile: 43.9
- 5 Mile: 45.1



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