

# Mayfair Plaza, Tradition

10650 Crosstown Pkwy, Port St Lucie, FL 34987

# NAI Southcoast



## 100% LEASED

*Presented by*

**Douglas Legler**

Principal | Broker Associate  
+1 772 405 7778  
douglas@naisouthcoast.com  
www.naisouthcoast.com

**J. Jeffery Allman, Jr.**

Principal | Broker Associate  
+1 772 286-6292 c +1 772 283 1555  
jeff@naisouthcoast.com  
www.naisouthcoast.com

**Casey Combs**

Sales Associate  
+1 772 286-6292 c +1 772 285 8769  
ccombs@naisouthcoast.com  
www.naisouthcoast.com

FOR SALE:

# \$8,850,000

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## Property Details

Address:	10650 Crosstown Parkway Port St. Lucie, FL 34987
Occupancy:	100% Leased, 100% NNN Leases
Annual Escalations:	Greater of 3% or CPI = Inflation Proof
Building Size:	14,175 SF
Frontage:	415' on Crosstown Parkway
Year Built:	2025
Access:	Signalized Intersection
Annual Average Daily Traffic Count:	41,000 and growing with major communities under construction

## Property Overview

Class A, new construction retail center built to 2025 hurricane and fire code standards in booming Tradition!

Nearby to major housing communities such as Ryan Homes, D.R. Horton, PGA Verano, Kolter Central Park, Meritage, Mattamy and much more.

Tenants include Vivid Salon & Spa, Geico Insurance, Greyson Luxury Golf Carts, In & Out Liquor, Time Square Pizza, Batteries Plus, and Florida Dermatology Specialists, 100% Occupancy.

This property benefits from a prime location with unparalleled visibility on a main east/west thoroughfare with an I-95 interchange to the east and Legacy High School to the west.

This is a well positioned site, surrounded by thousands of homes with outstanding demographics in the fastest growing area in Florida.

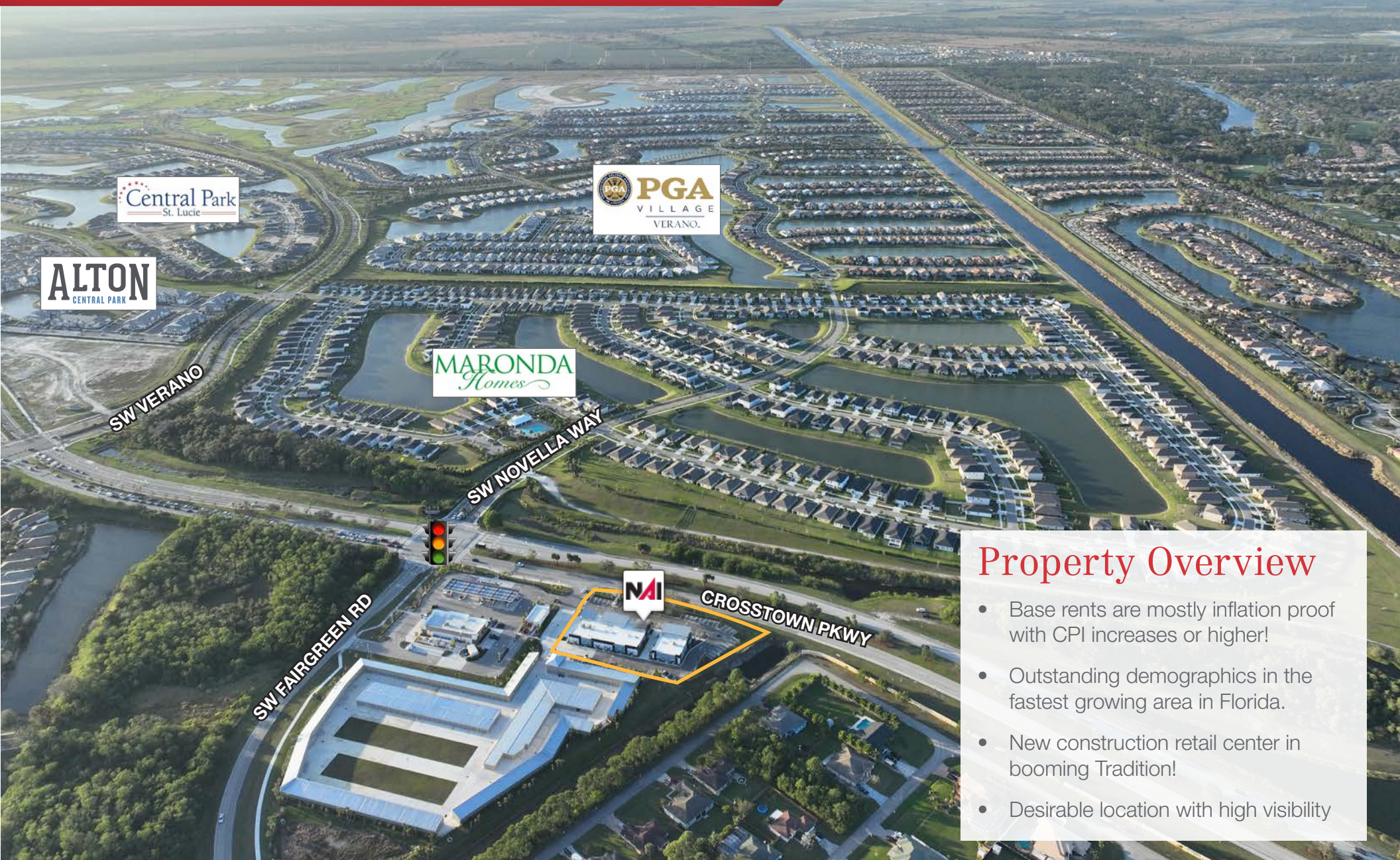


	Average Household Income	Median Age
1 Mile	\$107,213	55.0
3 Miles	\$105,638	54.1
5 Miles	\$100,121	47.8

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Northwest View



## Property Overview

- Base rents are mostly inflation proof with CPI increases or higher!
- Outstanding demographics in the fastest growing area in Florida.
- New construction retail center in booming Tradition!
- Desirable location with high visibility

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East View



CROSSTOWN PKWY

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Southwest View



Heritage Oaks



CROSSTOWN PKWY

MARONDA  
Homes

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## Site Plan



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## Tradition Residential Development



# Mayfair Plaza, Tradition

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LEGACY HIGH SCHOOL  
2,000 STUDENTS

**D·R·HORTON**  
*America's Builder*

**mattamyHOMES**

**taylor morrison.**

**GHO HOMES**  
A GREEN BRICK PARTNER

**Central Park**  
St. Lucie

**VERANO**

**Site**

**ahs**  
RESIDENTIAL  
DEVELOP • BUILD • MANAGE  
**FIU**  
ATLANTIC  
PACIFIC  
COMPANIES

**Cleveland Clinic**  
Tradition Hospital



**OCULUS**  
SURGICAL

**GLHOMES**  
RIVERLAND

**Pulte**  
HOMES

**mattamyHOMES**

**AMERICA WALKS**

**SANSONE**  
group

**FedEx**

**Cheney C-B-I**  
Brothers

**LEGACY PARK**  
AT TRADITION

**amazon**

**COSTCO**  
WHOLESALE

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## Strong Economic Expansion

### Economic Expansion by Year

Calendar Year 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
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
Calendar Year 2020	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
	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	17	17,000
Calendar Year 2021	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 2022	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
					<b>2,864</b>	<b>804</b>	<b>982</b>	<b>3,384,924</b>
Calendar Year 2023	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
					<b>1,641</b>	<b>361</b>	<b>194</b>	<b>2,490,310</b>

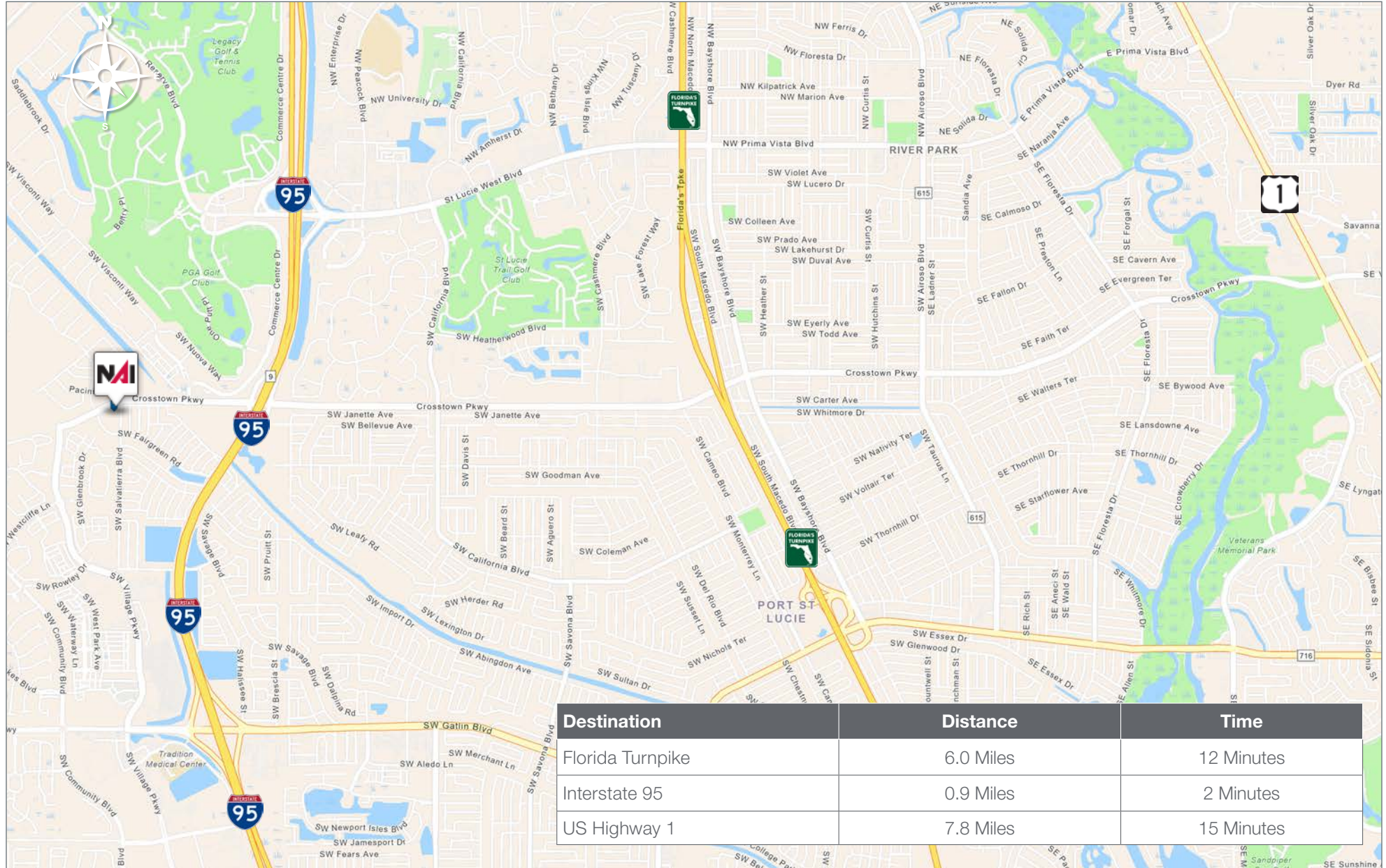
\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 \*\* Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

\*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



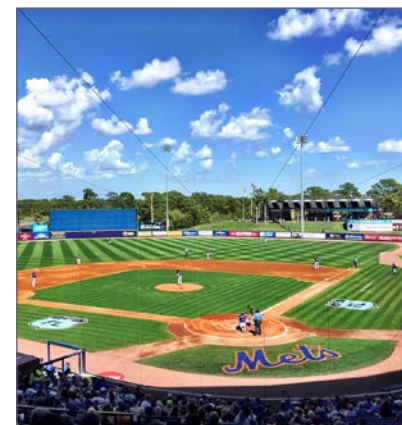
# Regional Overview

## 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



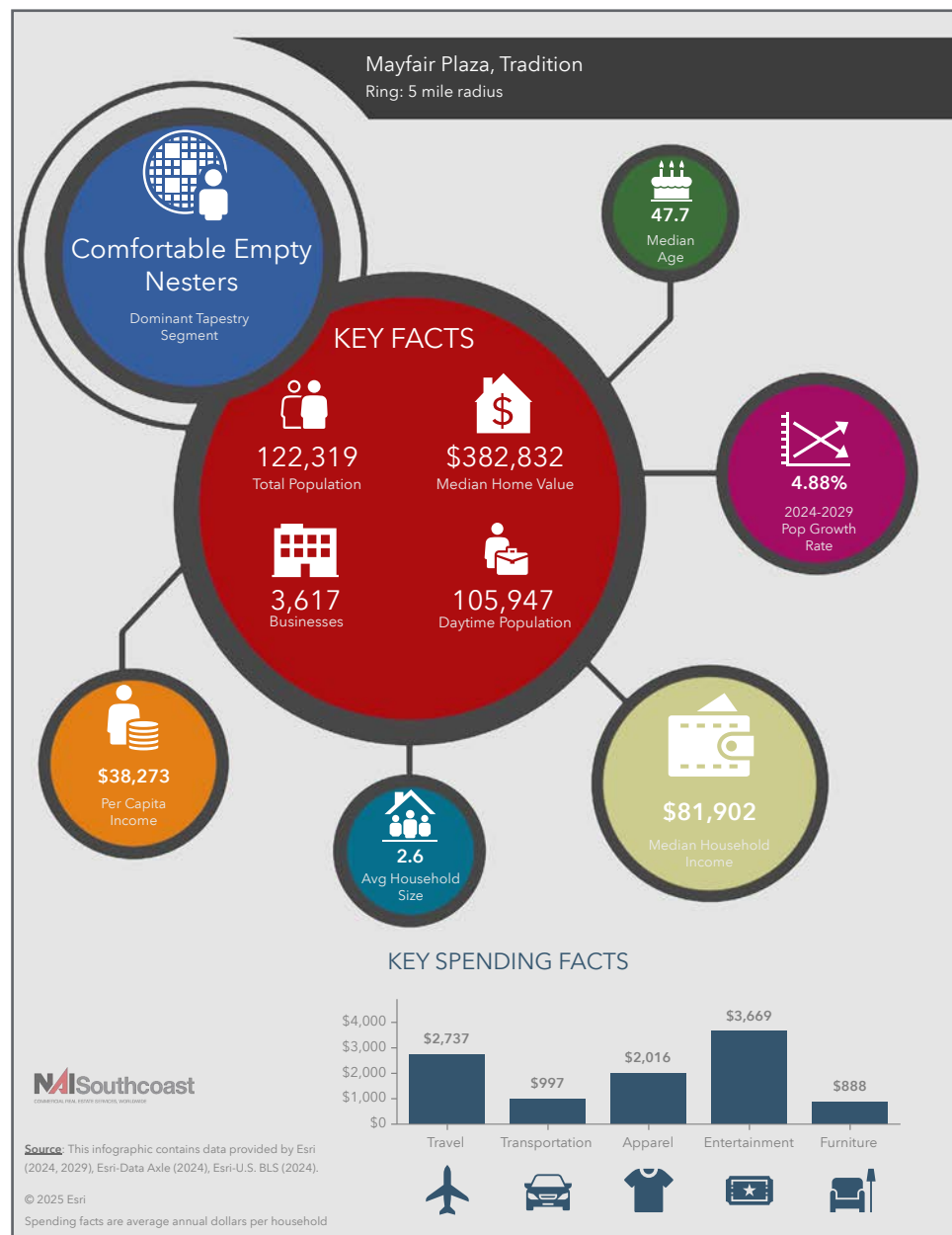
In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 185,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by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



### Population

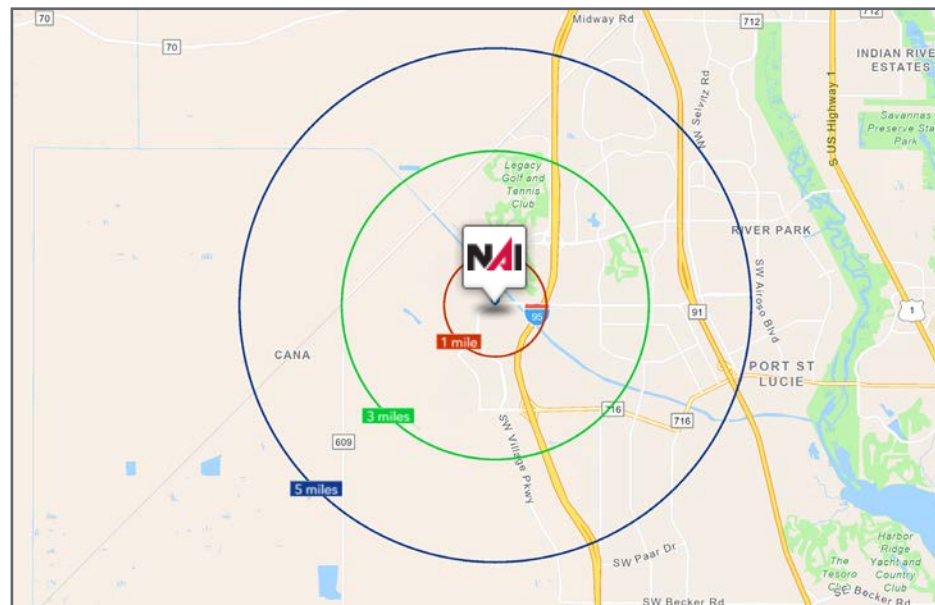
- 1 Mile: 6,187
- 3 Mile: 47,541
- 5 Mile: 121,437

### Average Household Income

- 1 Mile: \$107,213
- 3 Mile: \$105,638
- 5 Mile: \$100,121

### Median Age

- 1 Mile: 55.0
- 3 Mile: 54.1
- 5 Mile: 47.8



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