

FOR LEASE

\$27.25/SF Base + \$12.76 CAM

±5,775 SF Office Space in Tradition | 5008 Tradition Village Square, Port St Lucie, FL 34987



Presented By:

NAI Southcoast

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Offering Summary

Address: 5008 Tradition Village Square, Port St Lucie, FL 34987

Size: Suite 008: $\pm 2,234$ SF
Suite 008A: $\pm 2,965$ SF
(Can be combined to 5,775 SF)

Lease Rate: \$27.25/SF

CAM: \$12.76/SF

Property Description

Office space for lease on the second floor at 5008 Tradition Village Square in Port St. Lucie offers an ideal opportunity to establish your business in the heart of Tradition, one of the area's most dynamic live-work-play communities. Overlooking the vibrant town square, this professional suite sits above established retail and dining, providing high visibility and convenience. The space features private offices, open work areas, and easy access by both stairs and elevator. Surrounded by national retailers, local boutiques, medical offices, and growing residential neighborhoods, the location benefits from strong daily traffic and a welcoming small-town atmosphere with modern amenities. Perfect for medical, professional, or creative office users looking to be part of Port St. Lucie's thriving Tradition community.

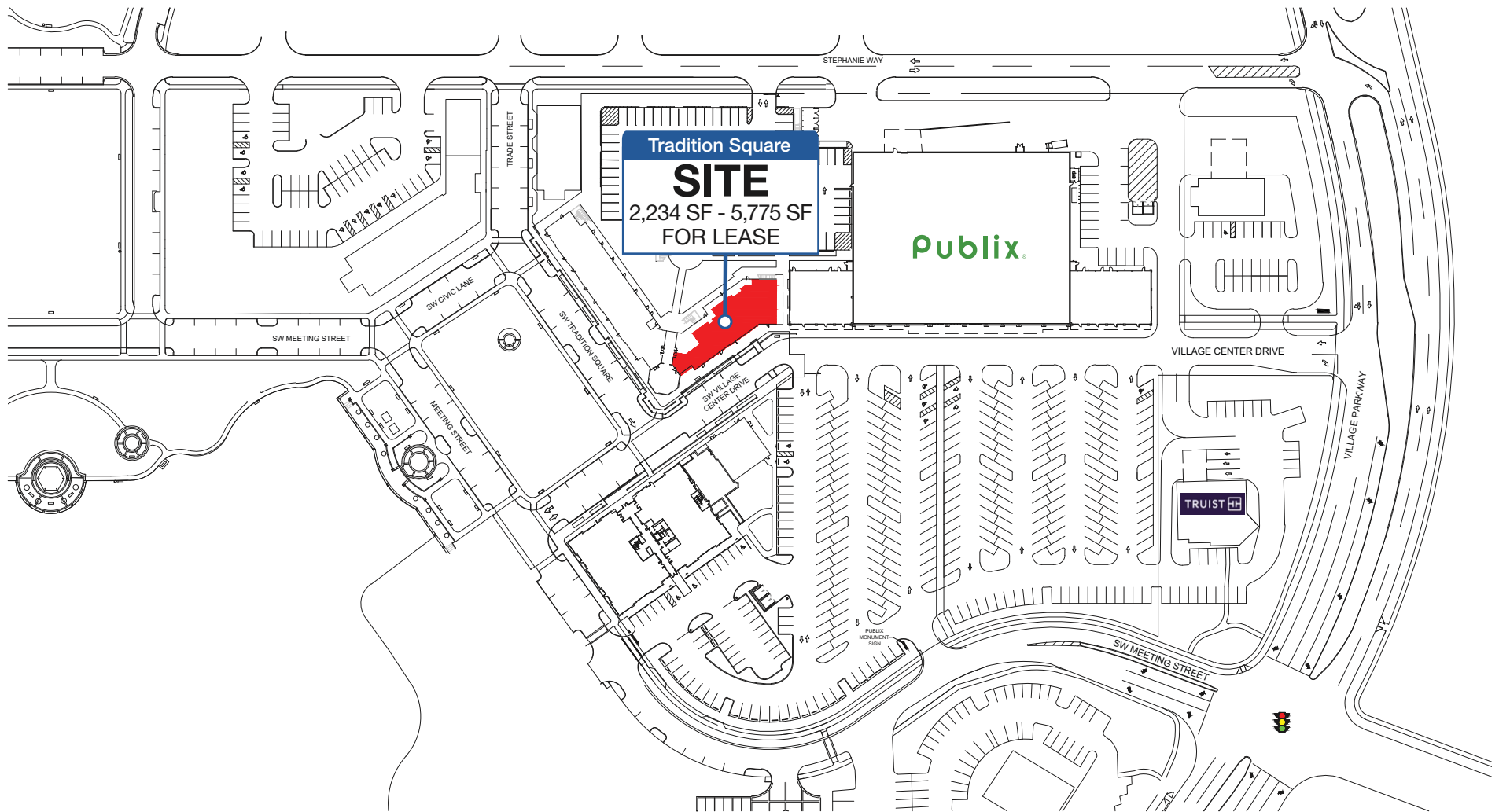


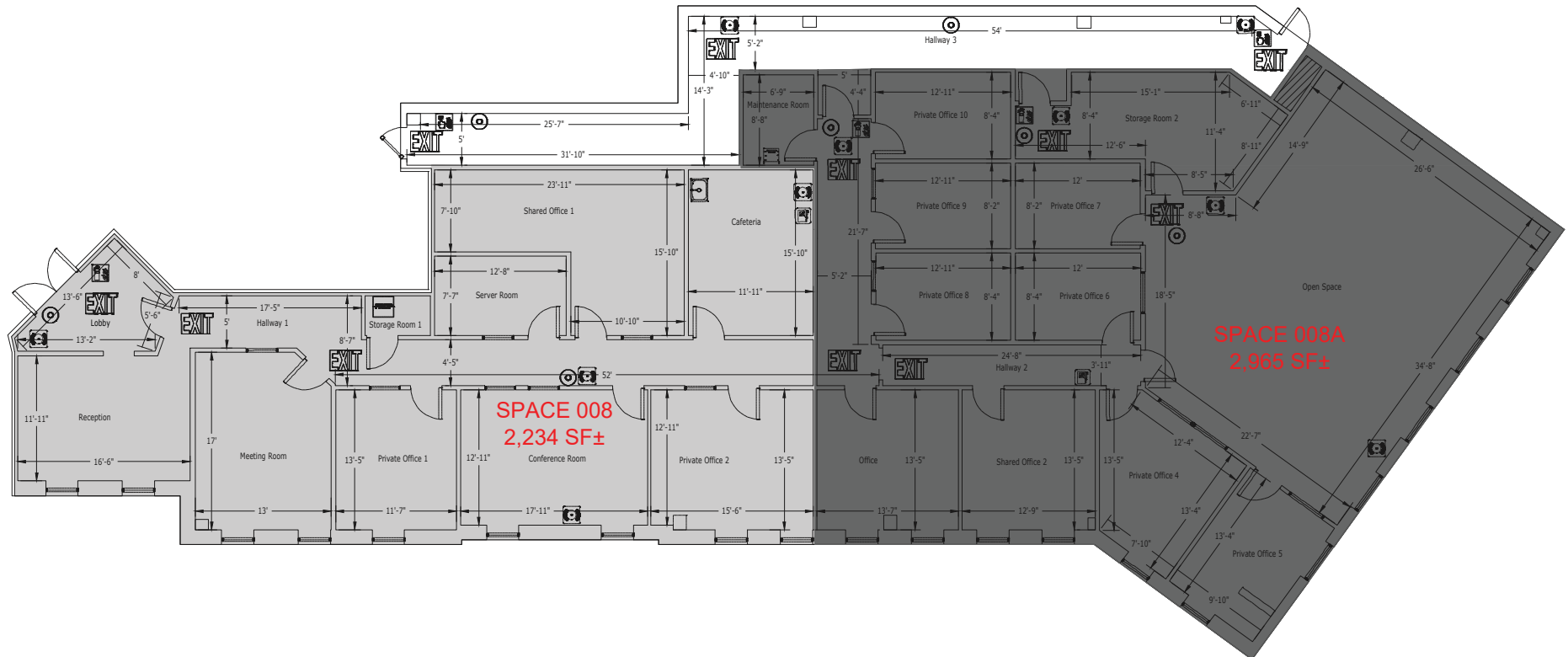


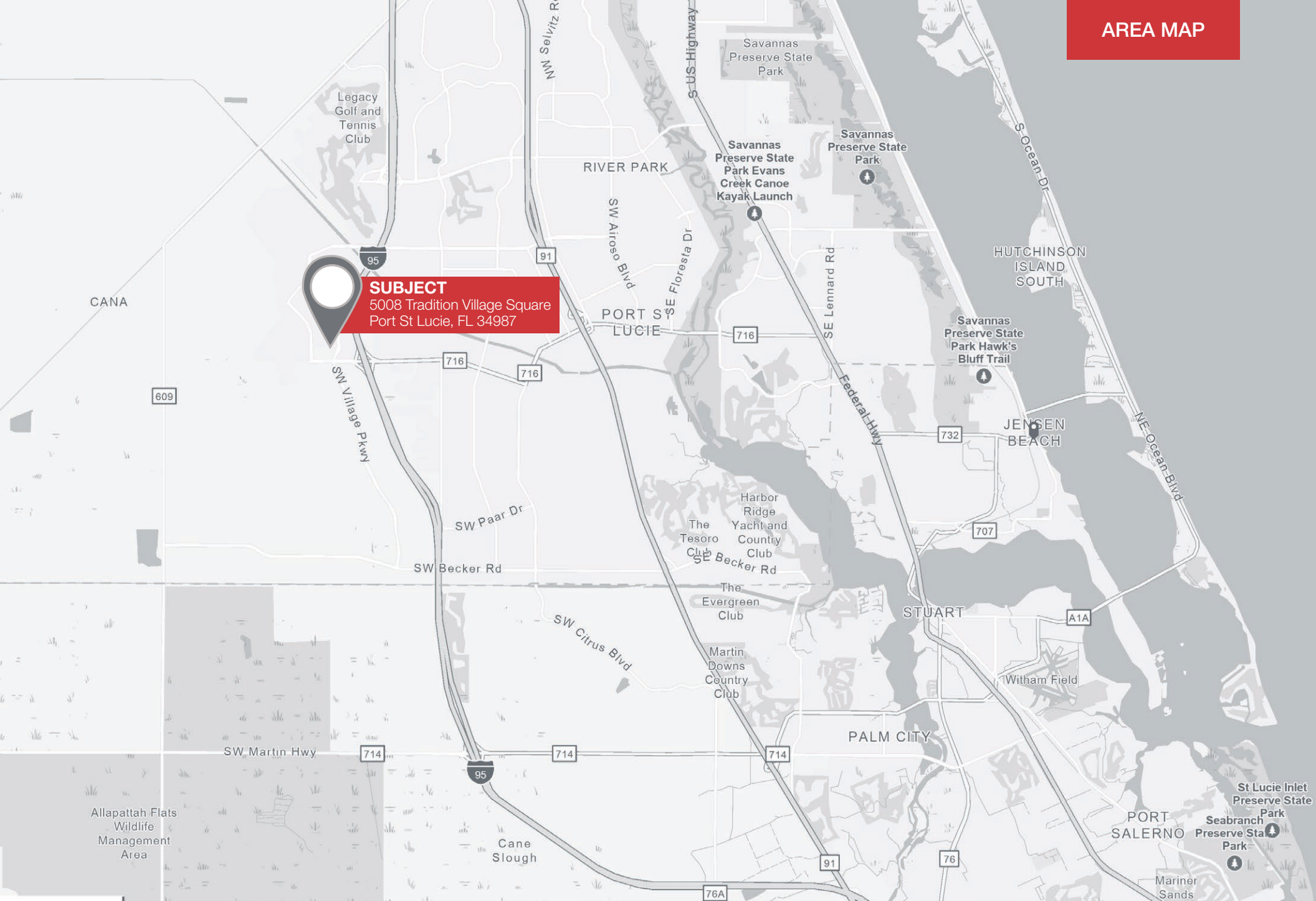


EXTERIOR
PHOTOS

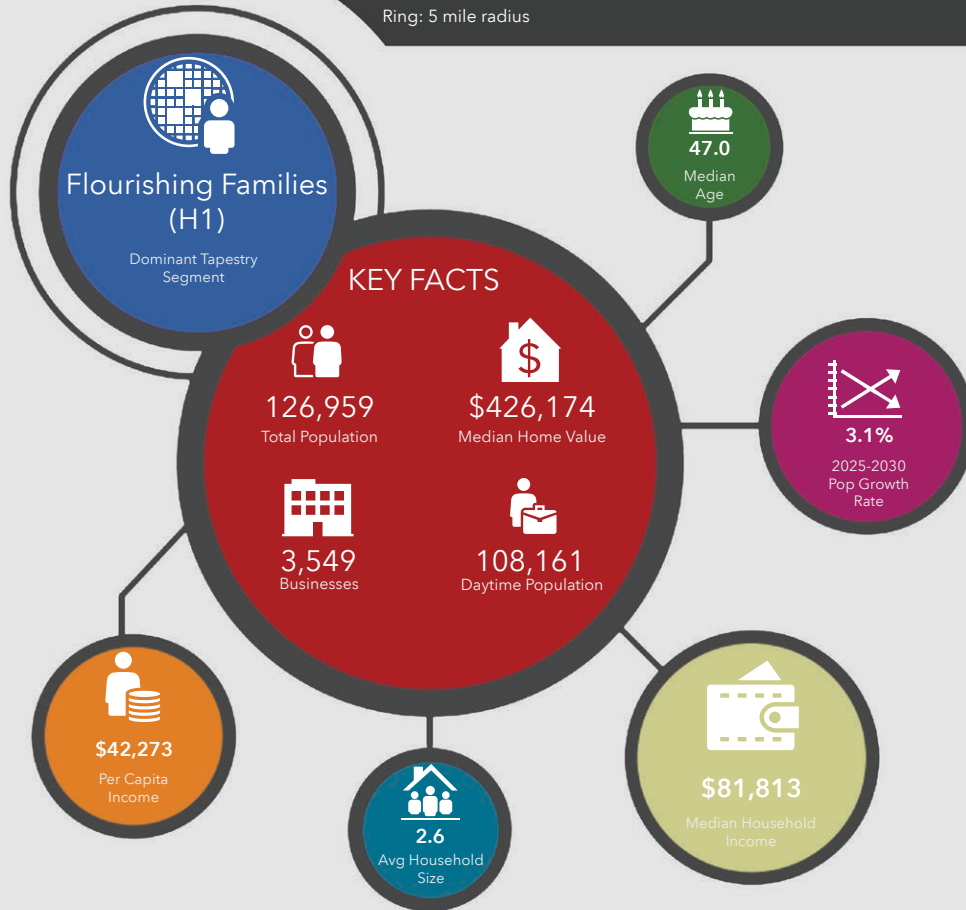




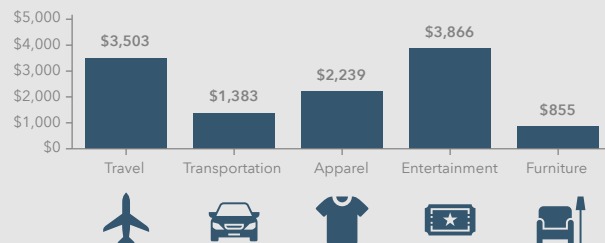




SW Tradition Sq, Port Saint Lucie, Florida, 34987
Ring: 5 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

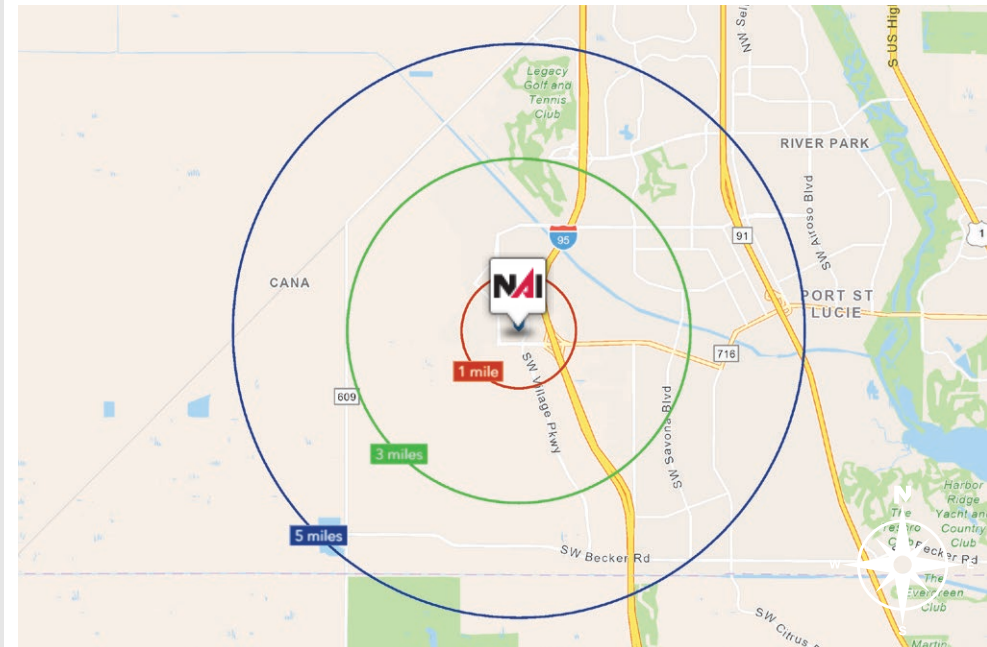
1 Mile:	8,657
3 Mile:	57,331
5 Mile:	126,959

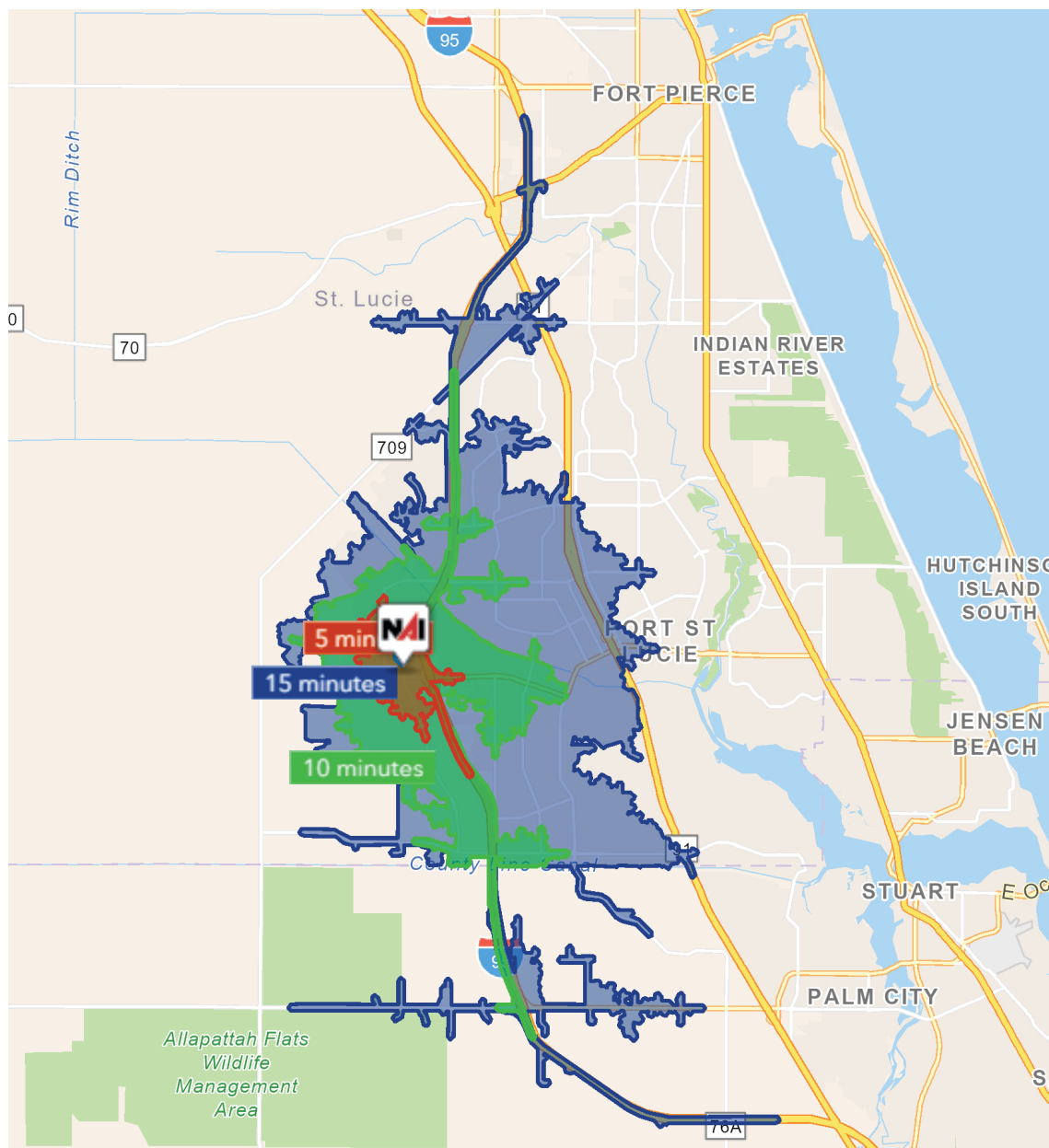
Average Household Income

1 Mile:	\$104,195
3 Mile:	\$113,710
5 Mile:	\$109,294

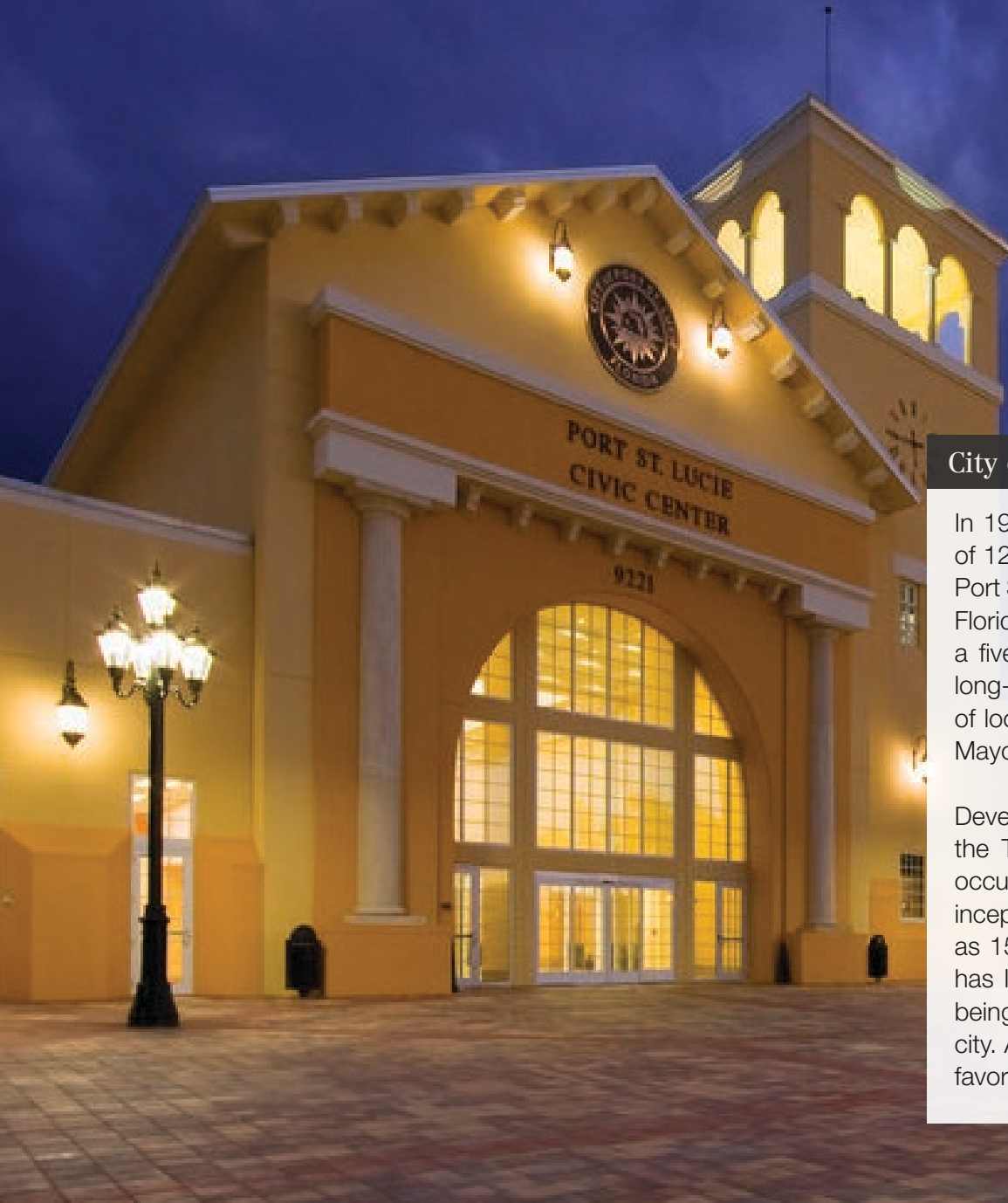
Median Age

1 Mile:	55.7
3 Mile:	50.1
5 Mile:	47.0





5 Minutes	10 Minutes	15 Minutes
2,019 2010 Population	19,904 2010 Population	79,277 2010 Population
5,821 2025 Population	42,819 2025 Population	132,870 2025 Population
188.3% 2010-2025 Population Growth	115.1% 2010-2025 Population Growth	67.6% 2010-2025 Population Growth
2.60% 2025-2030 (Annual) Est. Population Growth	3.44% 2025-2030 (Annual) Est. Population Growth	3.02% 2025-2030 (Annual) Est. Population Growth
58.1 2025 Median Age	50.6 2025 Median Age	45.7 2025 Median Age
\$104,665 Average Household Income	\$110,900 Average Household Income	\$109,405 Average Household Income
48.4% Percentage with Associates Degree or Better	44.8% Percentage with Associates Degree or Better	42.9% Percentage with Associates Degree or Better
73.9% Percentage in White Collar Profession	62.3% Percentage in White Collar Profession	57.6% Percentage in White Collar Profession



City of 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 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th 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 a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

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 375,226 and has experienced growth of over 35% 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 45,661 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.





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