

# Pelican Plaza | Retail/Office

10502-10558 S US Highway 1, Port St. Lucie FL 34952

**NAI**Southcoast



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FOR LEASE:

**\$1,360-\$1,600/Month**



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## Property Features

Available Unit Sizes: 650 SF, 800 SF

Building Type: Shopping Center

Parcel ID: 3414-501-4712-250-7

Parking: Ample

Lease Rate: 650 SF - \$1,360/Month  
800 SF - \$1,600/Month

Daily Traffic: US Highway 1 - 43,500 AADT  
Port St Lucie Blvd - 38,000 AADT

## Property Overview

Limited availability! The 650 SF space is built out with a retail area in the front and merchandise storage/office space in the rear. The 800 SF unit offers a flexible shell ready for customization.

The area boasts strong demographics & traffic counts at 43,500 annual average daily traffic on US Highway 1 and 38,000 annual daily traffic traveling on Port St Lucie Boulevard.

Surrounded by many national tenants, including Enterprise Rent a Car, Auto Zone, Applebee's, Walmart, Truist, Planet Fitness, and many more.

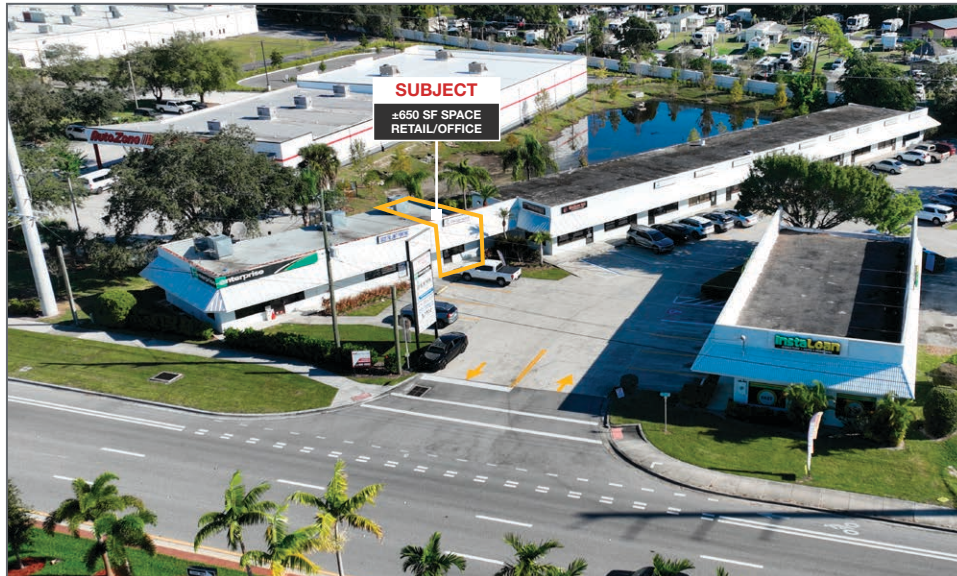




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Unit 10506 - 650 SF





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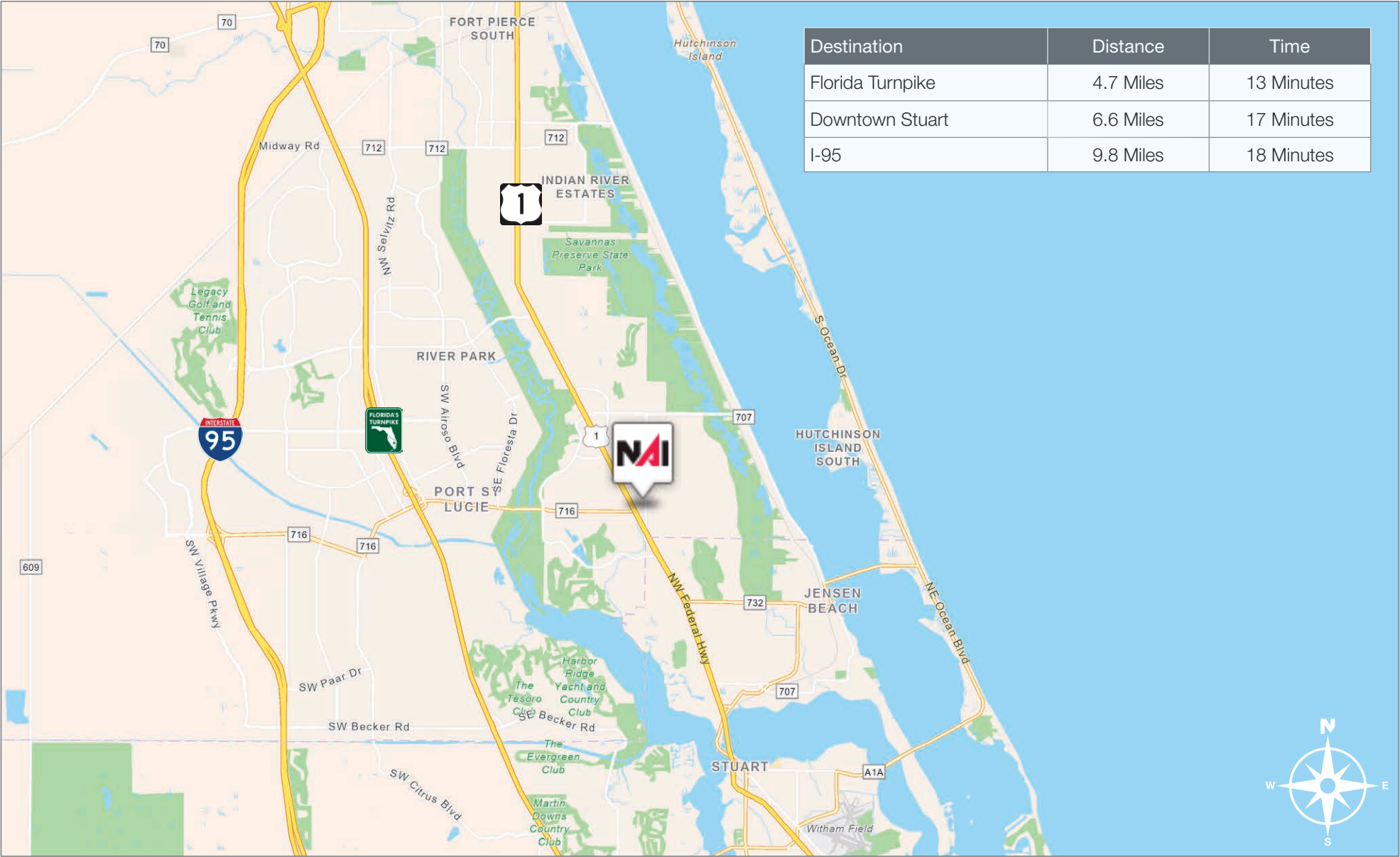




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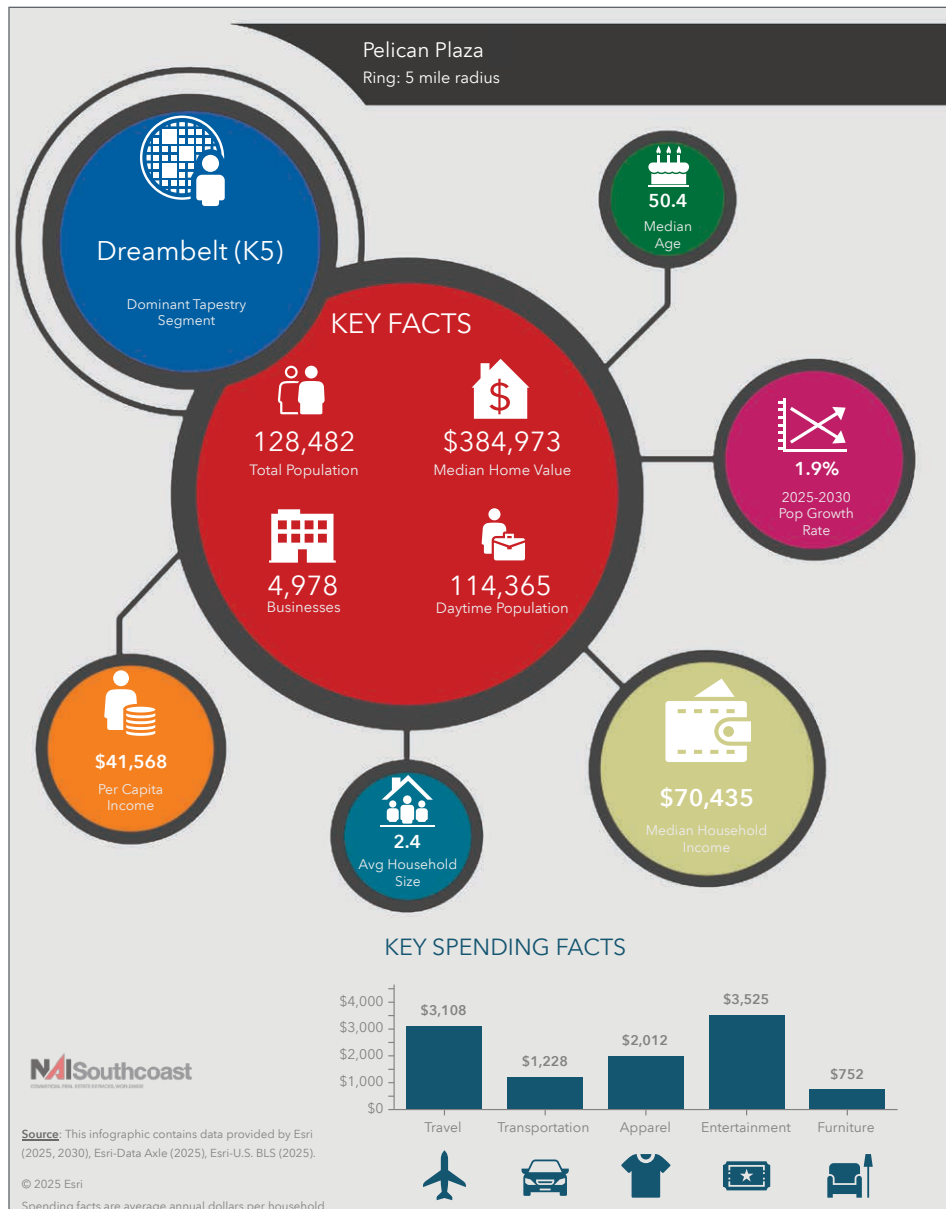
Drive Time



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## 2025 Demographics



### Population

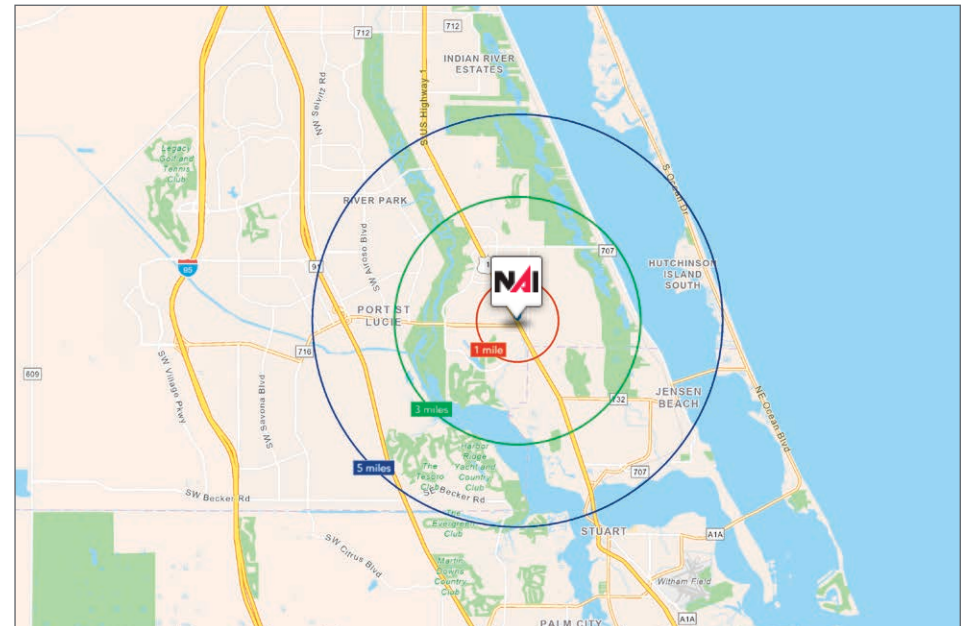
- 1 Mile: 8,270
- 3 Mile: 48,332
- 5 Mile: 128,482

### Average Household Income

- 1 Mile: \$81,229
- 3 Mile: \$90,492
- 5 Mile: \$98,199

### Median Age

- 1 Mile: 44.9
- 3 Mile: 49.4
- 5 Mile: 50.4





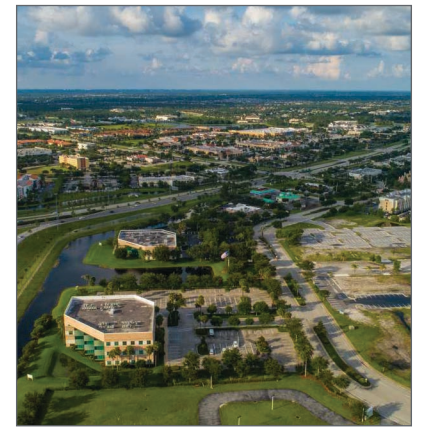
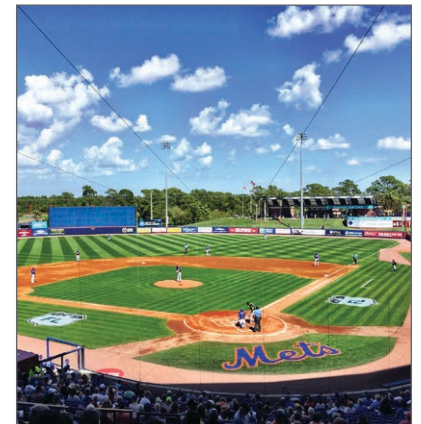
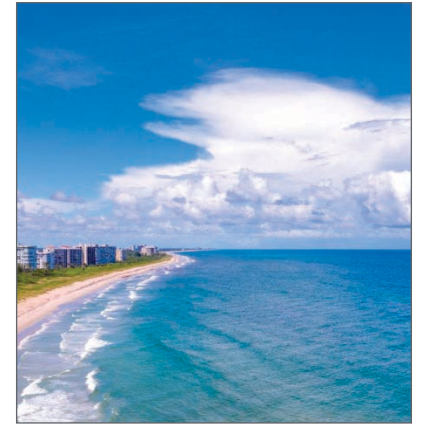
# County Overview

## 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 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.





# 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 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.



*Presented By*



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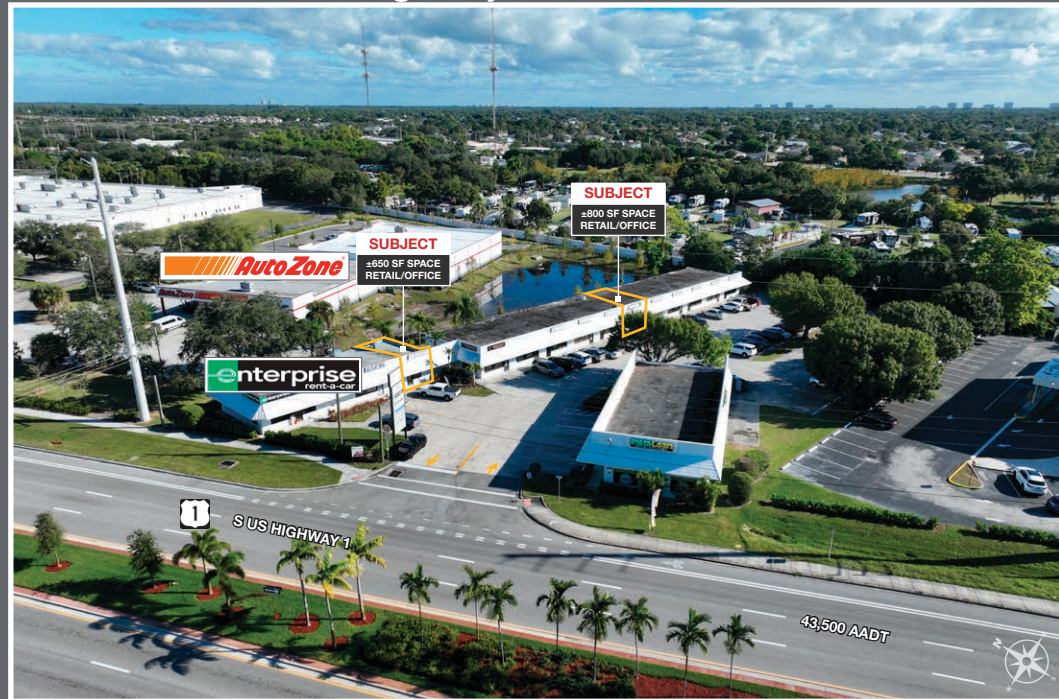


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