

FOR LEASE
\$15.00/SF NNN

±1,250 - 2,500 SF Flex Space Warehouse Units

📍 1337 SW South Macedo Blvd, Port St. Lucie, FL 34983



Presented By:

NAI Southcoast

Douglas Legler

Principal | Broker Associate

+1 772 405 7778

douglas@naisouthcoast.com

Casey Combs

Broker Associate

+1 772 285 8769

ccombs@naisouthcoast.com



Building Features

- Address: 1337 SW South Macedo Blvd, Port St Lucie, FL 34983
- Parcel ID: 3420-635-0606-000-7
- Lease Rate: \$15.00/SF NNN
- Available Units: 1,250 SF; 2,500 SF
- Zoning: Light Industrial
- Overhead Doors: 1 per 1,250 SF Unit
- Year Built: 2001, New Roof 2023

Highlights

- **Drive-Through Parking Lot:** With convenient access from both South Macedo Boulevard and Biltmore Street, this property allows for efficient vehicle maneuvering and on-site storage.
- **Strategic Location:** Just 2 miles from the Turnpike Interchange with Port St. Lucie Boulevard, the property is situated in one of the city's most centrally located industrial parks.
- **Flexible Unit Sizes:** With an average unit size of 1,250 SF, the units are in high demand and can be combined as needed.







SW BILTMORE ST

CROSSTOWN PARKWAY

SW SOUTH MACEDO BLVD



Port St. Lucie-Fort
Pierce Service Plaza



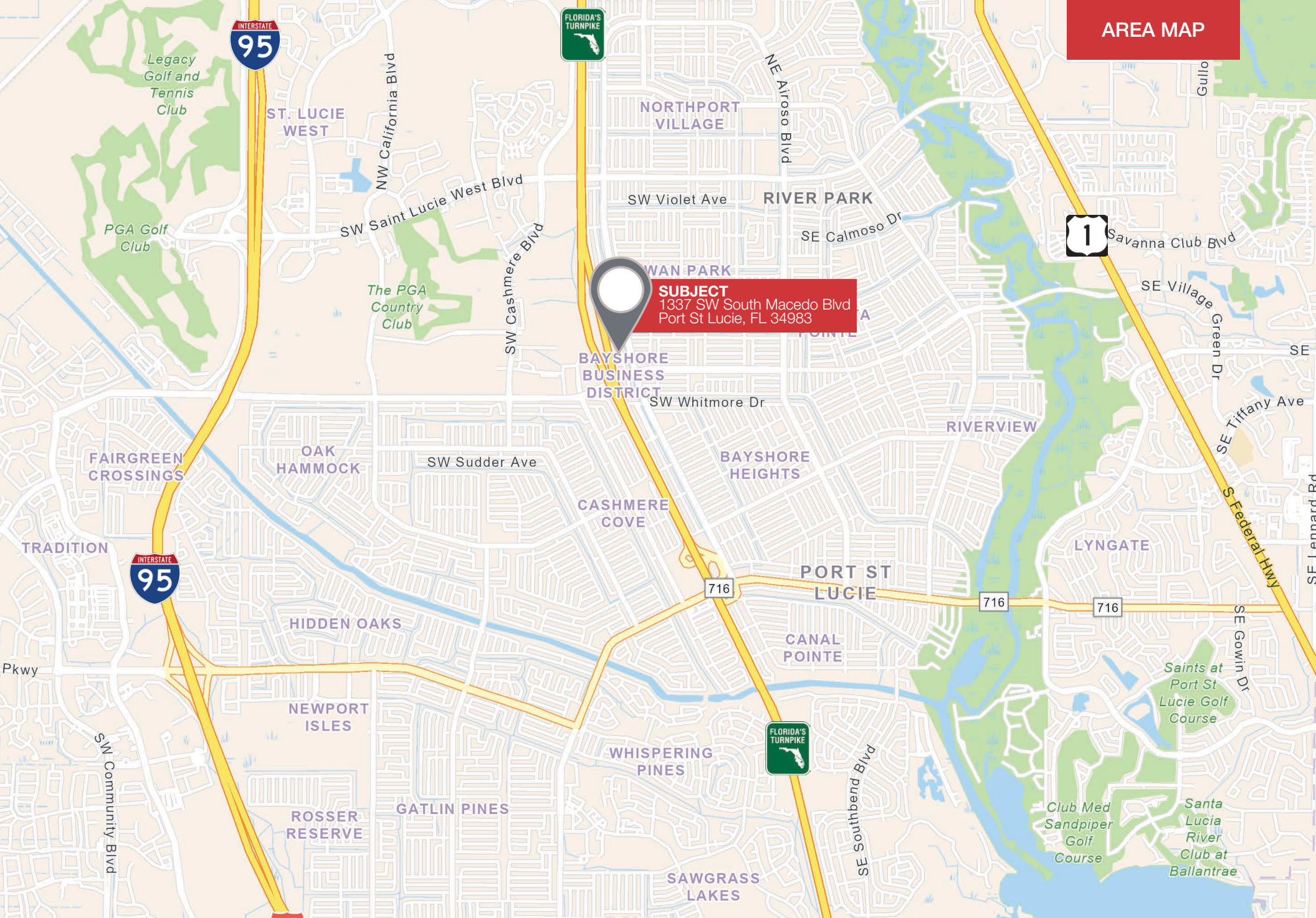
SW SOUTH MACEDO BLVD

SW BILTMORE ST









1337 SW South Macedo Blvd, Port Saint Lucie, Florida,
34983

Ring: 5 mile radius

Flourishing Families (H1)

Dominant Tapestry
Segment

KEY FACTS

200,016
Total Population

\$399,029
Median Home Value

6,273
Businesses

172,163
Daytime Population

45.3
Median Age

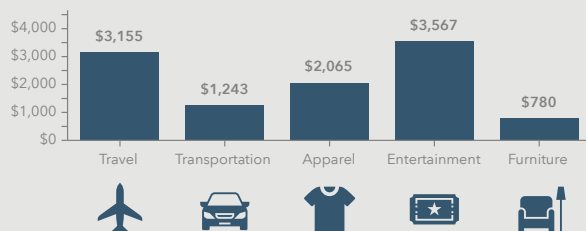
2.5%
2025-2030
Pop Growth
Rate

\$38,609
Per Capita
Income

2.6
Avg Household
Size

\$77,373
Median Household
Income

KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SOLUTIONS

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

© 2025 Esri

Spending facts are average annual dollars per household

Population

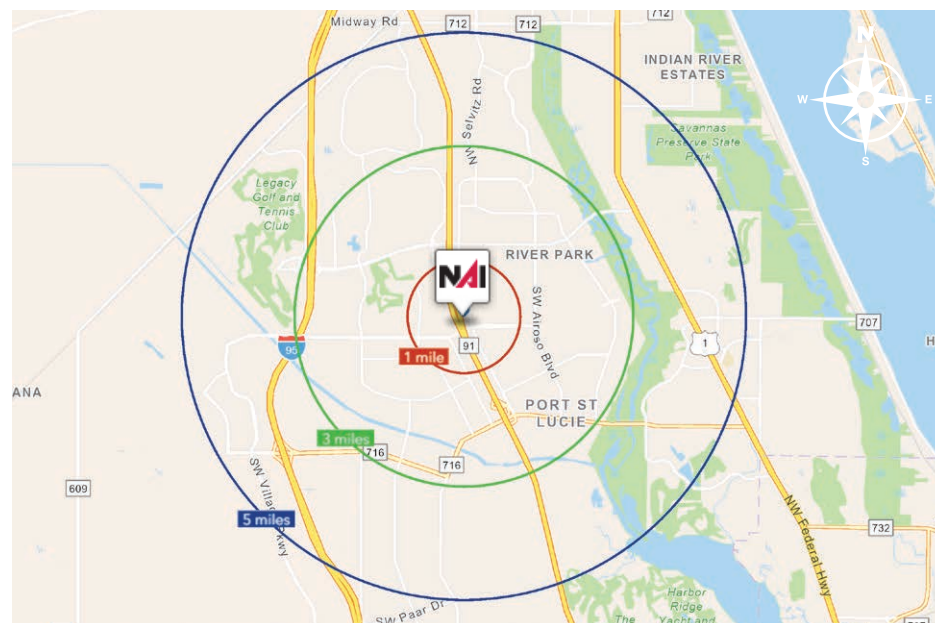
1 Mile:	9,619
3 Mile:	92,916
5 Mile:	200,016

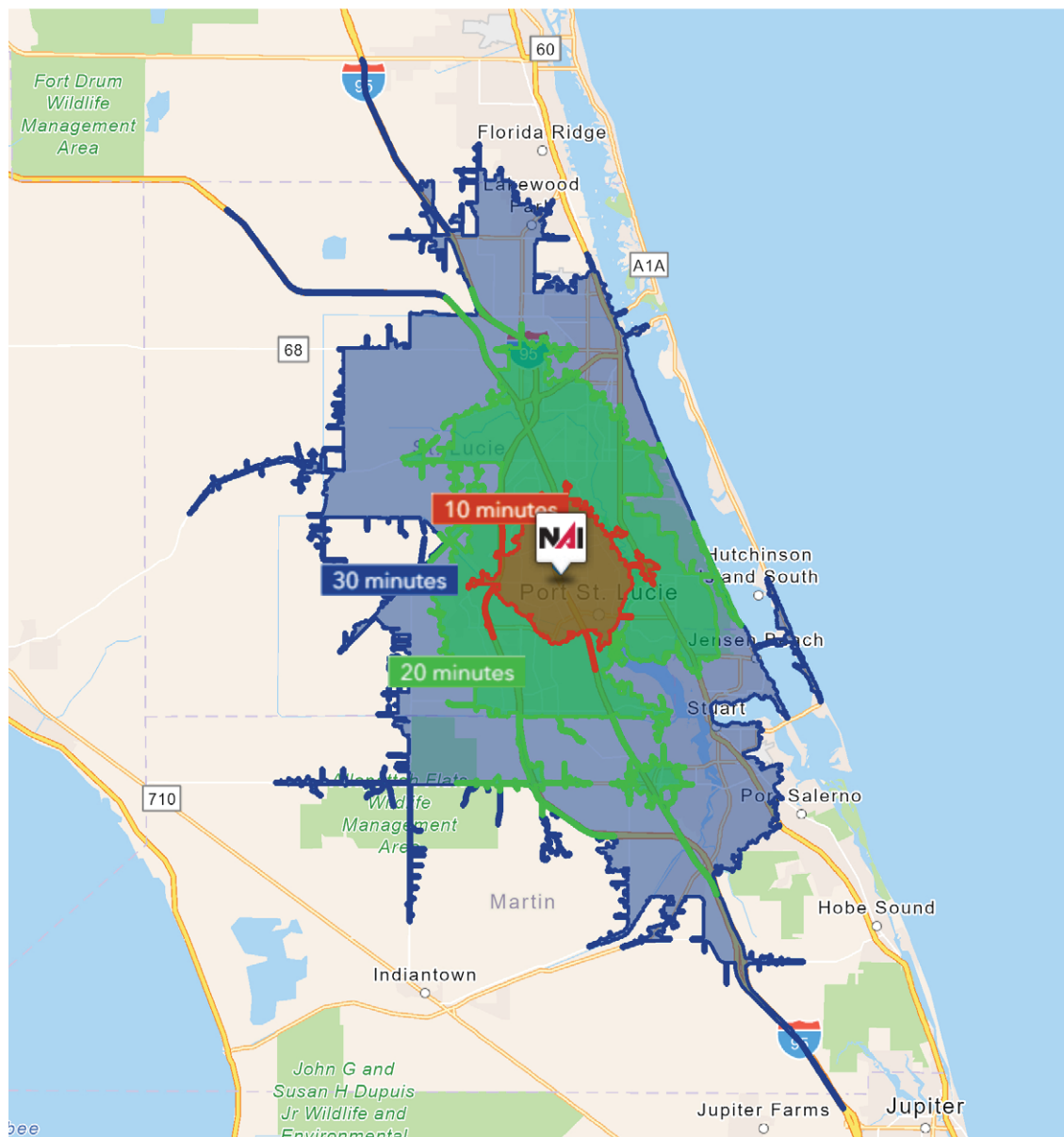
Average Household Income

1 Mile:	\$94,787
3 Mile:	\$96,982
5 Mile:	\$100,124

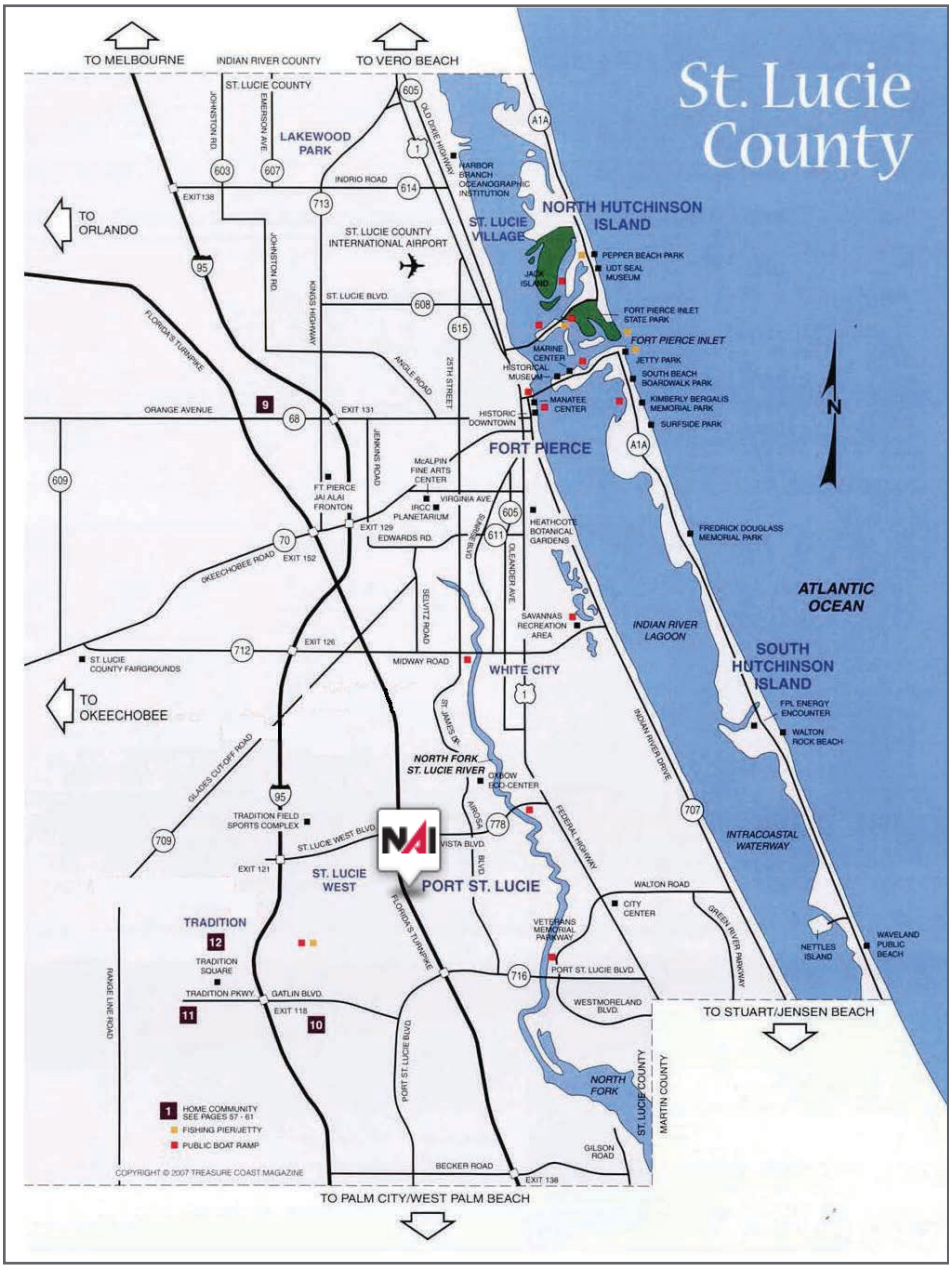
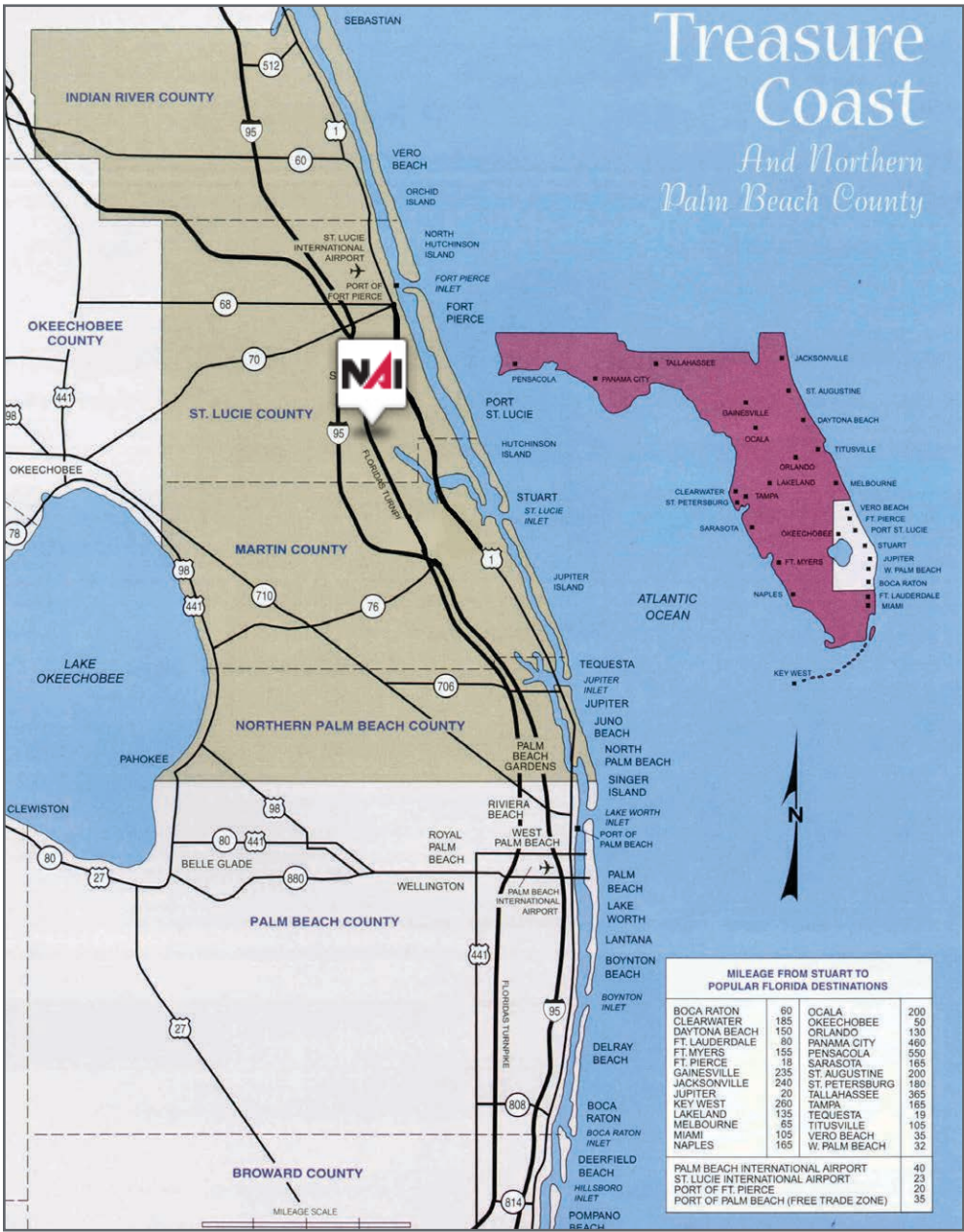
Median Age

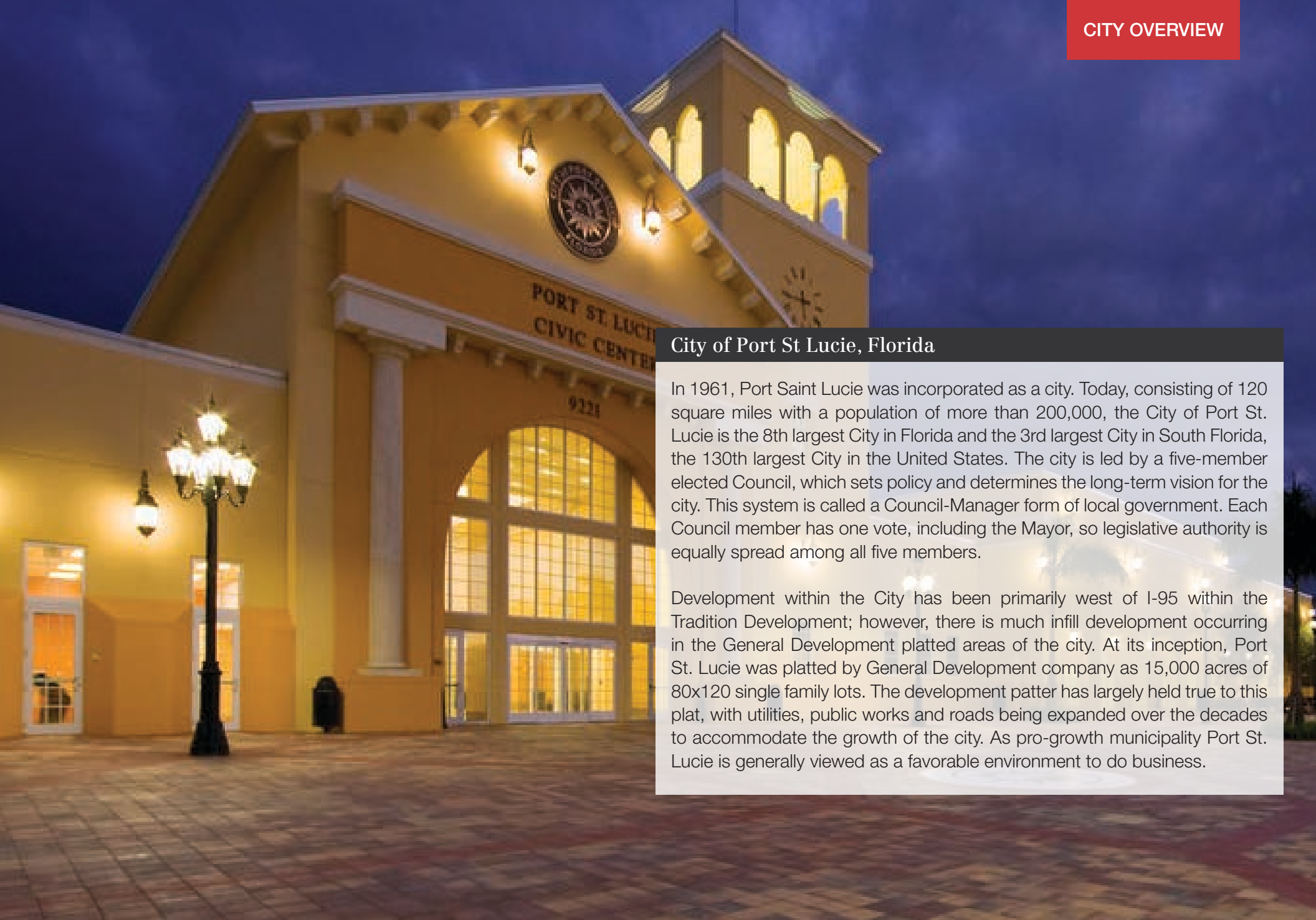
1 Mile:	42.1
3 Mile:	44.0
5 Mile:	45.3





10 Minutes	20 Minutes	30 Minutes
76,730 2010 Population	207,647 2010 Population	345,904 2010 Population
95,220 2025 Population	293,292 2025 Population	457,024 2025 Population
2.26% 2025-2030 (Annual) Est. Population Growth	2.60% 2025-2030 (Annual) Est. Population Growth	2.09% 2025-2030 (Annual) Est. Population Growth
44.2 2025 Median Age	46.0 2025 Median Age	46.8 2025 Median Age
\$97,064 Average Household Income	\$100,709 Average Household Income	\$101,760 Average Household Income
38.9% Percentage with Associates Degree or Better	41.7% Percentage with Associates Degree or Better	42.2% Percentage with Associates Degree or Better
57.2% Percentage in White Collar Profession	57.9% Percentage in White Collar Profession	58.4% 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 200,000, 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.

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.





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



Casey Combs
Broker Associate
+1 772 285 8769
ccombs@naisouthcoast.com

1,250 - 2,500 SF Flex Space Warehouse

1337 SW South Macedo Blvd, Port St Lucie, FL 34983

FOR LEASE:
\$15.00/SF NNN