

FOR LEASE

\$18.00/SF Modified Gross

±5,000 - 6,000 SF Flex Warehouse | 792 SW Grove Ave, Port St Lucie, FL 34983



Presented By:

NAI Southcoast

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Property Details

Address:	792 SW Grove Ave Port St Lucie, FL 34983
Lease Price:	\$18.00/SF Modified Gross
Available Size:	±5,000 - 6,000 SF
Zoning:	Service Commercial
Municipality:	Port St Lucie
Roll-Up Doors:	4 (14'x12')
Parking Spaces:	30
Available for Occupancy:	March 1, 2026

Property Overview

±5,000 - 6,000 SF of available warehouse space within a well-located multi-unit industrial property in Port St. Lucie. This 5,000-6,000 SF block is a prime opportunity for businesses seeking functional, flexible warehouse space.

The available area features high-clear ceilings, four 14'x12' roll-up doors, and open interior configurations suitable for a wide range of industrial, service, or storage uses.

This location offers exceptional regional accessibility being strategically positioned near Crosstown Parkway providing direct connectivity to US-1 and the I-95 access ramp. This property is also just minutes from Florida's Turnpike!



LOOKING
SOUTH



±5000 - 6,000 SF FLEX WAREHOUSE | 792 SW Grove Ave, Port St Lucie, FL 34983

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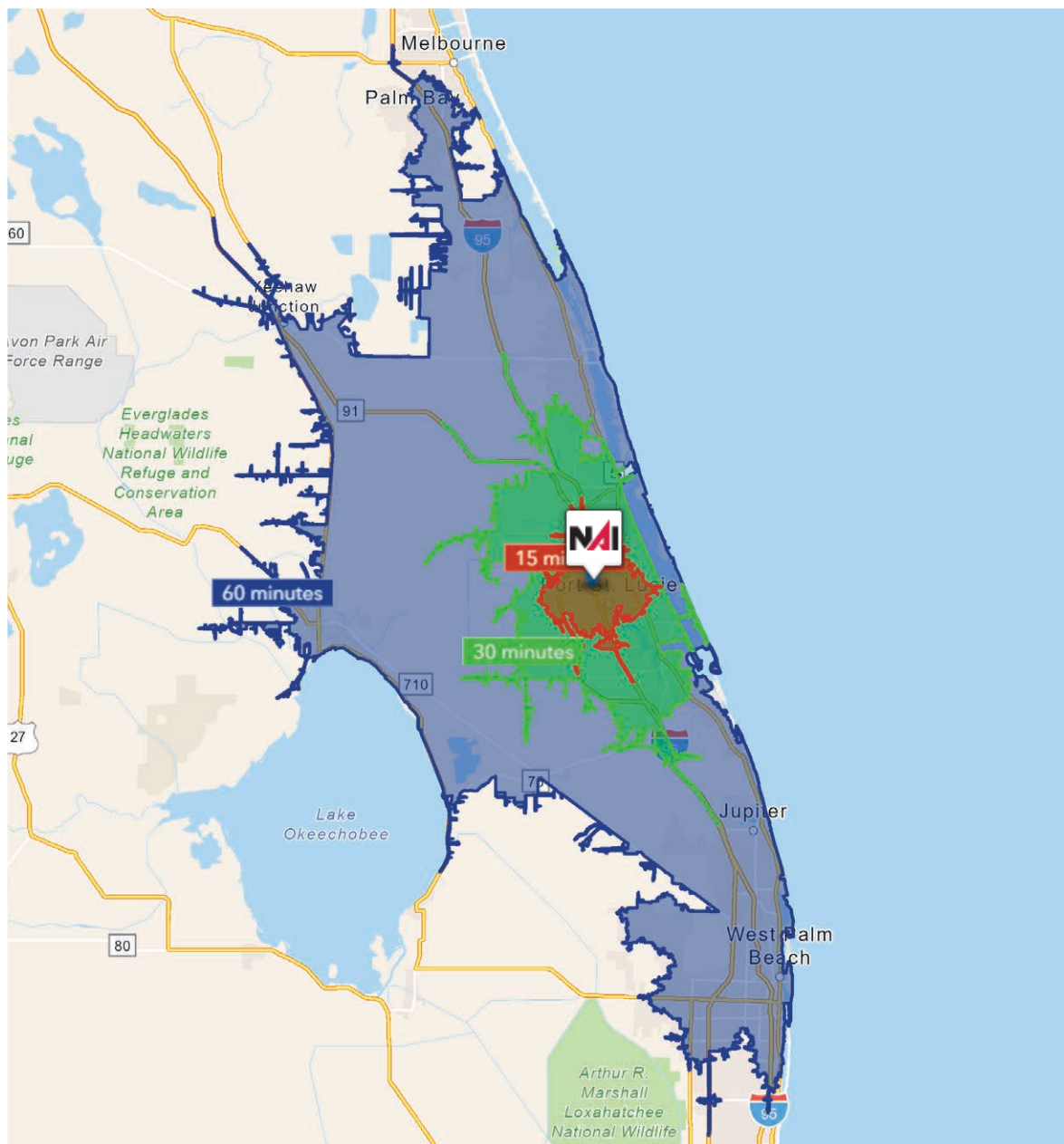


SUBJECT

±5,000 - 6,000 SF
AVAILABLE

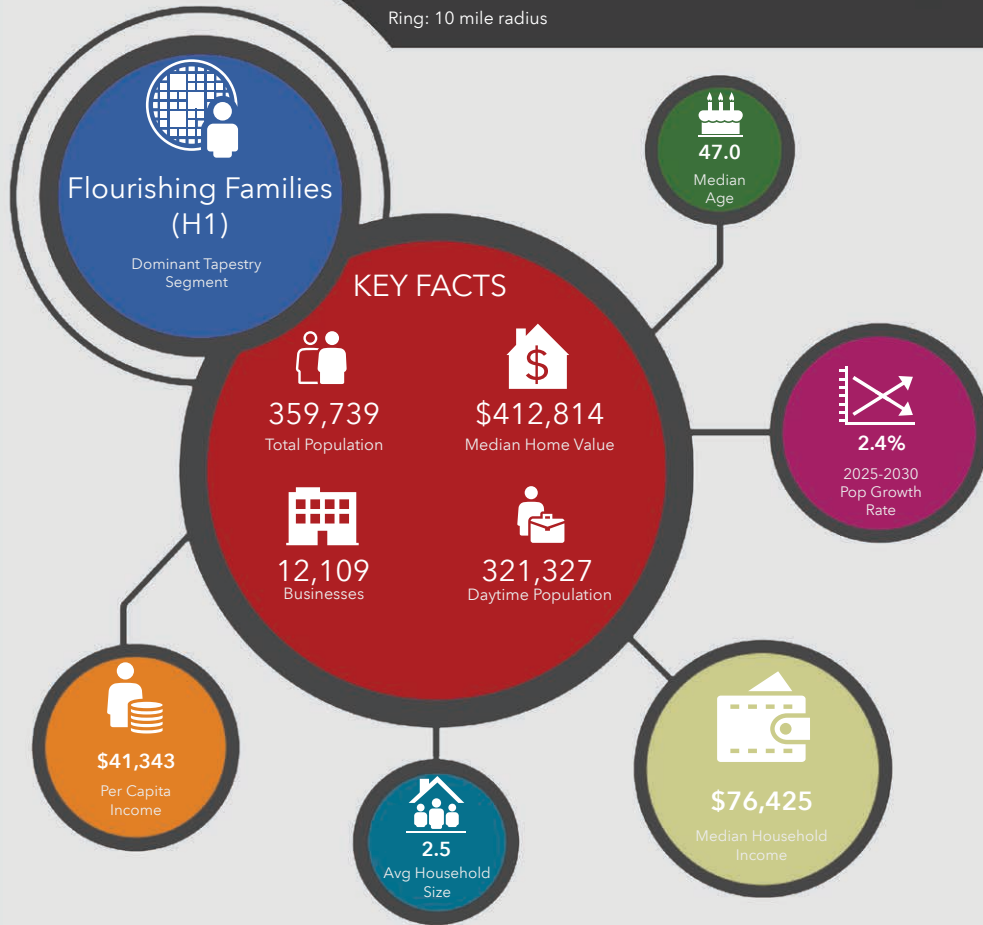
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in offering



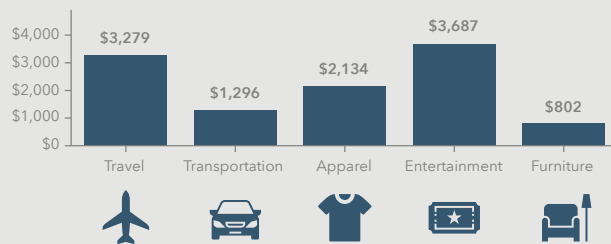


15 Minutes	30 Minutes	60 Minutes
150,710 2010 Population	349,541 2010 Population	1,342,769 2010 Population
204,161 2025 Population	461,103 2025 Population	1,640,682 2025 Population
35.4% 2010-2025 Population Growth	31.9% 2010-2025 Population Growth	22.1% 2010-2025 Population Growth
2.46% 2025-2030 (Annual) Est. Population Growth	2.09% 2025-2030 (Annual) Est. Population Growth	1.17% 2025-2030 (Annual) Est. Population Growth
45.4 2025 Median Age	46.9 2025 Median Age	46.1 2025 Median Age
\$97,962 Average Household Income	\$101,673 Average Household Income	\$118,001 Average Household Income
40.1% Percentage with Associates Degree or Better	42.3% Percentage with Associates Degree or Better	46.0% Percentage with Associates Degree or Better
58.0% Percentage in White Collar Profession	58.3% Percentage in White Collar Profession	59.0% Percentage in White Collar Profession

792 SW Grove Ave, Port Saint Lucie, Florida, 34983
Ring: 10 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SERVICES, INC.

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

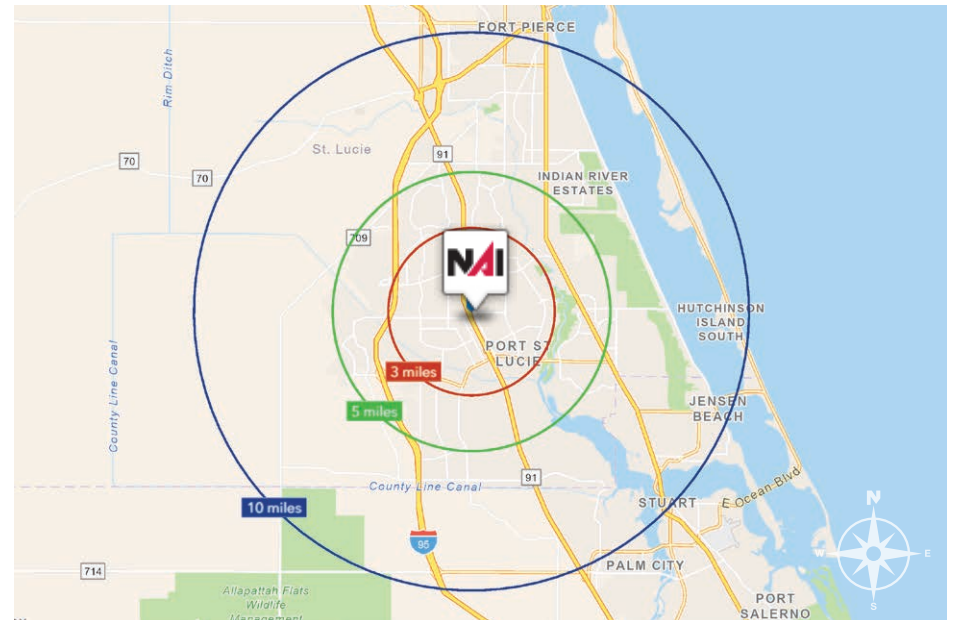
3 Miles:	94,014
5 Miles:	201,062
10 Miles:	359,739

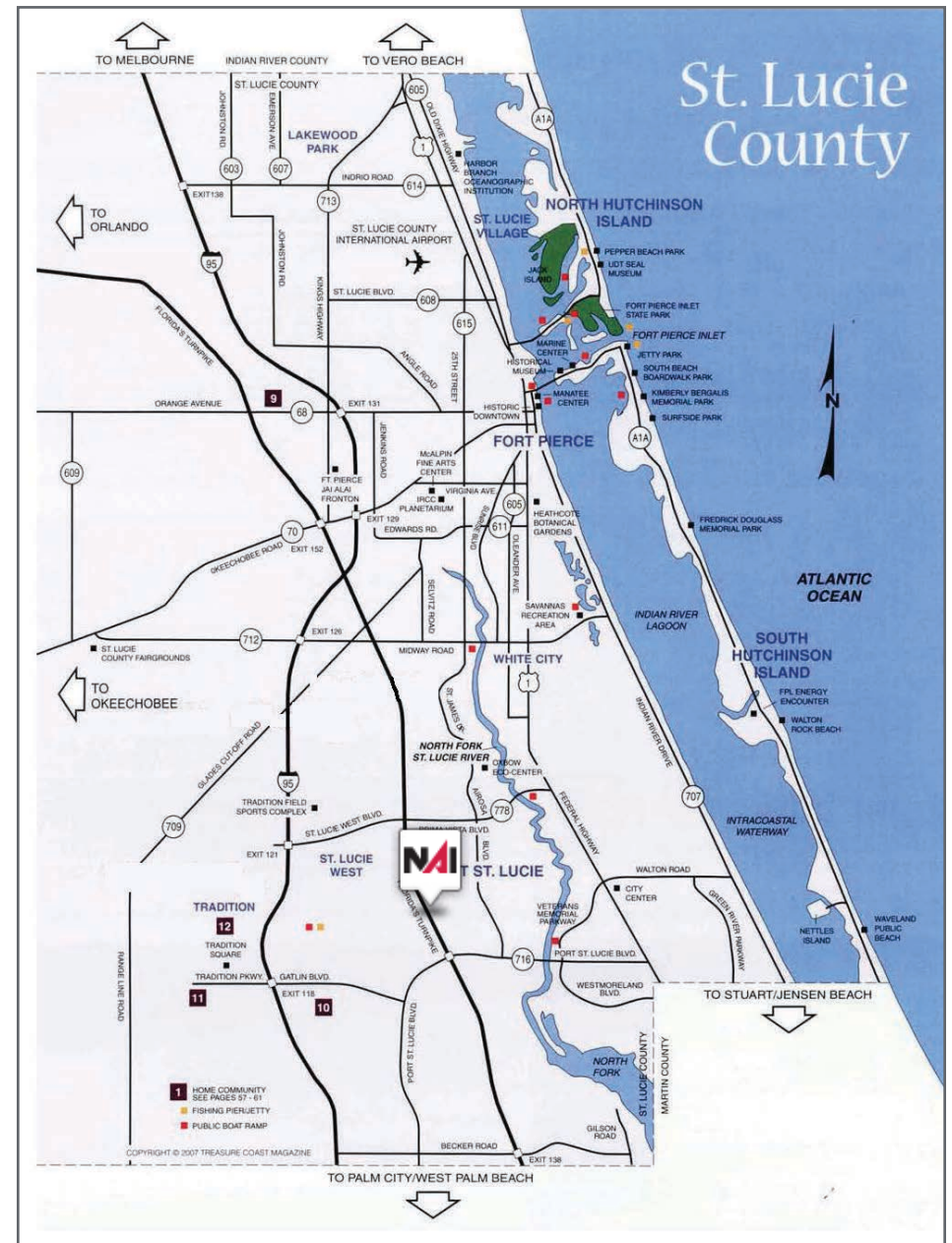
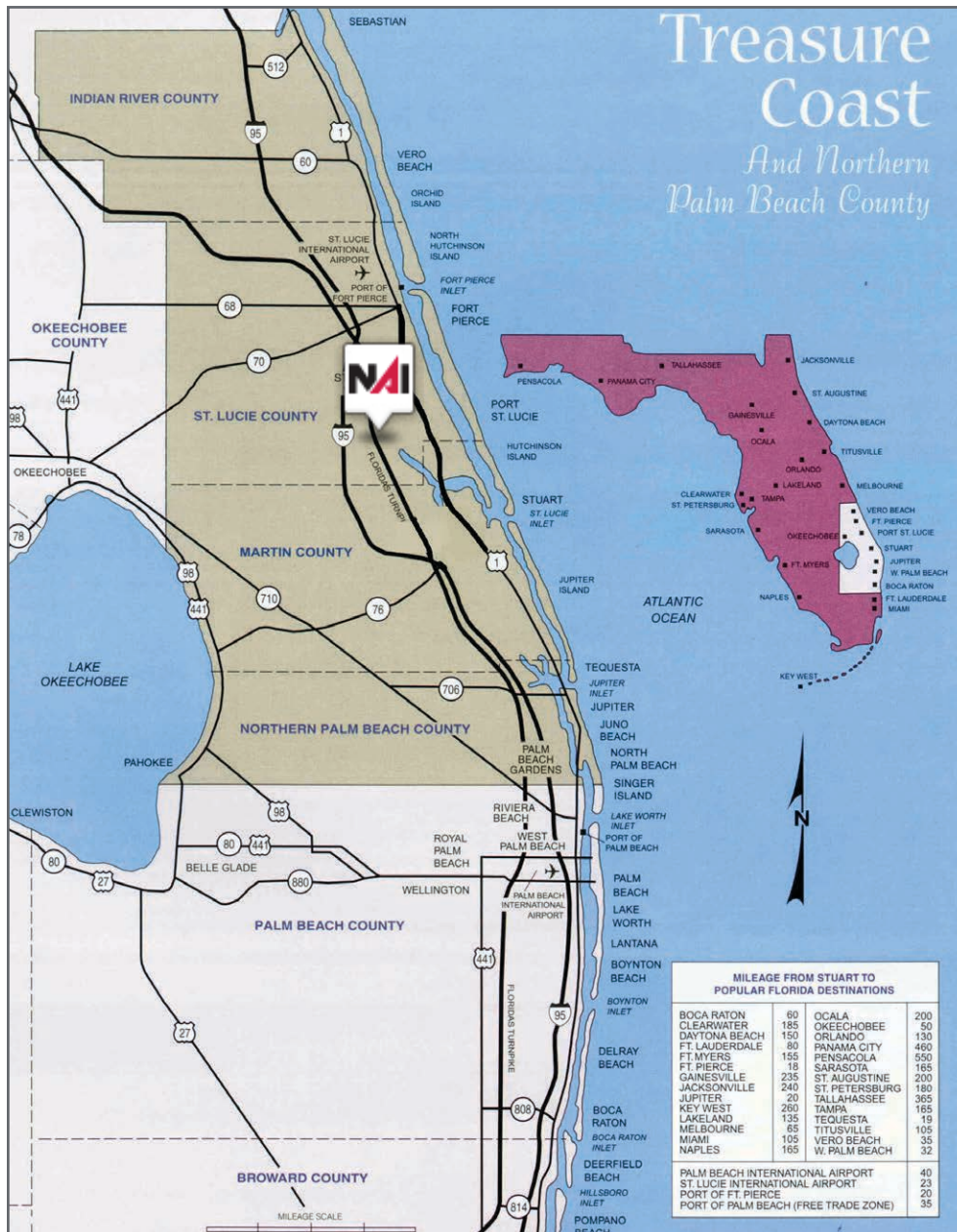
Average Household Income

3 Miles:	\$96,648
5 Miles:	\$100,352
10 Miles:	\$103,607

Median Age

3 Miles:	43.9
5 Miles:	45.4
10 Miles:	47.0







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 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.

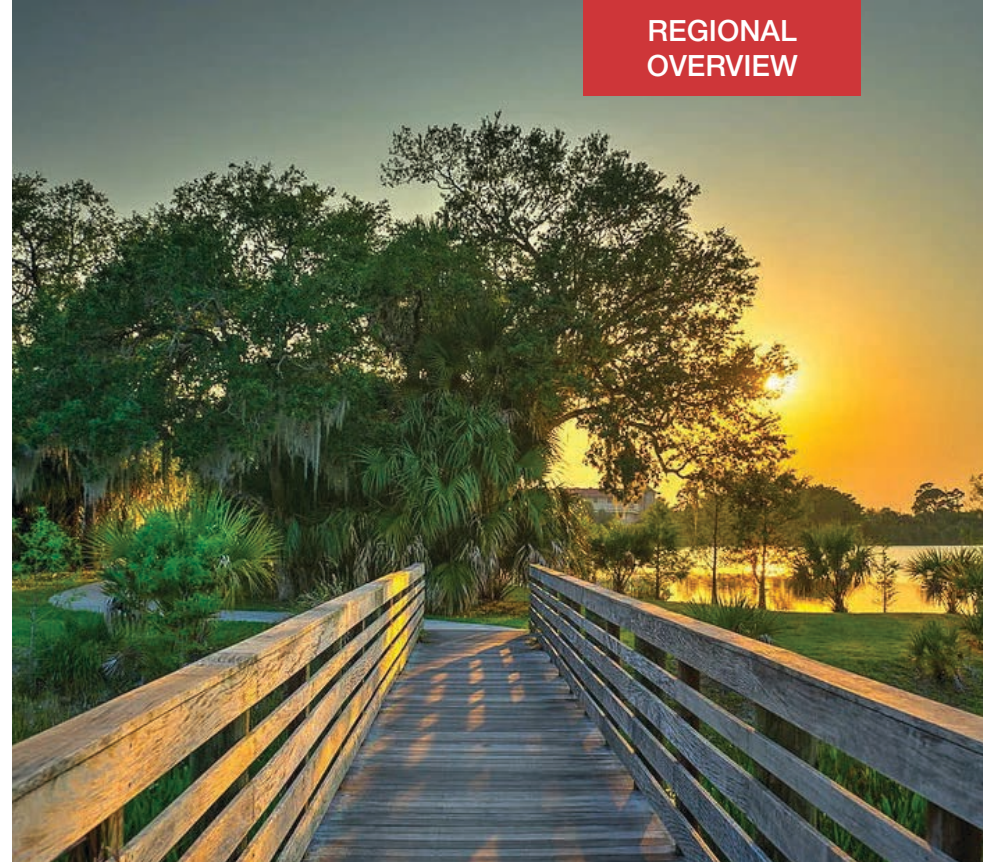
Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 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.

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.



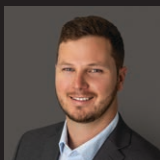


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