

FOR SALE

FREESTANDING COMMERCIAL BLDG. TOWN HALL, TRADITION, PORT ST. LUCIE, FL



- LOCATION:** 10799 SW Civic Lane, Port St. Lucie, Florida 34987
Subject property is currently operating as the Town Hall and Community Center in the master-planned community of Tradition.
- SIZE:** 9,000 +/- square feet of buildings on 1.77 acres of land. Built in 2005 of frame construction with HardiePlank siding and asphalt shingle roofing. Surplus land allows for an additional 4,100 square feet of building.
- DESCRIPTION:** Main hall is approx. 7,600 sf, including 4,800 sf meeting hall, bathrooms, catering kitchen, parlor, mechanical rooms, storage space and storage mezzanine. Annex building is approx. 1,050 sf, including 645 sf office space plus additional storage and mechanical rooms. 64 +/- parking spaces, plus offsite parking.
- ASSESSED VALUE/TAXES:** 2016 R.E. Taxes and Assessments were \$32,484.75 (based upon ASV of \$1,052,200).
- ZONING:** Planned Unit Development - City of Port St. Lucie
- PRICE:** **\$1,850,000.00**
- COMMENTS:** Ideal for continued use as a banquet, meeting, and events hall. Seating capacity options include dinner seating for 220 with dance floor or theatre style seating for 300. Building features include hardwood floors, chandeliers and high ceilings. Situated on the Town Square, the property enjoys the areas many amenities. Perfect for weddings, business meetings, corporate parties, and special occasions.



SLC Commercial
Realty & Development

For More Information:

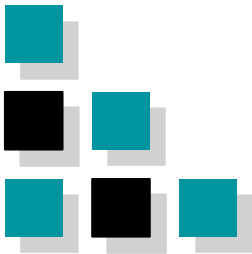
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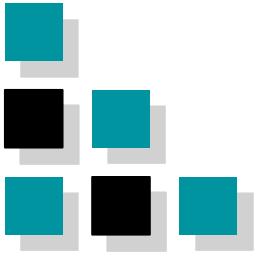
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AERIAL PHOTOS

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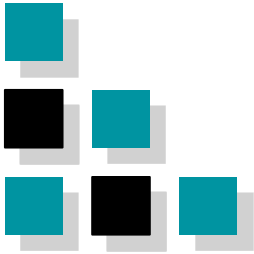




INTERIOR EXTERIOR PHOTOS

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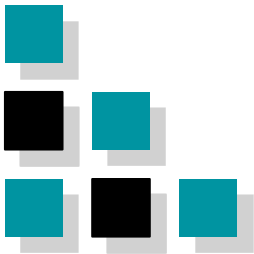




INTERIOR PHOTOS

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The Town of Tradition in Port St. Lucie, Florida encompasses everything good about Master Planned Communities. Tradition is located in the heart of one of America’s fastest growing regions known as the Treasure Coast. Port St. Lucie ranked 6th as one of the safest cities for a city of its size and was ranked one of the Top 25 Best Cities to Retire, as reported by Forbes Magazine.

The unique master-planned community of Tradition captures the charm of America’s small towns of yesterday and combines that with the amenities today’s home buyers expect. Following the guidelines of New Urbanism, Tradition’s varied neighborhoods surround a central retail district. So, great shopping and dining are just a short stroll or bike ride from most homes. You don’t need to start the car and drive miles for every errand. The town center known as Tradition Square, is also the heart of community life. It hosts a year-round calendar of entertainment – concerts, seasonal festivals like Italian Festival, WestFest and the annual Holiday Lights, and many other events and activities.

With 5 prime miles of interstate frontage and 3 of its own interchanges on 1-95 (Exit 118 – Tradition Parkway/Gatlin Blvd., Crosstown Parkway Exit 120 and Becker Road Exit 114), Tradition is poised to become one of the nation’s most successful and prestigious master planned communities. Tradition currently has approximately 3,000 residences, but is permitted for more than 18,000. It is home to Palm Pointe Educational Research School at Tradition, an innovative K-8 lab/charter school operated in partnership with Florida Atlantic University and the School Board of St. Lucie County, Renaissance



Charter School at Tradition a tuition-free public charter school for students in grades K-8, a 600,000 SF power center anchored by Target, a neighborhood mixed use center anchored by a 112,421 SF Publix Supermarket, restaurants, shops and offices and a new 300-bed hospital that opened their first phase of 90 beds in 2013 and is currently expanding, adding three stories to the facility and an additional 90 beds.

The Tradition Center for Innovation (TCI) is a research and development park where *everyone* is committed to the innovation life cycle. TCI’s anchor institutions—including the Torrey Pines Institute for Molecular Studies and Martin Memorial Health Systems—actively map out new ways to make research easier and help members advance discoveries through the pipeline to commercialization.





AREA INFORMATION

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Tradition-The Master Plan For The Neighborhood...

- 8,200 acres with 5 miles of I-95 frontage
- 8 million square feet of commercial
- 18,500 residences (current build-out over 2,000)
- Tradition Square - 125,000 SF of mixed use with Publix anchor (100% leased)
- The Landings - 600,000 SF power center – Target anchored
- Tradition Center For Innovation Research Park-150 acres
- Hilton Homewood suites -111 rooms
- Olive Garden /Longhorn Steakhouse/Panera Bread
- Palm Pointe Educational Research School, an innovative K-8 lab/charter school
- The Brenning of Port St. Lucie, formerly known as Abingdon Retirement Community

Tradition Center For Innovation

Features bio-science clustering and research organizations, medical research and new community hospital.

- Torrey Pines Institute for Molecular Studies - 103,000 SF research and development facility
- Martin Memorial Hospital - New 180 Bed Hospital
- Tradition HealthPark - 150,000 SF Medical Office
- Hilton Homewood Suites

Neighbors to the East-The Gatlin Corridor

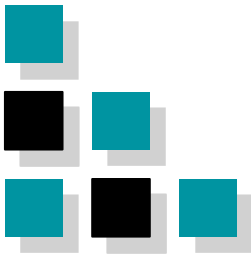
- Home Depot
- Walmart Super Center
- Sam's Club

Neighbors to the North - St. Lucie West

- PGA Village - Home of the PGA of America
- Over 800,000 SF of high-end office and retail
- Verano - 6,100 new units planned

Port St. Lucie...a city on the move

- Eight years after this bedroom community surprised the state by surpassing West Palm Beach in population, The city of Port St. Lucie now has more inhabitants than all of Martin County.
- Fastest growing city in the entire nation from July 2003 to 2004. (US Census Bureau) For the period of July 2005 through June 2006, Port St. Lucie ranked as the third fastest growing city. For this period, population has grown 9.9% from 130,959 to 143,868. The growth rate from 2000 was 60.5% and although falling from number one spot in the previous year the City of Port St. Lucie is still tracking on a powerful growth path now with population of over 174,000.
- Move-ins- Tradition is Port St. Lucie's largest development, construction began on more homes than in any other subdivision in South Florida.
- Home of Torrey Pines Institute for Molecular Studies establishing Tradition Center For Innovation as a major hub for advanced biomedical research and commercialization.



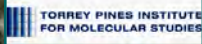
TRADITION



SUBJECT PROPERTY



SW Tradition Parkway



PROPOSED GRAND PALMS APARTMENTS 600 UNITS

SW Village Parkway

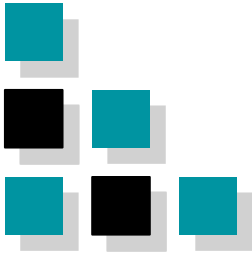


TRADITION VILLAGE CENTER

- Bagel Brother
- The Clothes Spa
- Fishkind & Assoc, Inc
- Home Town Cable Plus
- Hurricane Grill & Wings
- Johnny V's Pizza
- Kilwin's Chocolates
- Kimley-Horn & Associates
- Mann Research Center, LLC
- McArthur Management Co.
- Premier Wellness Center
- Panera Bread
- Publix
- Regency Dental
- Sake Japanese & Thai Restaurant
- Salon Identity
- The Sanctuary Spa
- Tim Fish
- Town Jewelers
- Traditional Bicycles
- Tutti Frutti Frozen Yogurt
- Ultimate Barbers
- The UPS Store
- Weiss, Handler et al, P.A.
- Worldwide Travel Adventures, Inc.

THE LANDING

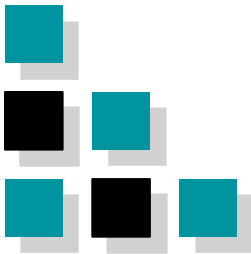
- Babies R US
- Bed Bath & Beyond
- Bella Lani Nails
- Boca Tanning
- Brushing on Bisque
- Catherines
- Dress Barn
- Famous Footwear
- Gamestop
- GNC
- Great Clips
- Justice
- LA Fitness
- Lane Bryant
- Mattress Firm
- Michaels
- Office Max
- Old Navy
- Payless Shoe Source
- PetSmart
- Pier 1
- Sky Dragon
- Sports Authority
- Subway
- Target
- TJ Maxx
- Tropical Smoothie
- Ultra
- USA Wireless



LOCATION AERIAL MAP

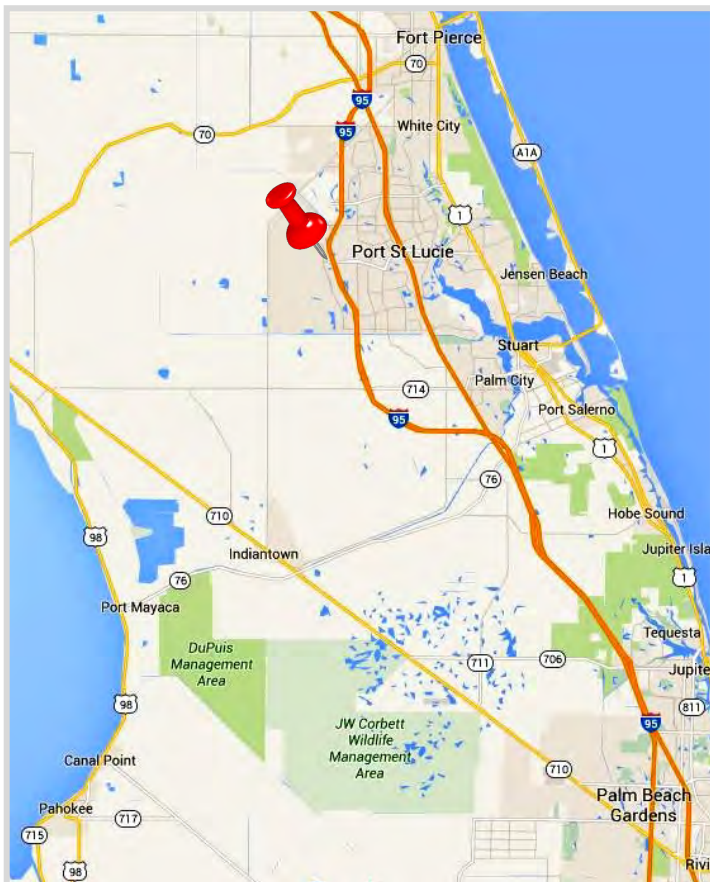
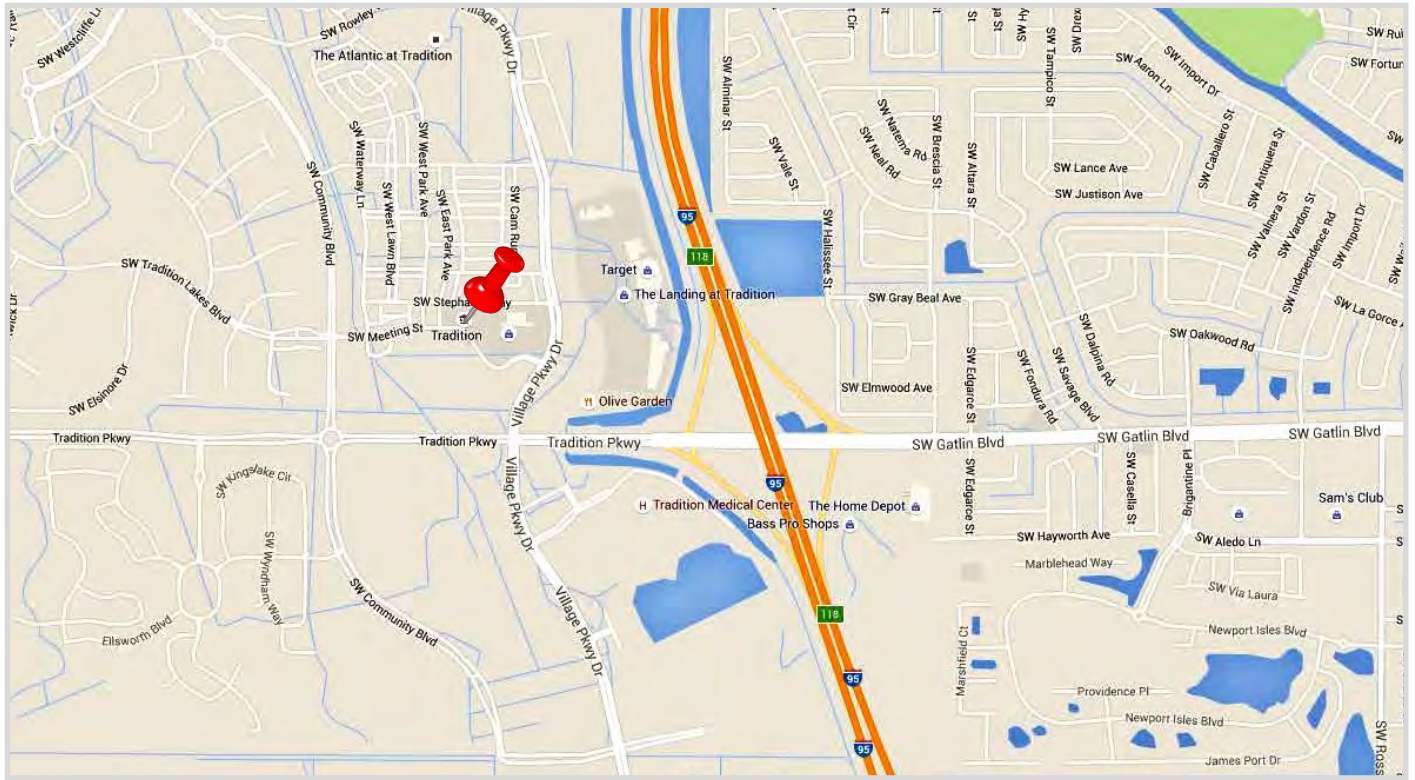
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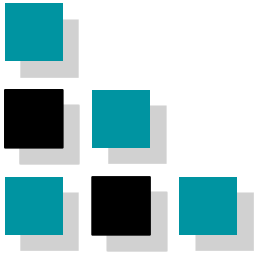


LOCATION MAPS

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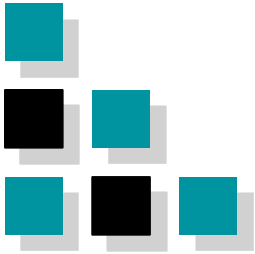


DEMOGRAPHIC PROFILE			
	1 Mile	3 Mile	5 Mile
Population	4,653	28,004	78,773
Households	1,644	9,593	27,931
Ave HH Income	\$96,705	\$80,338	\$71,881
Median Age	46.8	38.9	40.1

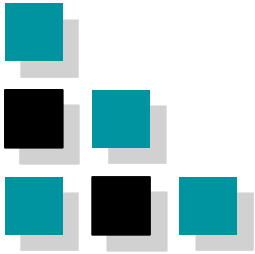


Section 3. Town Center Areas.

- (A) Purpose. The purpose of town center areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of commercial facilities, said areas to be primarily along established highways where a mixed pattern of commercial usage is to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Town centers shall be designed, with a minimum size of thirty (30) acres and a maximum size of one hundred fifty (150) acres, to meet the needs of the larger residential area. The following standards shall be met in designing town centers:
- (B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the town center area, provided a minimum of thirty (30) percent and a maximum of fifty (50) percent of the net developable area within a town center shall be residential, a minimum of 800 residential units shall be assigned to the town center and areas within ¼ mile, and maximum gross floor area of any one (1) retail use shall be sixty thousand (60,000) square feet:
- 1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
 - 2) Office for administrative, business, professional or medical use;
 - 3) Bank or savings and loan association;
 - 4) Restaurant, including drive-in service;
 - 5) Retail sales of alcoholic beverages for on and off premises consumption;
 - 6) Hotel, motel, inn or bed and breakfast;
 - 7) Theater (indoor);



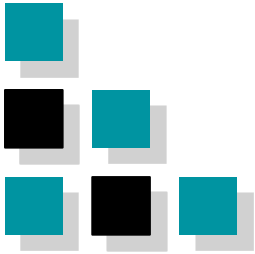
- 8) Service station;
 - 9) Car wash as an accessory to a service station only;
 - 10) Public facility or use;
 - 11) Civic or cultural facility (private);
 - 12) Church or other place of worship;
 - 13) School (public or private), grades kindergarten through 12;
 - 14) School (technical or vocational);
 - 15) Day care center;
 - 16) Single-family dwellings (attached and detached; minimum density of 8 du/ac);
 - 17) Townhouse dwellings;
 - 18) Multiple-family dwellings;
 - 19) Recreation amusement facility;
 - 20) Park or playground, or other public recreation or cultural facility (including but not limited to: Open space devoted to the conservation and maintenance of natural waterways, vegetation, and wild life; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);
 - 21) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures.
 - 22) Temporary sales trailers located upon the parcel for which sales activities are to be conducted.
 - 23) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:



ZONING - MPUD

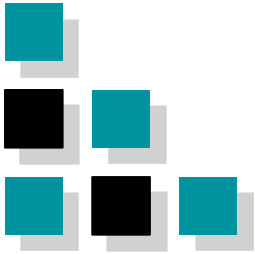
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- 1) Wireless communication antennas and towers with a maximum height of 200 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 6 hereof.
- (E) Minimum and Maximum Lot Requirements and Residential Density.
 - 1) Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.
 - 2) Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.
- (F) Maximum Building Coverage. Eighty (80) percent provided that the maximum impervious surface does not exceed ninety (90) percent.
- (G) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.
- (H) Maximum Building Height. Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet and residential only uses shall be limited to thirty-five (35) feet.
- (I) Minimum Building Size and Minimum Living Area
 - 1) Residential: As set forth in Section 1(H) hereof.
 - 2) Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.
- (J) Setback Requirements and Buffering.
 - 1) Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
 - 2) Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.
 - 3) Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 153, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood/village commercial area.
- (K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.



- (L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Town Center area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the Town Center area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.