

FOR SALE

COMMERCIAL SITES

TRADITION, PORT ST. LUCIE, FL



- LOCATION:** Within the Tradition Center for Innovation in Tradition, an 8,200 acre master planned community fronting I-95 in Port St. Lucie, FL. Surrounding development includes Tradition Medical Center, Tradition HealthPark, Torrey Pines, Keiser University, Homewood Suites, Wawa, Panera Bread, Panda Express, Dentaland, Recovery Sports Grill, and a host of other proposed retail, office and residential projects.
- COMMENTS:** Two commercial parcels for sale within the Southern Grove DRI. The combined parcels have a total entitlement of up to 100,000 SF of office building use and up to 150,000 SF of industrial use.
- *No portion of either parcel shall ever be developed or used for medical or healthcare-related use, including, without limitation, diagnostic, clinical, surgical or medical office use.**
- ZONING/LAND USE:** Master Planned Unit Development - City of Port St. Lucie
New Community Development - City of Port St. Lucie
- CDD/SAD:** Parcels are subject to Community Development District (CDD) and Special Assessment District (SAD) bond assessments. Details available upon request.
- PRICE:**
 Lot 2 : (6.35 Acres) - \$975,000.00 (\$3.52 psf)
 Lot 4 : (2.91 Acres) - \$450,000.00 (\$3.55 psf)



SLC Commercial
Realty & Development

For More Information:

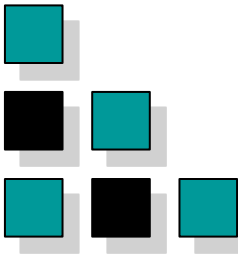
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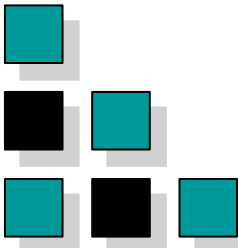
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PARCEL AERIALS

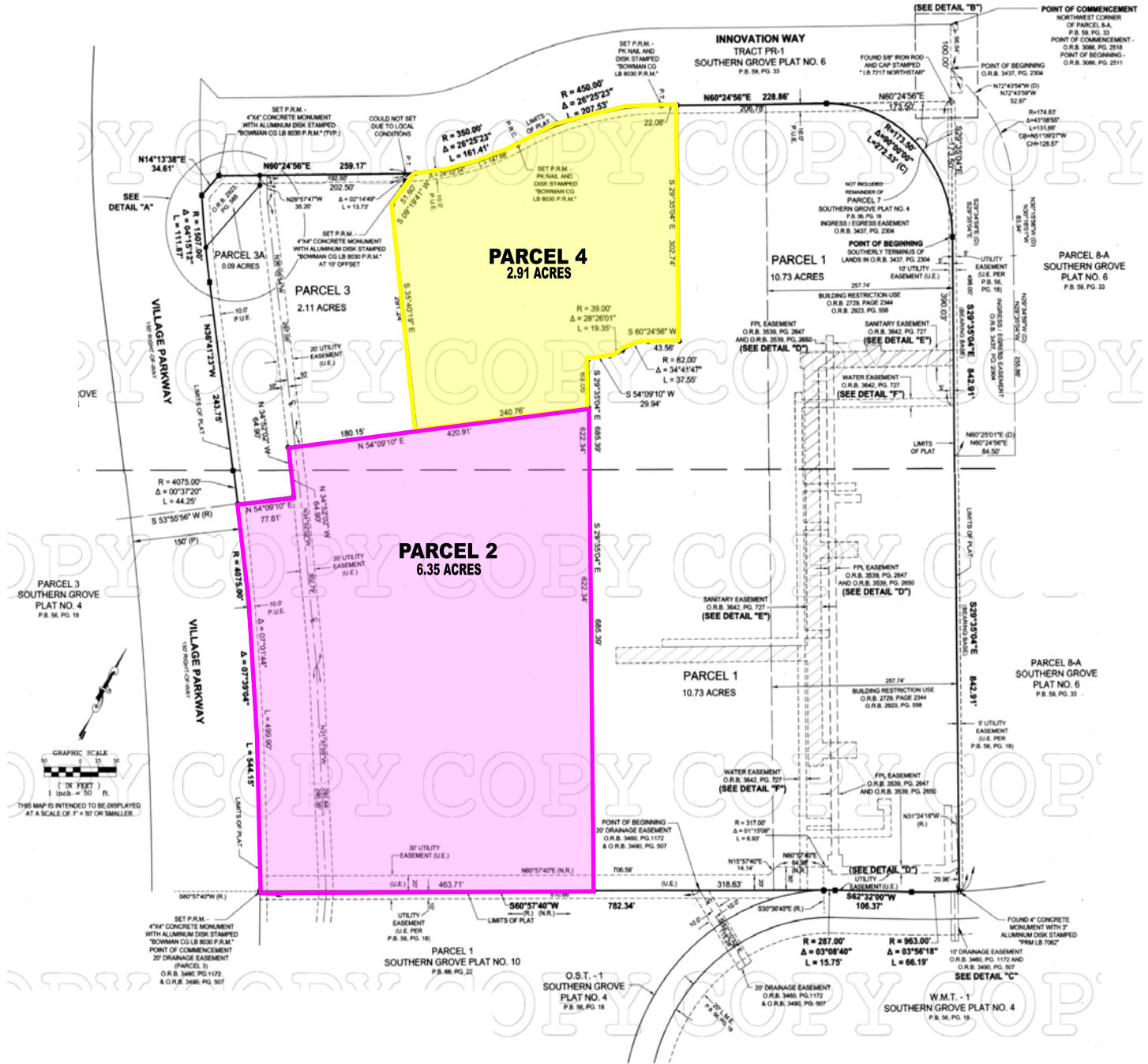
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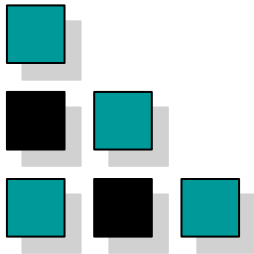




PLAT MAP

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TOWN OF TRADITION

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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.

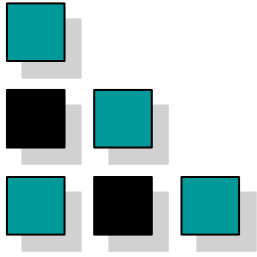
With prime 5 miles of interstate frontage and 3 of its own on 1-95 (Exit 118 – Tradition Parkway/Gatlin Blvd., Crosstown Parkway Exit 120 and Becker Road Exit 114), Tradition is poised to become one of the nation’s most successful and prestigious master planned communities. Tradition currently has approximately 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 preparing to expand, adding 170,000 square feet, 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. TCI accelerates life sciences.



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 Brennity 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.

- Hilton Homewood Suites
- 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

Neighbors to the East-The Gatlin Corridor

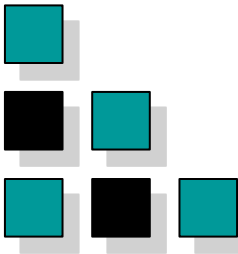
- Home Depot
- Walmart Super Center
- Sam's Club

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.



LOCATION AERIAL MAP

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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
- 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.
- Wyndcrest DD

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

SW Tradition Parkway



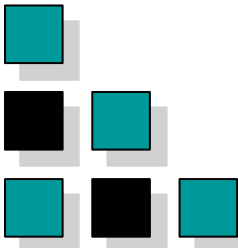
SW Innovation Way

LOT 4

LOT 2

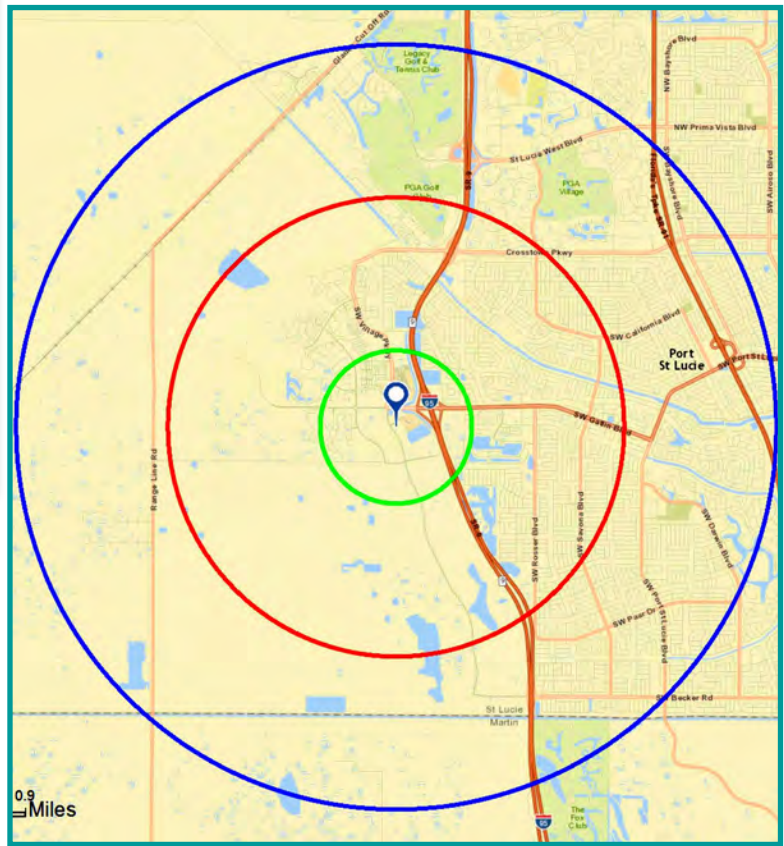
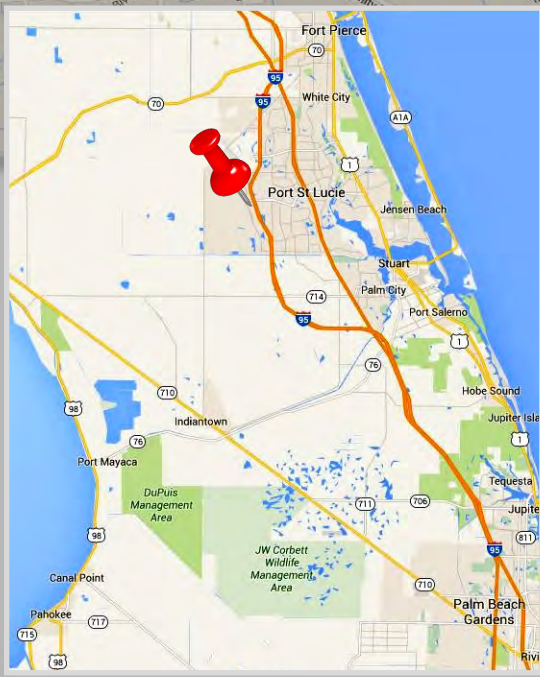
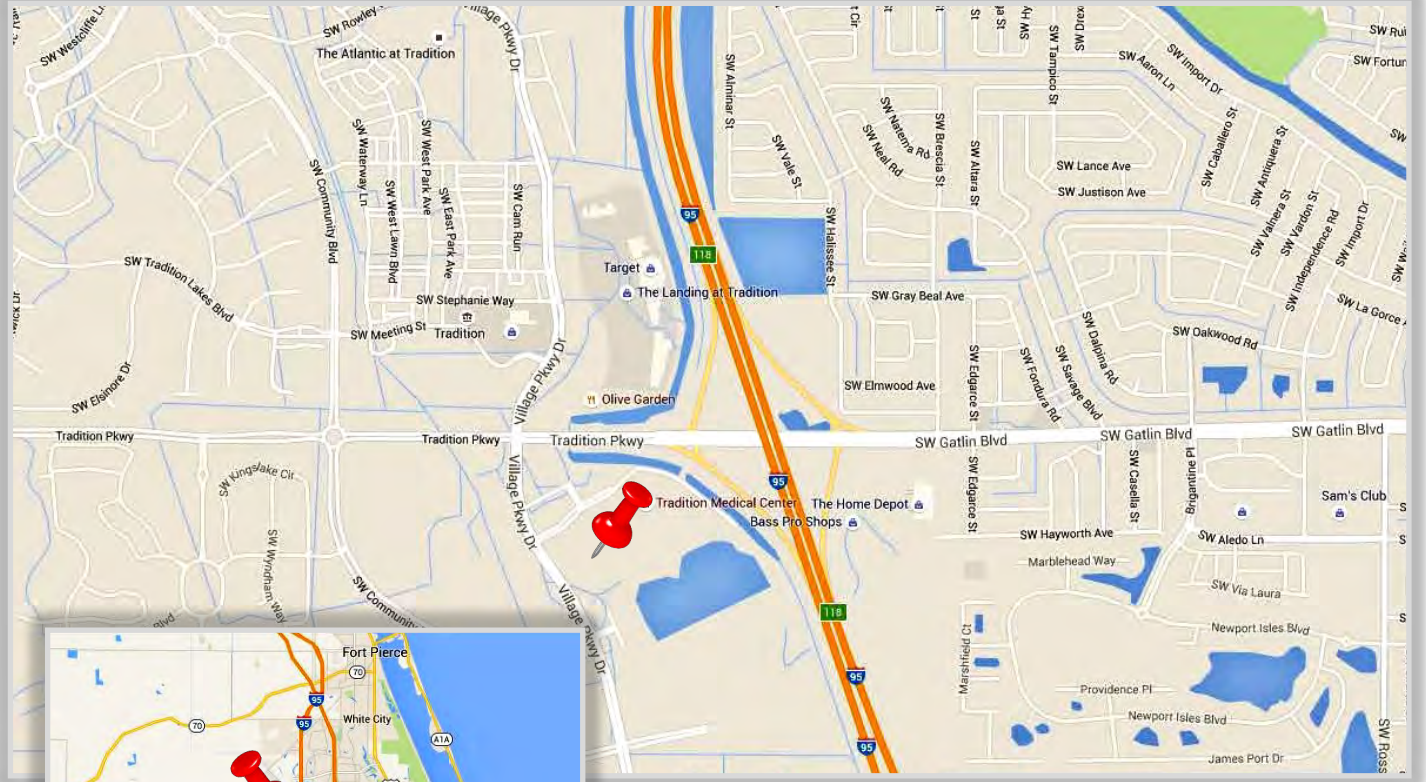
SW Village Parkway





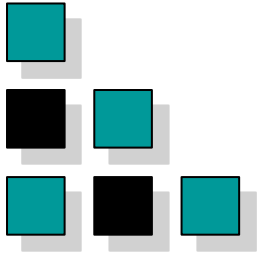
LOCATION MAPS

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DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Population	2,248	29,755	81,091
Households	791	10,063	28,745
Ave HH Income	\$74,400	\$65,664	\$62,546
Median Age	46.9	38.8	39.7



DISCLAIMERS

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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.

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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.