

**FOR LEASE**

**New Retail Tradition Square**  
10513 SW Meeting Street, Port St Lucie FL 34987



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Janine Landolina | 772-285-2599 | [ileaseit@gmail.com](mailto:ileaseit@gmail.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# New Retail Tradition Square

10513 SW Meeting Street, Port St Lucie FL 34987

<b>LEASE RATE</b>	\$30.00/psf + \$8.00 CAM
<b>SPACES AVAILABLE</b>	859 sf - 1,722 sf
<b>BUILDING SIZE</b>	5,526 sf
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	2.64 AC
<b>FRONTAGE</b>	+/- 394.28
<b>TRAFFIC COUNT</b>	33,999 AADT (from Tradition Parkway)
<b>YEAR BUILT</b>	2018
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	PUD
<b>LAND USE</b>	Commercial
<b>UTILITIES</b>	Undisclosed

**NOW LEASING!** Great opportunity to join Tradition's newest retail center in the high profile area of Port St Lucie. Site is currently near completion, and only has TWO spaces left with the option to combine. Ideal for retail, restaurant, or offices. In close proximity to many national tenants, residential communities, and easily accessible from I-95.



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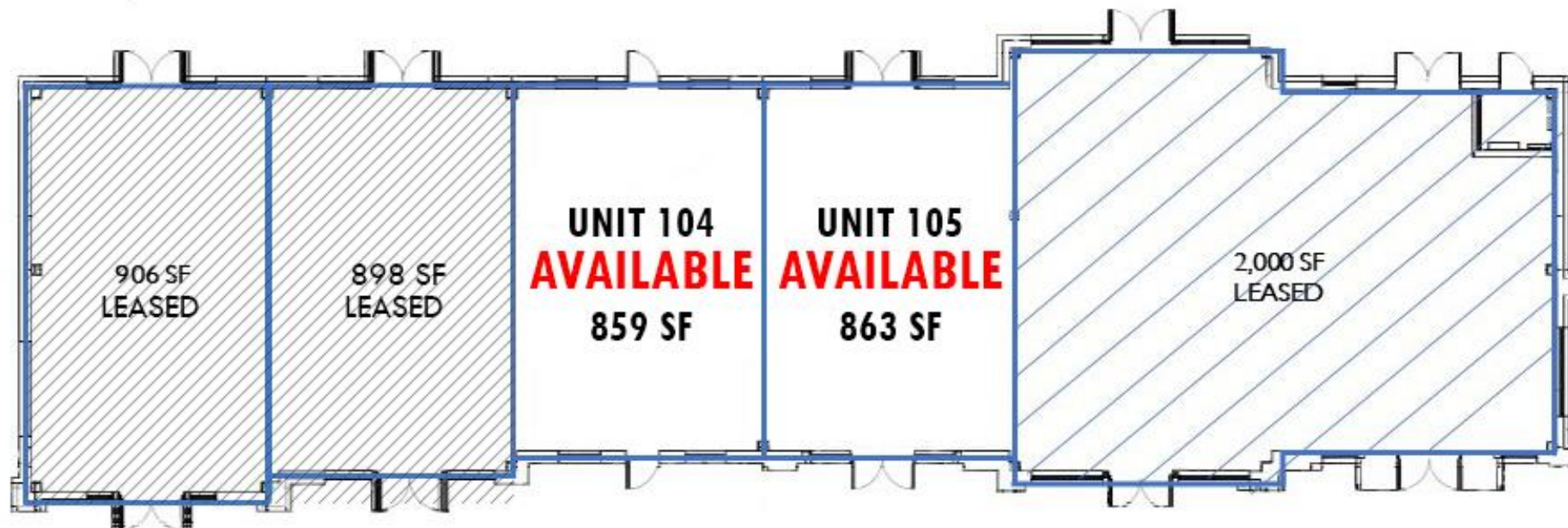
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Spaces Available

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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	4,372	1 Mile	\$86,892	1 Mile	44.30
3 Mile	34,432	3 Mile	\$78,118	3 Mile	39.80
5 Mile	86,556	5 Mile	\$70,634	5 Mile	40.00

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# Zoning Information

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### **PUD Planned Unit Development**

#### *Permitted Uses:*

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)

### **MPUD - Master Planned Unit Development**

#### *Permitted Uses:*

Uses permitted within a MPUD District shall be those deemed by the City Council to be fully compatible with the land use sub-categories (residential, neighborhood/village commercial, town center, resort, mixed use or employment centers) consistent with Policies 1.2.2.1 through 1.2.2.8 of the City's Comprehensive Plan and as shown on the conceptual master plan adopted as part of the future land use element for each NCD district. The type, general location, and extent of all proposed uses shall be clearly designated as part of the MPUD Conceptual Master Plan and the permitted uses shall be listed in the MPUD regulation book. Approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular MPUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific MPUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 10-62, § 2, 8-9-10)

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# Developer Renders

# New Retail Tradition Square

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DAVID CHESTER  
VANDERKLOK, ARCHITECT  
1114 S.WASHINGTON #100  
LANSING, MI 48910

PORT ST. LUCIE RETAIL CENTER  
INNOVO DEVELOPMENT TRADITION PARCEL  
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SEPTEMBER 2017, SIA #17.209



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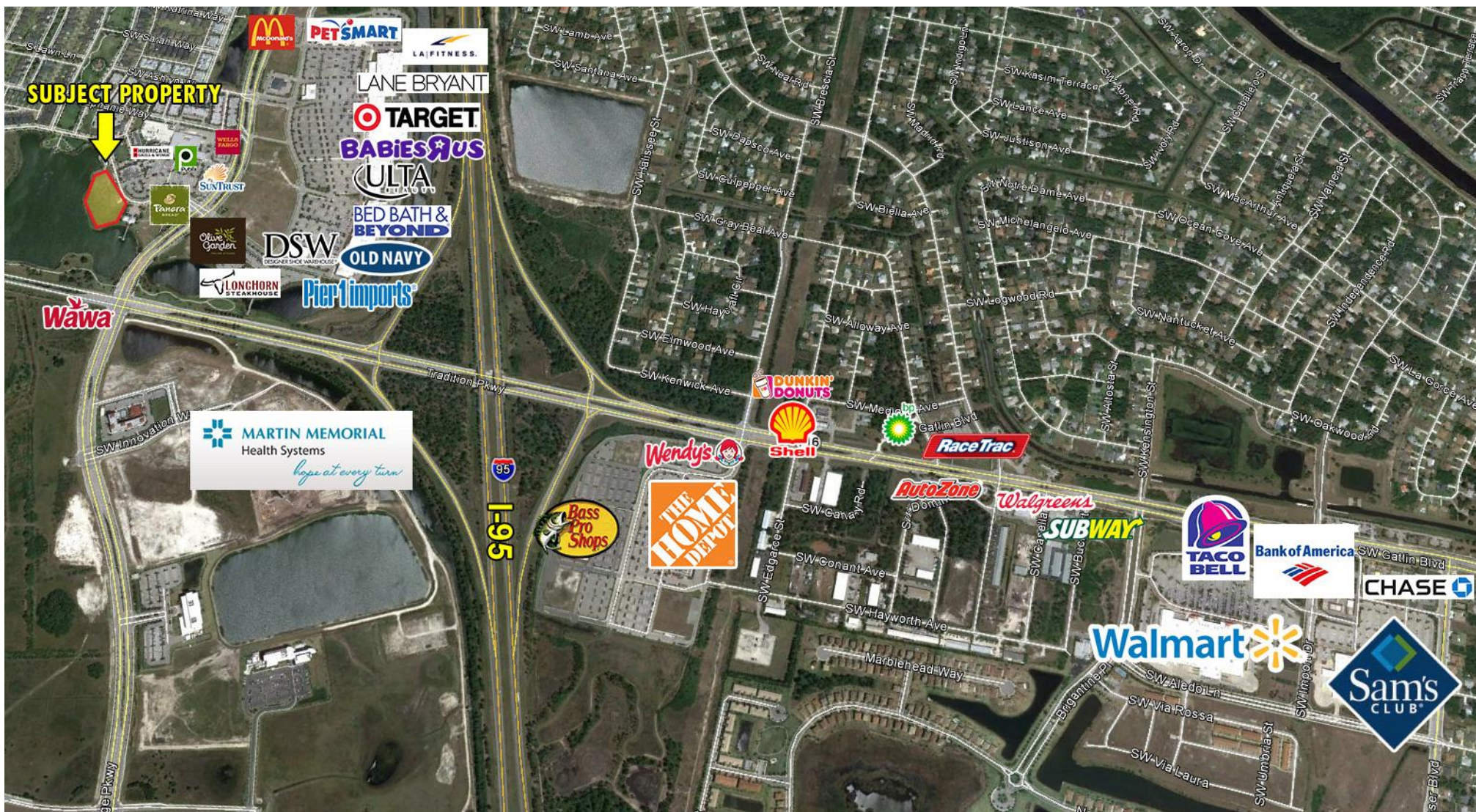
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# Property Aerial

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