

EXCLUSIVELY MARKETING BY

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC



BARON SHOPPES OF TRADITION

RETAIL / RESTAURANT / OFFICE / CAR WASH

STARTING AT \$30.00/SF NNN

SW TRADITION PARKWAY, PORT ST LUCIE FL 34987







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BARON SHOPPES OF TRADITION

RETAIL/RESTAURANT/OFFICE/CAR WASH

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional development opportunity consisting of three proposed buildings on a 4.8 acre parcel. The site plan consists of a multi-tenant shopping plaza, a freestanding restaurant, and a car wash facility.

The future site is situated near a busy signalized intersection of SW Tradition Parkway and SW Village Parkway. Site is in close proximity to some major new developments which include Wawa, Culver's, Panda Express, Verizon, Cleveland Clinic Tradition Hospital, a newly built 660 unit apartment complex, plus an additional 250 residential units adjacent to the property.

Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses and the creation of approximately 30,000 jobs at full build-out.

The unique master-planned community of Tradition Florida 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.



PROPERTY DETAILS

OFFERING

LEASE RATE	Starting at \$30.00/sf NNN
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PROPERTY SPECIFICATIONS

PROPOSED BUILDING SIZE(S)	Pad sites & small shops (see site plan)
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SPACE(S) AVAILABLE	1,200 - 7,440 sf
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PROPOSED BUILDING TYPE	Retail/Restaurant/Office
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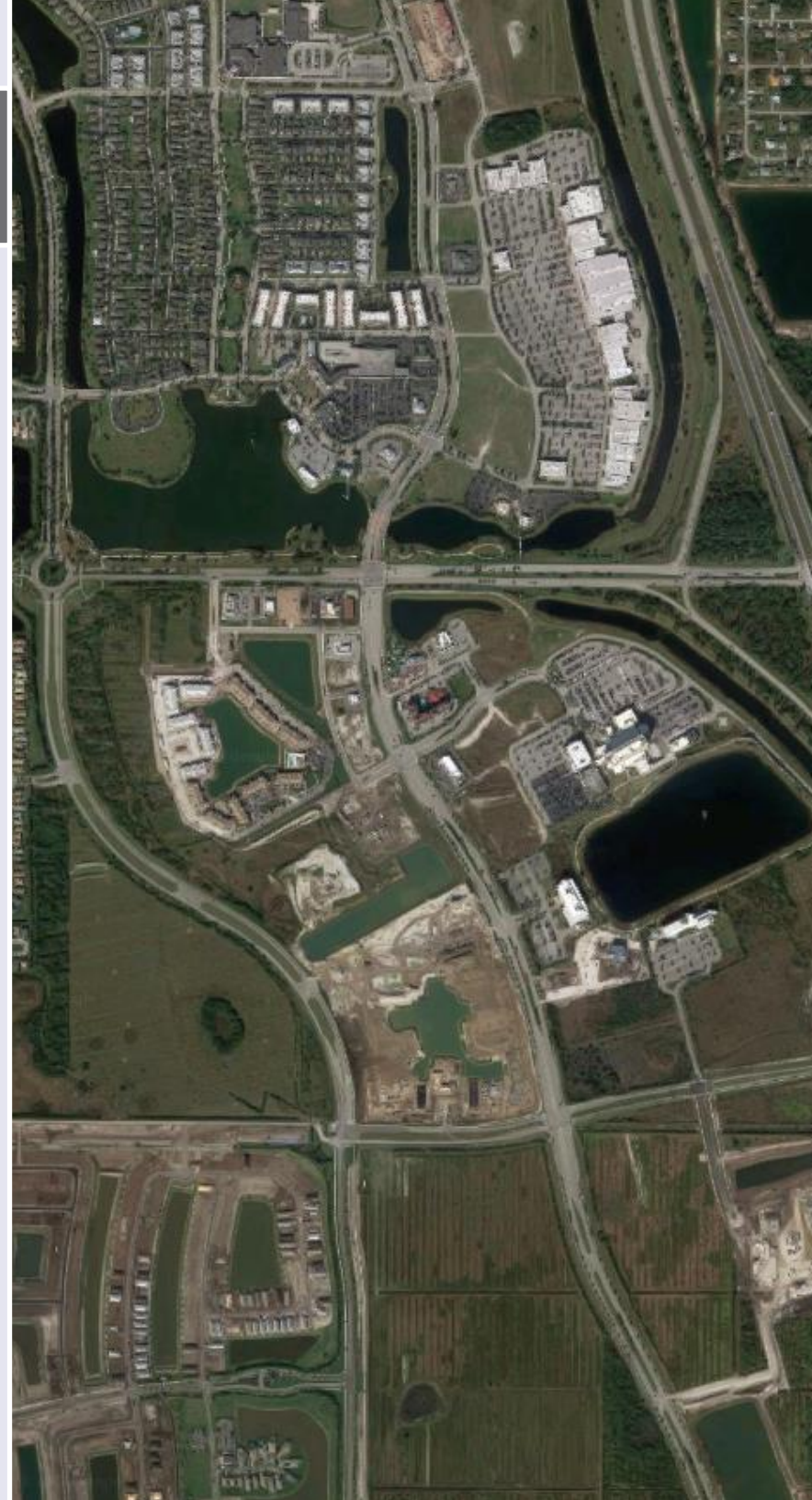
ACREAGE	4.8 AC
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FRONTAGE	700'
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ZONING	MPUD
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LAND USE	New Community Development
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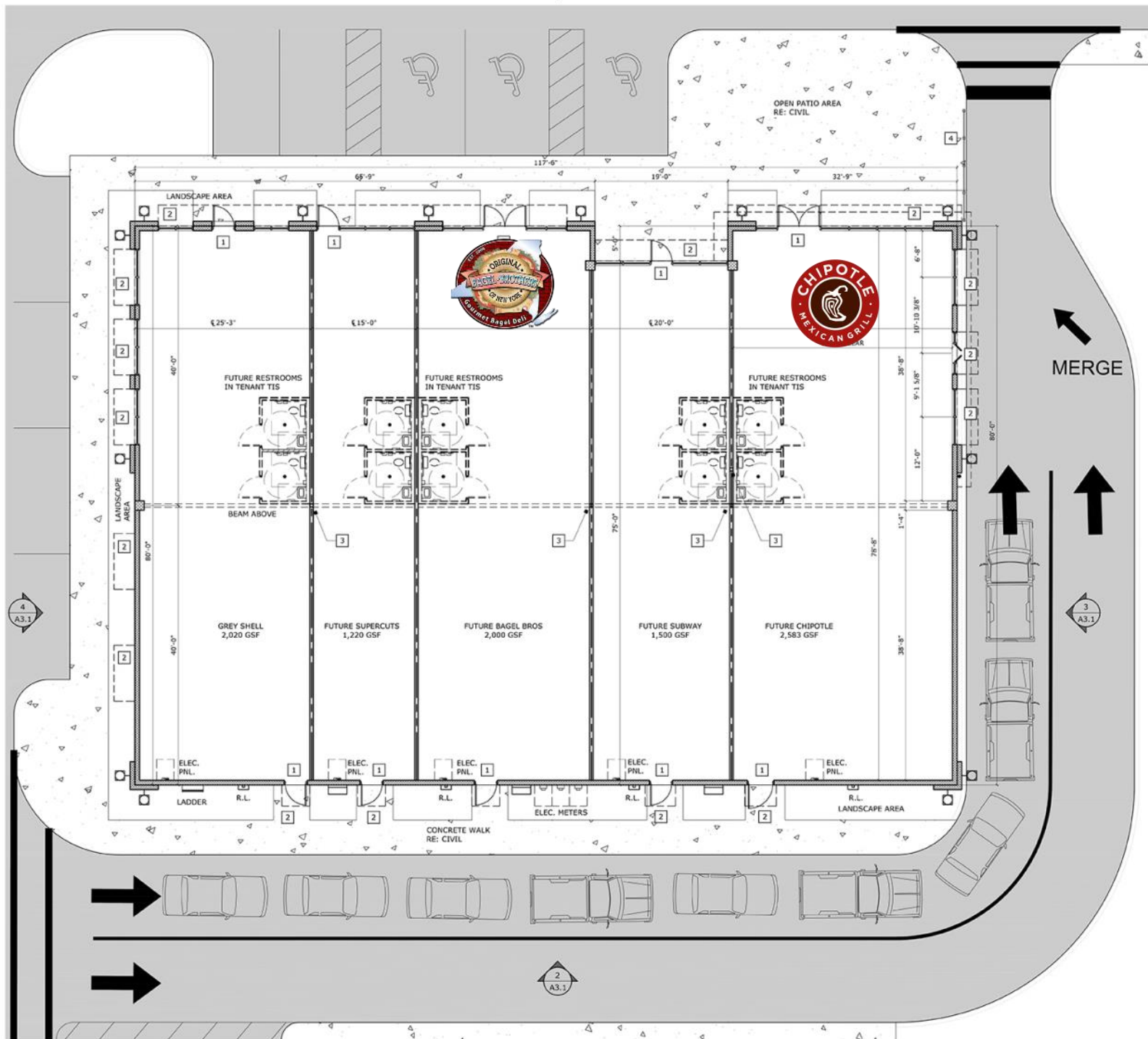
PARCEL ID	4315-609-0004-000-6
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PROPERTY OVERVIEW



 ACCESS	SW Tradition Parkway SW Village Point
 TRAFFIC COUNTS	2,200 ADT (SW Tradition Parkway) 34,000 ADT (SW Gatlin Blvd)
 IMPROVEMENTS	TBD
 PARKING	TBD
 COMPLETION YEAR	TBD
 PARCEL	4315-609-0004-000-6
 ZONING	MPUD

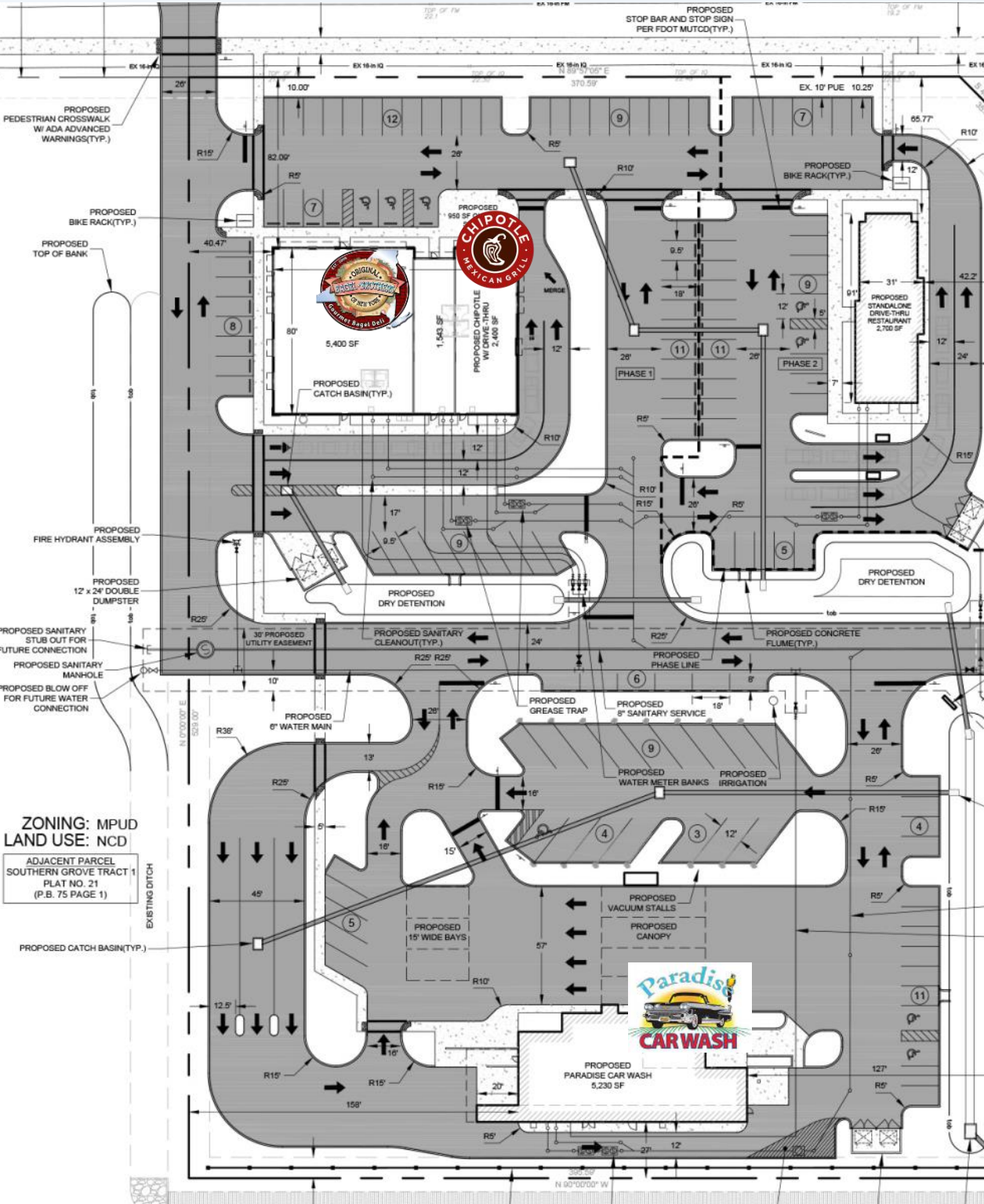


1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL SITE PLAN



1 DOUBLE SIDED ILLUMINATED MONUMENT SIGN



CONCEPTUAL MONUMENT SIGN





THE LANDING AT TRADITION

LA FITNESS. dressbarn BED BATH & BEYOND
TARGET T.J. MAXX
LANE BRYANT OLD NAVY Michaels
ULTA BEAUTY Pier 1 Imports

BEDFORD PARK
COMMUNITY

SUBJECT
PROPERTY

NEWLY CONSTRUCTED APARTMENTS
SPRINGS AT TRADITION

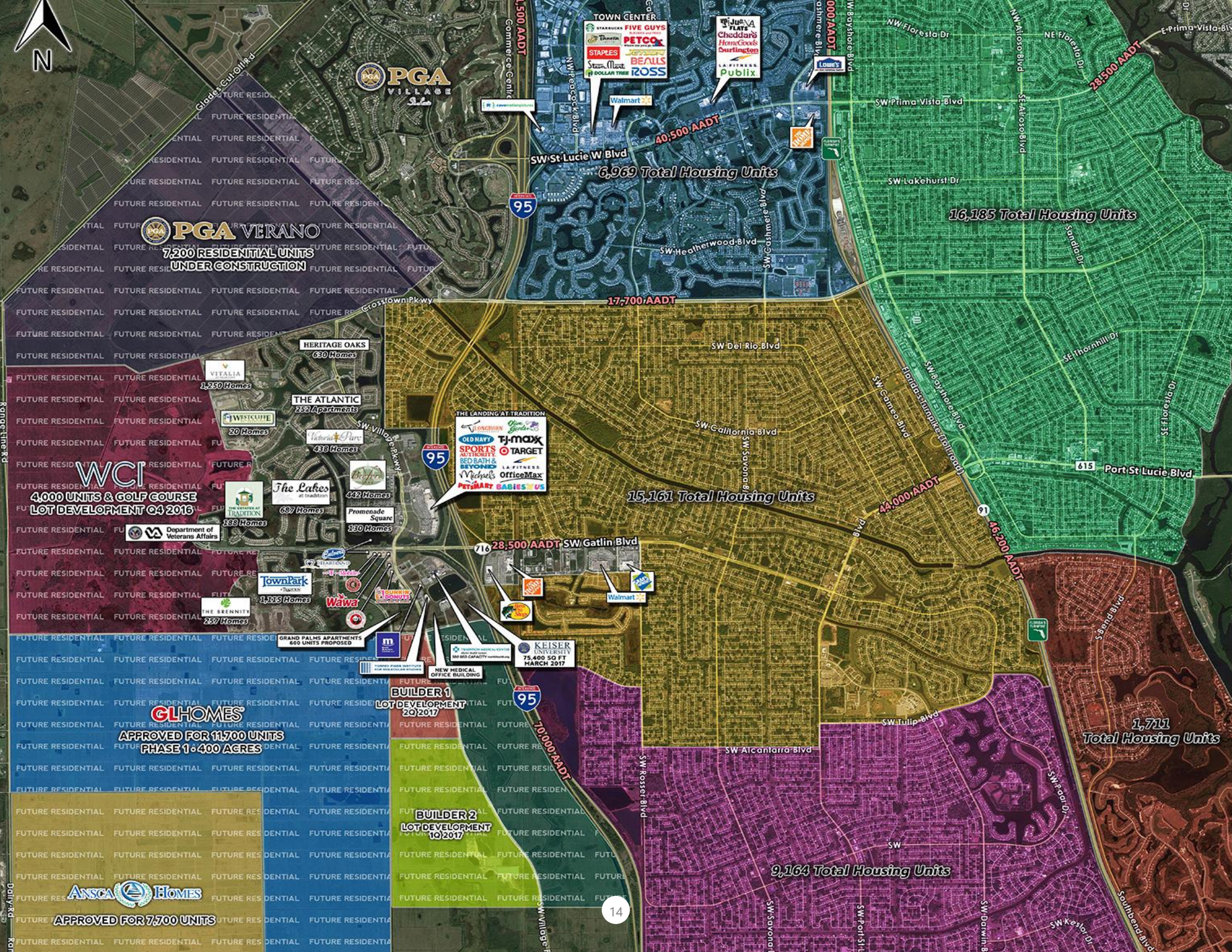
PROPOSED
200 ROOM
HOTEL

Cleveland Clinic
TRADITION MEDICAL CENTER

SW GATLIN BLVD - 36,500 ADT

SW VILLAGE PARKWAY - 10,100 ADT

COMING SOON



PGA VERANO
7,200 RESIDENTIAL UNITS
UNDER CONSTRUCTION

WCI
4,000 UNITS & GOLF COURSE
LOT DEVELOPMENT Q4 2016

GLHOMES
APPROVED FOR 11,700 UNITS
PHASE 1: 400 ACRES

BUILDER 1
LOT DEVELOPMENT
2020/2017

BUILDER 2
LOT DEVELOPMENT
10/2017

ANSCA HOMES
APPROVED FOR 7,700 UNITS

DEMOGRAPHICS

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
2019 Estimated Population		125	38,299	88,549
2024 Projected Population		138	42,275	99,198
2010 Census Population		112	26,883	70,723
2019 Estimated Households		41	13,273	31,768
2024 Projected Households		45	15,011	35,506
2010 Census Households		37	9,541	25,339
2019 Estimated White		94	28,099	65,434
2019 Estimated Black or African American		24	6,706	17,589
2019 Estimated Hawaiian & Pacific Islander		0	75	122
2019 Estimated American Indian or Native Alaskan		1	197	522
2019 Estimated Other Races		4	968	2,410
2019 Estimated Average Household Income		\$76,313	\$81,465	\$76,336
2019 Estimated Median Household Income		\$67,500	\$71,927	\$60,540
Median Age		39.60	42.50	41.40
Average Age		38.40	40.70	40.20

ZONING INFORMATION

ARTICLE X.5. - MASTER PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT

Sec. 158.185. - Purpose.

(A) It is the intent and purpose of this district to provide, upon specific application and through the processes of unified planning and coordinated development, for the creation of large-scale, sustainable new communities with mixed uses. The specific objectives of the district are to incorporate a mixture of land uses, consistent with the densities and intensities authorized by the new community development (NCD) future land use designation; provide a greater variety of uses closer to home and work; reduce reliance on the automobile and build a sense of place and community; provide wildlife corridors and upland habitat preservation; provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries; provide adequate public facilities; replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision to create an integrated new community.

(B) Regulations for master planned unit developments (MPUD) are intended to accomplish the purposes of zoning, planning and design principles and standards that shall govern development within the MPUD. Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the City and the requirements established by the MPUD regulation book, the MPUD regulation book shall prevail.

(Ord. No. 10-62, § 2, 8-9-10)

Sec. 158.188. - 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.

Sec. 158.189. - MPUD Conceptual Master Plan and Regulation Book Requirements.

(A) Land Uses. Identification of 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. Identify the gross and net useable land area.

(B) Density. A computation of residential density and non-residential intensity.

(C) Access. Every dwelling unit or other use permitted within a MPUD district shall have access to a public or private street either directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.

(D) Zoning Regulations. Zoning regulations shall be established for each land use including, but not limited to:

- (1) Minimum lot size and frontage;
- (2) Minimum rear, side and front yard setbacks;
- (3) Maximum building coverage;
- (4) Building height;
- (5) Minimum living area;
- (6) Density; and
- (7) Permitted uses and accessory uses.

AMERICA'S UNIQUE MASTER PLANNED COMMUNITY



Tradition in Port St. Lucie, Florida is a master-planned, mixed-use community located in the heart of one of America's fastest growing regions — Port St. Lucie, in St. Lucie County — along Florida's Treasure Coast.

Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses and the creation of approximately 30,000 jobs at full build-out.

The unique master-planned community of Tradition Florida 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.

It hosts a number of events throughout the year — Chow Down Food Trucks on the 1st and 3rd Friday of the month, seasonal festivals like Italian Festival, 4th of July activities, the annual Holiday Lights, New Years Eve celebration and many other events and activities.

Tradition currently has approximately 3,000 residences, 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 opened their first phase of 90 beds December 18, 2013 and construction on the second phase, adding another 90 beds should be completed in early 2018. For additional information go to: www.martinhealth.org/t2.

NEW AREA DEVELOPMENT

KEISER UNIVERSITY

Keiser University recently invested \$14 million to construct a state-of-the-art campus along SW Village Parkway. The two-story, 74,000-square-foot campus at 9400 Discovery Way is 25 percent larger than the school's previous campus on the east side of the city and can accommodate a total of 1,200 students. The university is located south of Tradition Parkway south of the subject site on SW Innovation Way bringing another significant development project and economic engine for the market and surrounding communities.



CLEVELAND CLINIC TRADITION HOSPITAL

Cleveland Clinic Tradition Hospital located at the Tradition Center for Innovation, opened in 2013. With the expansion of Cleveland Clinic Tradition Hospital, the state-of-the-art, acute care hospital has doubled in size, with a total of nine stories and 180 patient rooms, and other service enhancements.



GATLIN PLAZA

Gatlin Plaza is a ninety-acre site on the southeast corner of I-95 and Gatlin Boulevard in Port St. Lucie, Florida. Home Depot has completed and opened its 150,000 SF store. When complete, the center will have a total of over 400,000 SF of both big box and pad site retail. Ownership intends to seize this amazing opportunity to develop this parcel as a retail power center anchored by nationally recognized tenants.



INNOVATION RETAIL CENTER

Innovation Retail Center, is a 10,200-square-foot shopping plaza on the southeast corner of Innovation Way and Village Parkway. Its aim is to meet the increasing demand by bringing more shopping options to the area. The plaza would be the first retail space in the 3,600-acre Southern Grove Development of Regional Impact, which is bordered by Tradition Parkway to the north, Interstate 95 to the east and the St. Lucie-Martin county line to the south.

NEW AREA DEVELOPMENT

DEL WEBB TRADITION

Del Webb Tradition is an active 55+ adult community located on 205 acres within the unique, master-planned community of Tradition. The project will consist of 550 single-family homes and attached villas in a beautifully designed community offering a variety of amenities. The community is located in the Southern Groves section of Tradition on the southern side of Tradition Parkway, minutes from the subject site.



ARDIE R. COPAS STATE VETERANS NURSING HOME

The Ardie R. Copas State Veterans Nursing Home will be located on the south side of SW Tradition Parkway across from the Brennity at Tradition retirement community. The 120-bed, 123,000 SF facility is expected to be completed March 2020 and will serve veterans from surrounding counties that are reported to contain an estimated 280,000 of Florida's 1.5 million veterans. This is an essential addition as there are no long-term veterans nursing homes within 75 miles of the Treasure Coast.



GRANDE PALMS AT TRADITION

Atlantic and Pacific Development submitted an application for Grande Palms at Tradition, a 600-unit complex consisting of one, two- and three-bedroom apartments. The project would be on the northwest corner of Village Parkway and Southwest Discovery Way, minutes from the subject site. This addition of multi-family housing would demonstrate how diverse the population in Tradition has become.

SPRINGS AT TRADITION

Springs at Tradition is a 304-unit, luxury apartment community located at 11200 SW Village Court in the Tradition development. The community offers amenities such as a resort-style swimming pool, community clubhouse and a state-of-the-art fitness center. This addition will be a welcome addition providing additional housing options to those interested in moving to the area.



TRADITION CENTER FOR COMMERCE

The Tradition Center for Commerce is the largest remaining assemblage in all of South Florida including Miami-Dade, Broward, Palm Beach, Martin and St. Lucie Counties for commercially developable land.

Tradition Center for Commerce is located in Tradition, within Port St. Lucie. The site is approximately 1,247 acres and is approved for a mix of uses including office, retail, industrial, multi-family residential, recreational/entertainment and other beneficial opportunities for citizens.

Available and developable commercial and industrial acreage south of Port St. Lucie is high priced and in short supply. Tradition Center for Commerce is competitively priced and readily available with master infrastructure and a spine road already in place, strategically located in Florida's 7th largest city.

1240+
ACRES OF LAND FOR
DEVELOPMENT

**GENERALLY BOUNDED BY
TRADITION PARKWAY (I-95 EXIT 118)
TO THE NORTH**

**BECKER ROAD (I-95 EXIT 114)
TO THE SOUTH**

VILLAGE PARKWAY TO THE WEST

I-95 TO THE EAST

**LOCATED WITHIN CITY'S COMMUNITY
REDEVELOPMENT AREA;
ALLOWS FOR INCENTIVES**

**PARCELS RANGE FROM
1.4 - 400+ ACRES**

EASY ACCESS
TO I-95, FLORIDA'S TURNPIKE, AND US-1

3.7 MILES
OF I-95 FRONTAGE

**PUBLIC INFRASTRUCTURE
IMPROVEMENTS AVAILABLE**
WATER, SEWER, UNDERGROUND
ELECTRIC, GAS, AND FIBER
COMMUNICATIONS

TRADITION PLAT NO. 20
THE PRESERVE
110 Total Units
12 Issued Permits

LAKEPARK AT
TRADITION
PLAT 3
314 Total Units
13 Completed Permits
74 Issued Permits

LAKEPARK AT
TRADITION
PLAT 2
88 Total Units
88 Completed Permits

VITALIA AT TRADITION
Tradition Plat 77
201 Total Units
122 Completed Permits
37 Issued Permits

TRADITION PLAT NO. 20
THE PRESERVE
110 Total Units
12 Issued Permits

LAKEPARK AT
TRADITION
PLAT 3
314 Total Units
13 Completed Permits
74 Issued Permits

LAKEPARK AT
TRADITION
PLAT 2
88 Total Units
88 Completed Permits

RIVERLAND
761 Units
154 Completed Permits
288 Issued Permits

**RESIDENTIAL
DEVELOPMENT**

Over 3,500 residences have
been built or permitted
in the immediate area
surrounding Tradition
Center for Commerce

SPRINGDALE TOWNHOMES
APARTMENT COMPLEX
TOTAL UNITS: 300

FUTURE
DEVELOPMENT
TOTAL UNITS: 500

GRAND PALMS
APARTMENTS
TOTAL UNITS: 500

PULTE AT
TRADITION
402 Units
3 Issued Permits

DEL WEBB
545 Units
108 Completed Permits
55 Issued Permits

• NEW RESIDENTIAL HOME ISSUED PERMITS
■ NEW DEVELOPMENT
■ SOUTHERN GROVE

• NEW RESIDENTIAL HOME ISSUED PERMITS