BARON SHOPPES OF TRADITION

100% LEASED | NATIONAL & REGIONAL BRANDS | ALL LONG TERM LEASES

SW TRADITION PARKWAY, PORT ST LUCIE FL 34987

Jeremiah Baron & CO.
Commercial Real Estate, LLC

Nail Spa
La Granja
1 - NORTH ELEVATION
NOT INCLUDED IN SALE
CHIPOTLE
TRADITION
WINE & SPIRITS

NOT INCLUDED IN SALE

Baron Shoppes Tradition | Paradise Car Wash

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BARON SHOPPES OF TRADITION

100% LEASED SHOPPING CENTER

PRESENTED BY:

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Jeremiah Baron & CO.

Commercial Real Estate, LLC

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional under development project consisting of two buildings on a combined 2.49 acre parcel. The sale consists of a fully leased multi-tenant shopping plaza featuring both National and Regional Brands on at 10-Year lease.

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.

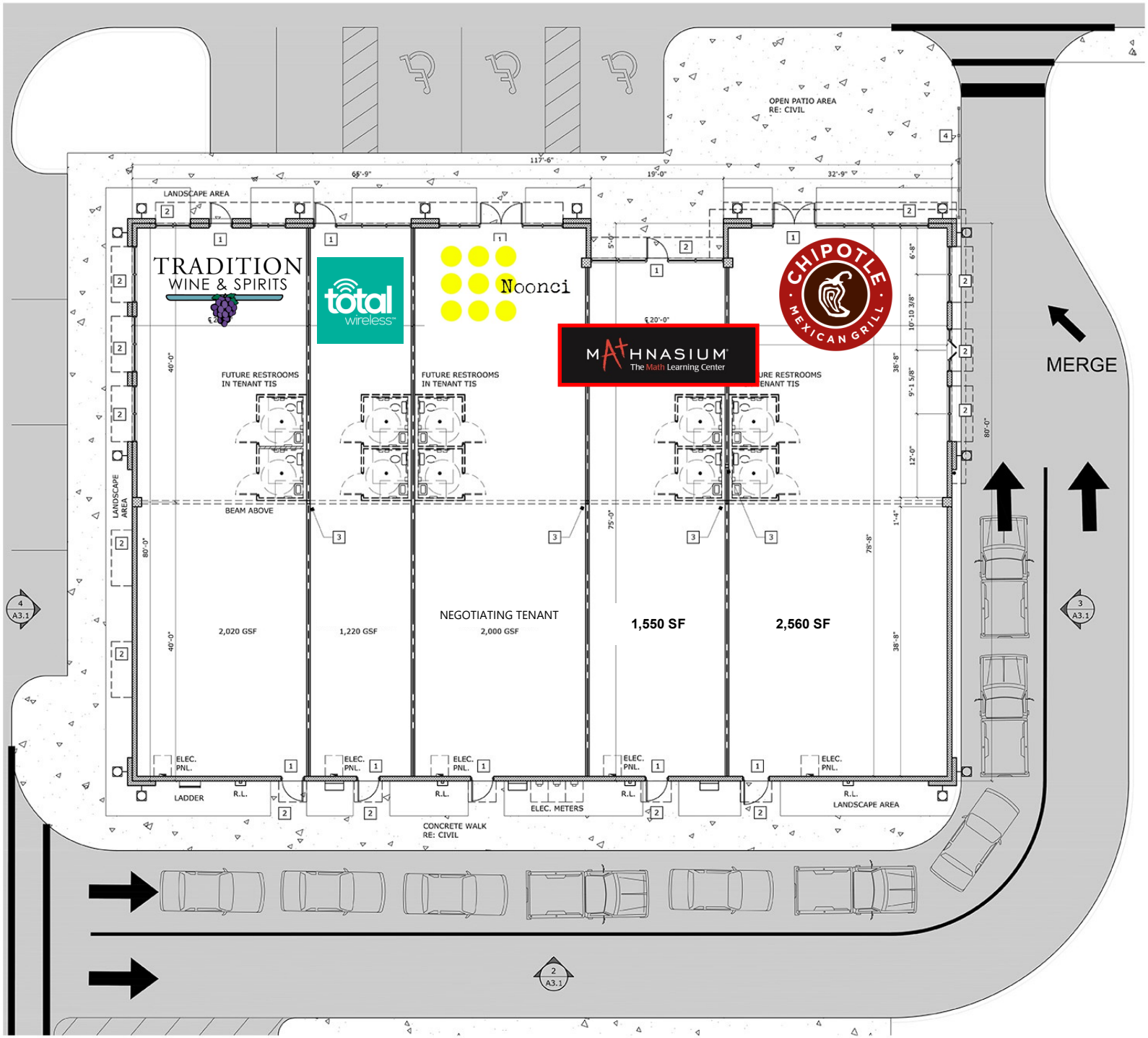
PROPERTY DETAILS

OFFERING	
PRICE	$6,316,346
NOI	$328,450
CAP RATE	5.2

PROPERTY SPECIFICATIONS	
BUILDING SIZE(S)	9,350 SF
BUILDING TYPE	Retail/Restaurant/Office
ACREAGE	1.52 AC
FRONTAGE	253’ to SW Tradition Parkway
ZONING	MPUD
LAND USE	New Community Development
PARCEL ID	4316-504-0002-000-3

PROPERTY OVERVIEW

ACCESS	SW Tradition Parkway SW Village Point
TRAFFIC COUNTS	7,200 ADT (SW Tradition Parkway) 50,500 ADT (SW Gatlin Blvd)
IMPROVEMENTS	9,350 SF
PARKING	TBD
COMPLETION YEAR	TBD
PARCEL	4316-504-0002-000-3
ZONING	MPUD

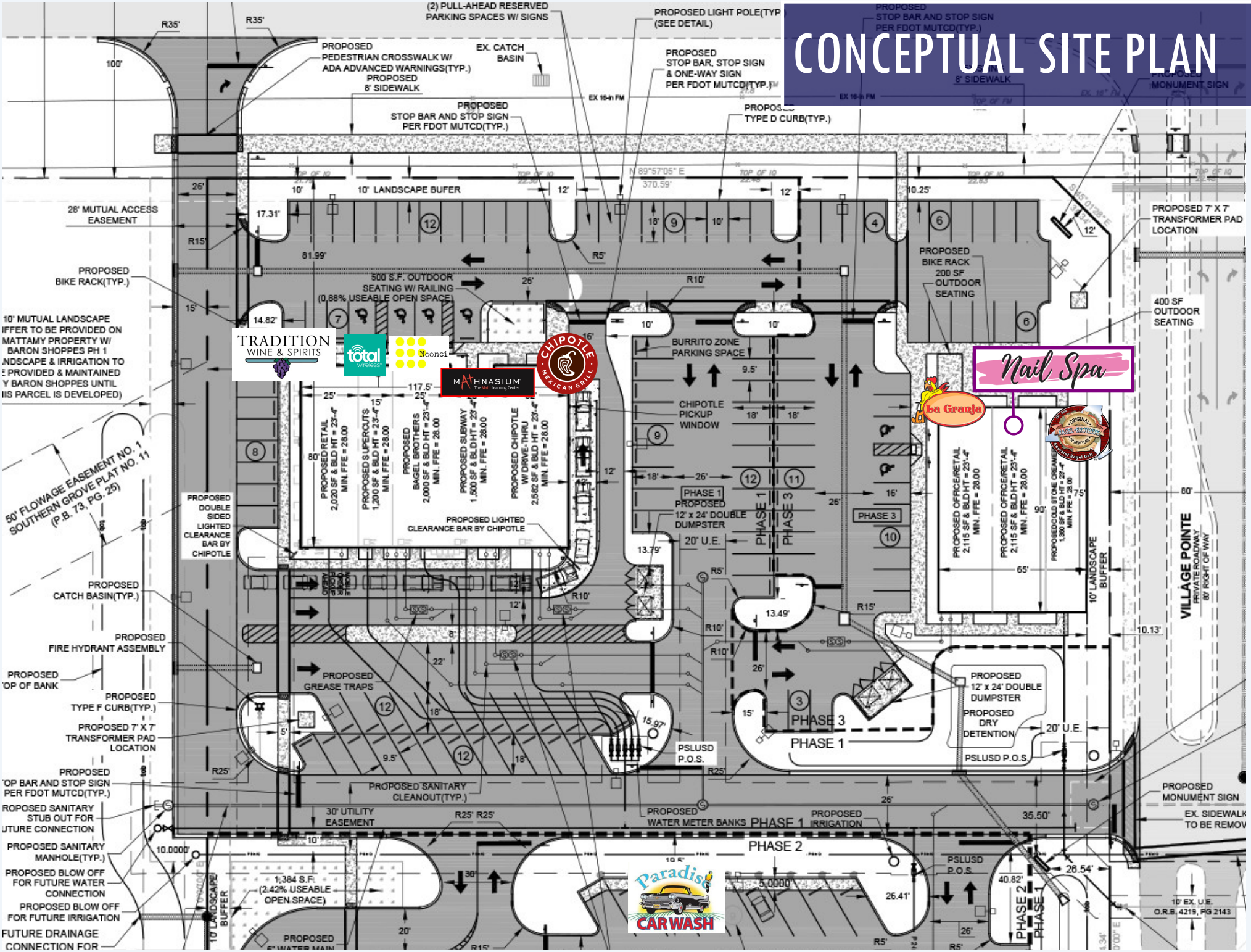


1 - FLOOR PLAN

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

N

CONCEPTUAL SITE PLAN

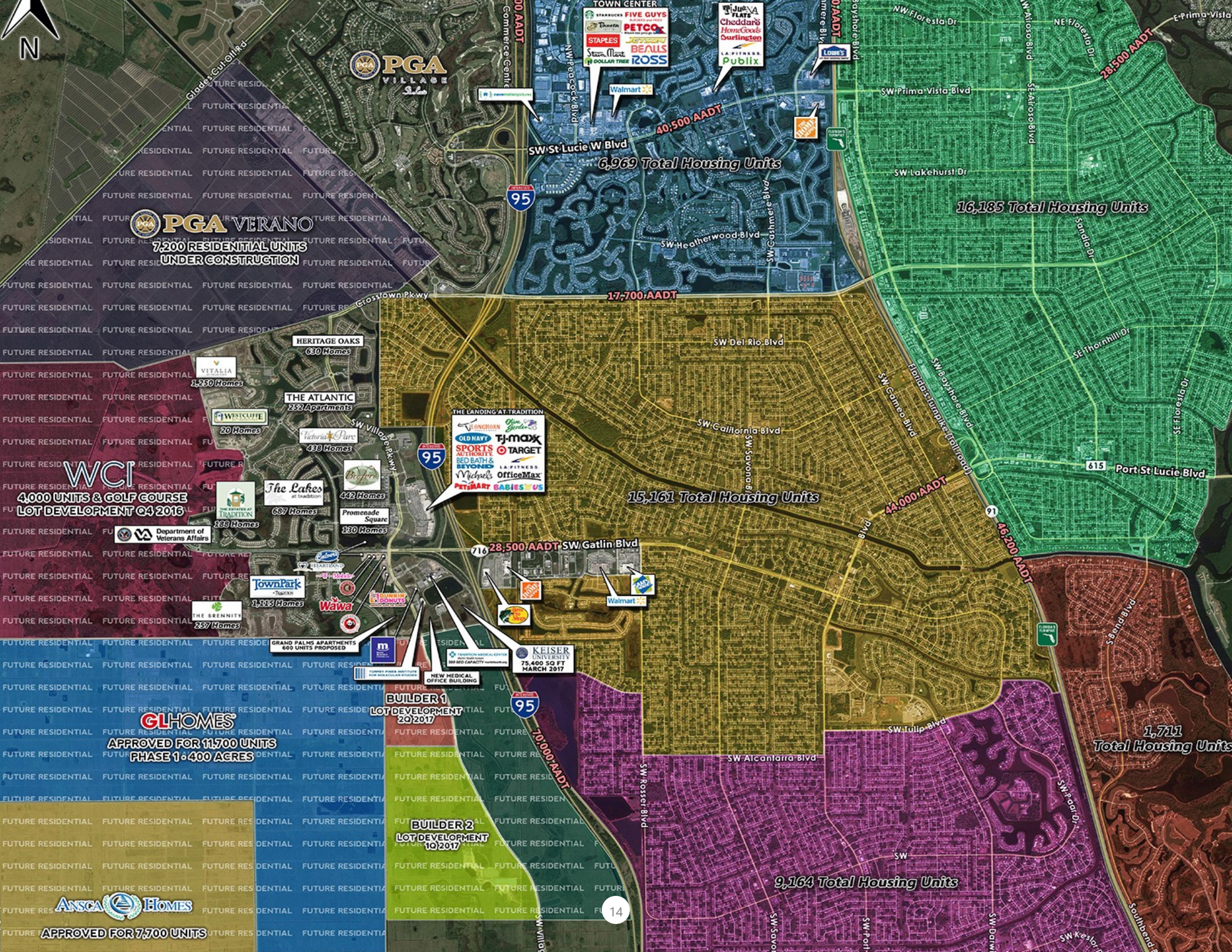


1 DOUBLE SIDED ILLUMINATED MONUMENT SIGN

CONCEPTUAL MONUMENT SIGN

2.49 AC
BARON SHOPPES OF TRADITION
SW TRADITION PARKWAY
Wawa
PDQ
Culver's
TRADITION PARKWAY DENTAL CARE
PANDA EXPRESS
STARBUCKS COFFEE
RECOVERY sports grill
POPSTROKE EAT. PLAY. DRINK.
HOMEWOOD SUITES Hilton
verizon
DUNKIN'
BLAZE PIZZA
BURGER KING
COMING SOON
CHIPOTLE MEXICAN GRILL
Paradise CARWASH
SPRINGS apartments
COMING SOON
250 RESIDENTIAL UNITS

THE LANDING AT TRADITION
LA FITNESS
BED BATH & BEYOND
Bath & Body Works
TARGET
T.J.maxx
LANE BRYANT
five BELOW
Michaels
ULTA BEAUTY
OLD NAVY
PETSMART
GameStop
Great Clips
PNC BANK
BEDFORD PARK COMMUNITY
WELLS FARGO
Publix
SunTrust
DSW
Olive Garden
LONGHORN STEAKHOUSE
Panera BREAD
MEATING STREET
THE GREAT GREEK
Wendy's
THE HOME DEPOT
INTERSTATE 95
Bass Pro Shops
FLOOR & DECOR
SW GATLIN BLVD - 50,500 ADT
SUBJECT PROPERTY
PROPOSED 200 ROOM HOTEL
Cleveland Clinic
TRADITION MEDICAL CENTER
RECOVERY sports grill
PDQ
Wawa
Culver's
TRADITION PARKWAY DENTAL CARE
POPSTROKE
HOMEWOOD SUITES Hilton
STARBUCKS COFFEE
verizon
SW VILLAGE PARKWAY - 13,200 ADT
BLAZE PIZZA
DUNKIN'
BURGER KING
NEWLY CONSTRUCTED APARTMENTS
SPRINGS AT TRADITION


N
PGA VILLAGE
PGA VERANO
7,200 RESIDENITIAL UNITS
UNDER CONSTRUCTION
WCI
4,000 UNITS & GOLF COURSE
LOT DEVELOPMENT Q4 2016
GLHOMES
APPROVED FOR 11,700 UNITS
PHASE 1 - 400 ACRES
ANSCA HOMES
APPROVED FOR 7,700 UNITS
TOWN CENTER
6,969 Total Housing Units
16,185 Total Housing Units
15,161 Total Housing Units
9,164 Total Housing Units
1,711
Total Housing Units
40,500 AADT
28,500 AADT
17,700 AADT
44,000 AADT
46,200 AADT
70,000 AADT
SW St Lucie W Blvd
SW Prima Vista Blvd
SW Lakehurst Dr
SW Heatherwood Blvd
SW Del Rio Blvd
SW California Blvd
SW Gatlin Blvd
SW Tulip Blvd
SW Alcantarra Blvd
Port St Lucie Blvd
Crosstown Pkwy
Glades Cut Off Rd
Commerce Centre
NW Peacock Blvd
SW Cashmere Blvd
SW Village Pkwy
SW Savona Blvd
SW Rosser Blvd
SW Cameo Blvd
SW Bayshore Blvd
Florida's Turnpike (Toll road)
NW Floresta Dr
NE Floresta Dr
SE Floresta Dr
SW Airoso Blvd
SE Airoso Blvd
SE Thornhill Dr
Sandia Dr
S Bend Blvd
SW Paar Dr
Southbend Blvd
SW Keslor Blvd
SW Savona Blvd
SW Port
SW Darwin
SW Village Pkwy
HERITAGE OAKS
630 Homes
VITALIA
1,250 Homes
THE ATLANTIC
252 Apartments
WESTCLIFFE
20 Homes
Victoria Parc
438 Homes
The Lakes at tradition
687 Homes
Beaford
442 Homes
THE ESTATES AT TRADITION
188 Homes
Promenade Square
130 Homes
Department of Veterans Affairs
TownPark
1,115 Homes
THE BRENNITY
257 Homes
Wawa
DUNKIN' DONUTS
GRAND PALMS APARTMENTS
600 UNITS PROPOSED
TORREY PINES INSTITUTE FOR MOLECULAR STUDIES
NEW MEDICAL OFFICE BUILDING
TRADITION MEDICAL CENTER
300 BED CAPACITY
KEISER UNIVERSITY
75,400 SQ FT
MARCH 2017
BUILDER 1
LOT DEVELOPMENT
2Q 2017
BUILDER 2
LOT DEVELOPMENT
1Q 2017
THE LANDING AT TRADITION
LONGHORN
Olive Garden
OLD NAVY
T.J.maxx
SPORTS AUTHORITY
TARGET
BED BATH & BEYOND
LA FITNESS
Michaels
OfficeMax
PETSMART
BABIES US
Walmart
Lowe's
Cheddar's
HomeGoods
Burlington
Publix
Walmart
FUTURE RESIDENTIAL

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;

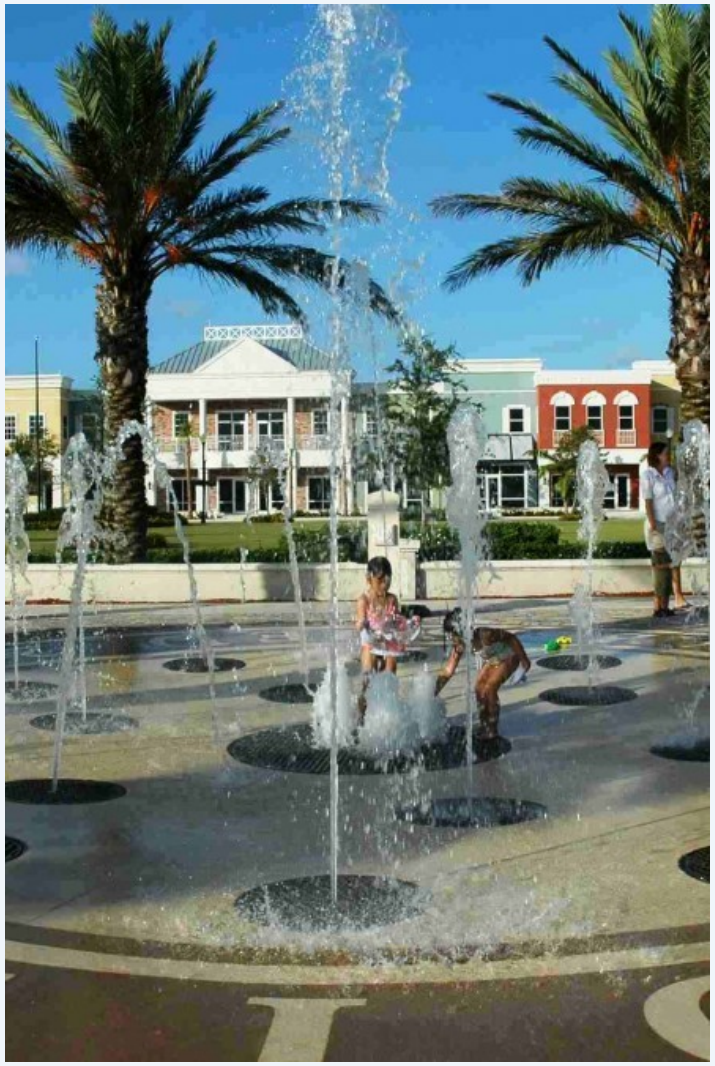
(4) Building height;

(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 bring- ing 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 com- munity 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 (1-95 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**

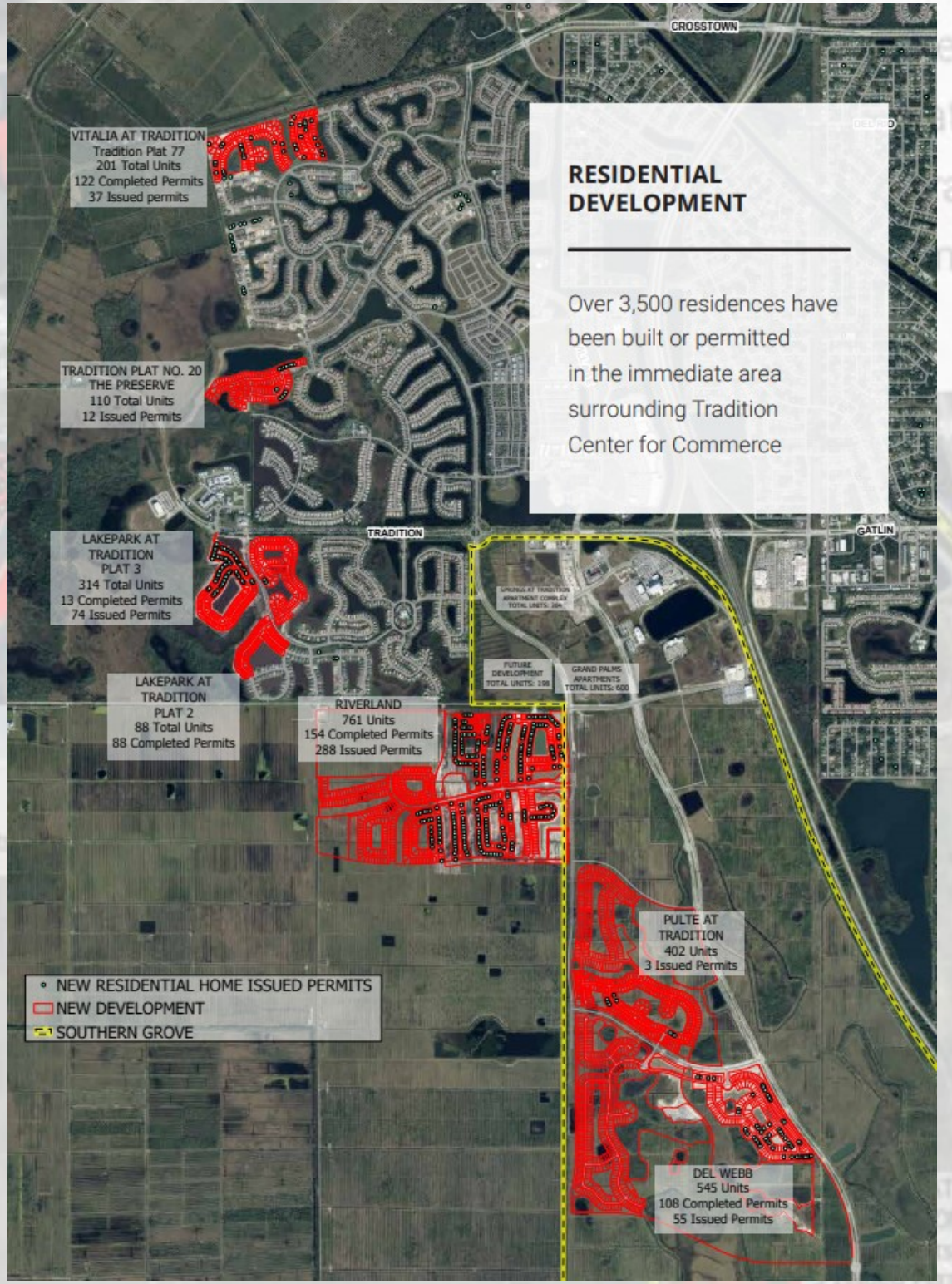
PARCELS RANGE FROM 1.4 - 400+ ACRES

EASY ACCESS
TO I95, 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



RESIDENTIAL DEVELOPMENT

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