

PRIME RETAIL/OFFICE SPACES

SW Village Parkway, Port St Lucie FL 34987



JOIN



CITY DINER

FOR LEASE | \$37.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- **NOW LEASING!** Future commercial plaza coming soon to the rapidly growing area of Tradition.
- The 2.94 AC commercial land with an approved site plan consisting of a one-story multi-tenant building that will allow a mixture of retail, restaurants, and office spaces.
- Located on the established signalized intersection of SW Village Parkway and SW Discovery Way.
- Growth in this area is happening quickly as there are many proposed and under construction projects taking place.
- Surrounding proposed projects include: Two national hotels, a shopping plaza with a major grocer, a 78,000 SF retail and medical center, luxury apartments, new single-family communities, and much more!



LEASE RATE	\$37.00/SF NNN
SPACES AVAILABLE	2,170–12,000 SF
PROPOSED BUILDING SIZE	20,394 SF
BUILDING TYPE	Retail/Office/QSR
ACREAGE	2.94 AC
FRONTAGE	470'
TRAFFIC COUNT	12,600 ADT
PARKING SPACE	+/- 150
ZONING	MPUD
LAND USE	NCD
PARCEL ID	4315-708-0002-000-6

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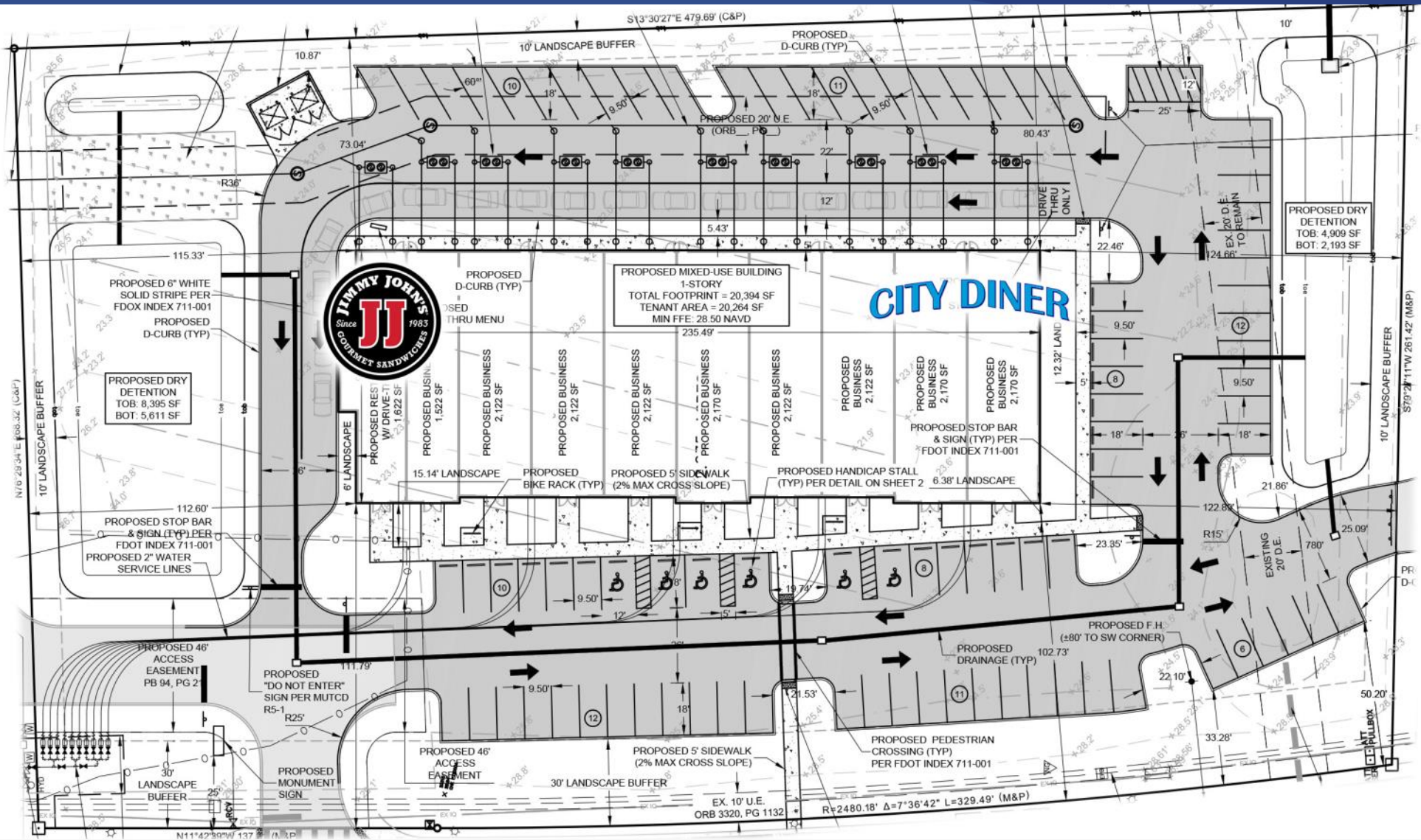
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SITE PLAN



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SITE RENDERING



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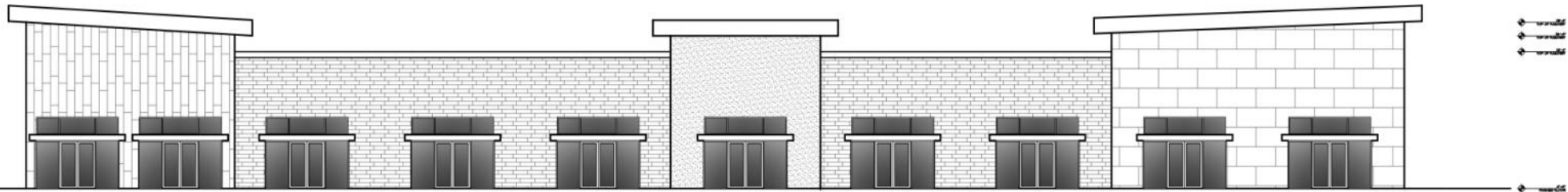
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SITE ELEVATIONS



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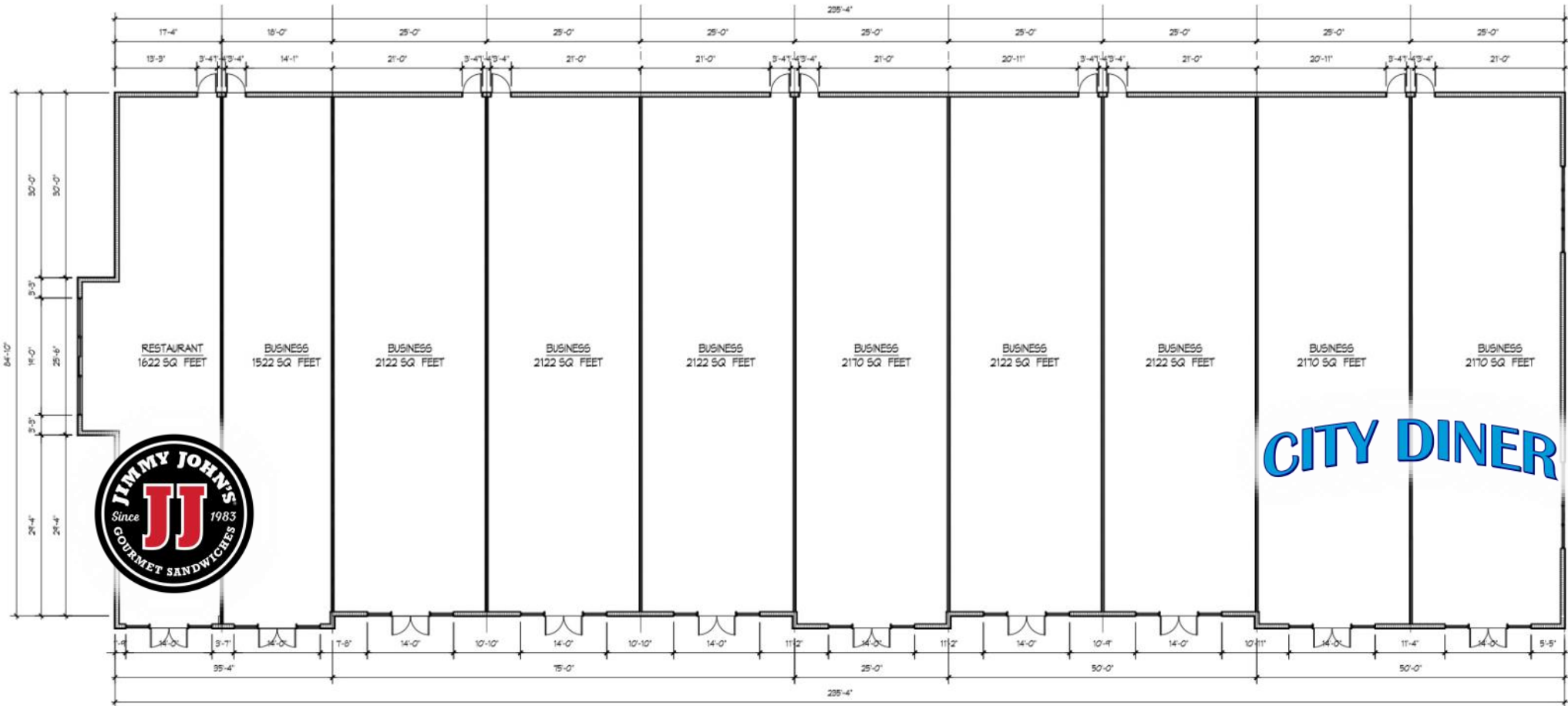
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FLOOR PLAN



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TRADE AREA MAP



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,094	1 Mile	\$98,997	1 Mile	43.7
3 Mile	113,401	3 Mile	\$87,838	3 Mile	41
5 Mile	261,480	5 Mile	\$84,991	5 Mile	43.2

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,667	1 Mile	\$81,831	1 Mile	46
3 Mile	125,444	3 Mile	\$72,717	3 Mile	41.9
5 Mile	284,207	5 Mile	\$68,860	5 Mile	44.6

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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.

(Ord. No. 10-62, § 2, 8-9-10)

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ABOUT TRADITION



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.

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NEW DEVELOPMENT IN THE AREA

Shoppes at the Heart & Heart in the Park Art Piece

The proposed site plan includes two separate retail buildings, a future Aldi grocery store, and a standalone restaurant building. There are 3 parcels to the west boundary that are planned to be future development. Access is provided off of Community Blvd., Discovery Way, and Village Parkway. The site plan has been designed to maximize pedestrian connectivity through the interior to the exterior of the site. Both the restaurant building and Retail 2 building accommodate large areas of outdoor plaza space to be utilized by their users as well as the adjacent future Heart of Tradition Plaza.



WoodSpring Suites Port Saint Lucie (Opening March 2024)

Enjoy affordable accommodations with WoodSpring Suites® Port Saint Lucie extended stay hotel. Our convenient location is off I-95, near popular attractions like PGA Village and the Riverwalk Boardwalk. Whether you're traveling for business, or you're a medical worker, relocating or simply looking for a place to vacation, we offer the basic amenities you need to stay a few days, weeks, a month or longer. Take advantage of low hotel rates that become more affordable the longer you stay.

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NEW DEVELOPMENT IN THE AREA

The Atlantic Palms of Tradition

600 unit apartment complex to be known as Grande Palms I and II at Tradition (Southern Grove). The developer is Atlantic and Pacific Companies. The apartment complex will consist of 30 apartment buildings with 168 one bedroom apartments, 336 two bedroom apartments, 96 three bedroom apartments, a clubhouse, and garage buildings to be constructed in two phases.



Anglo Retail

A 11,216-square-foot retail building proposed to be located at the southeast corner of Village Parkway and Discovery Way.

Tradition Business Center

Two (2) warehouse/office buildings totaling 34,221 sq. ft. proposed to be located east of Tom Mackie Blvd. and north of Becker Road.

Dragonfly Industrial Park

Four warehouse distribution buildings, totaling 405,508 square feet, proposed to be located east of Village Parkway and north of Becker Road.

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