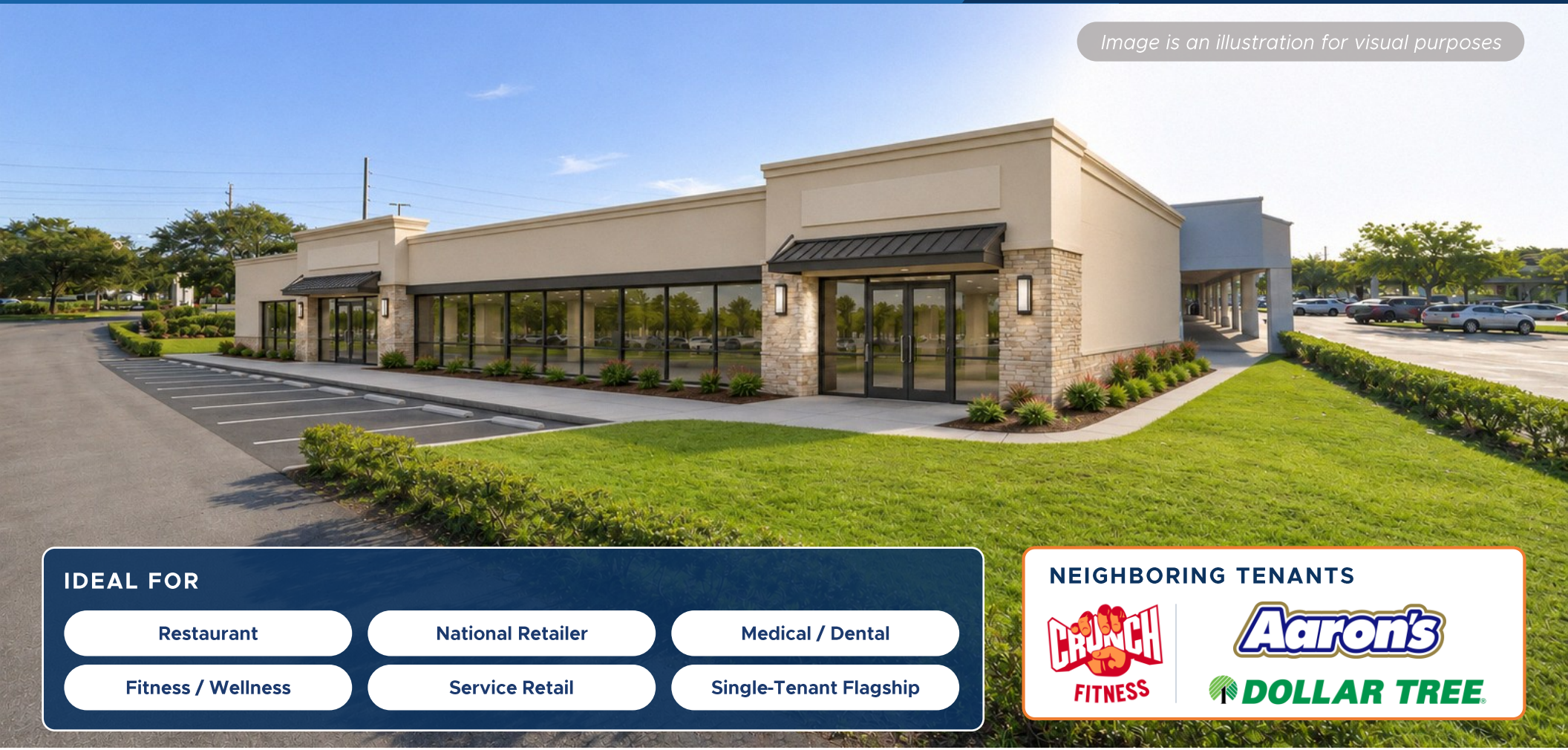
NEW CONSTRUCTION PAD SITE

PRE-LEASING NOW • 6,400 – 12,800 SF • Q2 2027 Delivery

10366 S US Highway 1, Port St. Lucie, FL 34952

FOR LEASE

$32.00/SF NNN



IDEAL FOR

- Restaurant
- National Retailer
- Medical / Dental
- Fitness / Wellness
- Service Retail
- Single-Tenant Flagship

NEIGHBORING TENANTS

CRUNCH FITNESS

Aaron's

DOLLAR TREE

CRADY MACKIN BELLAND
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PROPERTY OVERVIEW

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Pre-leasing is underway for a brand-new 12,800 SF pad building at Baron Shoppes of Port St. Lucie, an established, revitalized shopping center along US-1. The building can be leased whole to a single user or divided into two 6,400 SF spaces, with delivery expected in Q2 2027. Tenants join Crunch Fitness, Dollar Tree, Aaron's and a strong mix of retail, restaurant and service businesses, with excellent visibility, ample parking and steady daily traffic.



Property Highlights

- **New construction:** modern pad building, delivering Q2 2027
- **Flexible size:** 12,800 SF single-tenant or two 6,400 SF units
- **Strong co-tenancy:** Crunch Fitness, Dollar Tree, Aaron's, CSL Plasma and more
- **High traffic:** 36,000 AADT on US-1
- **Shape your space:** pre-leasing lets tenants plan their buildout early

Lease Rate	**$32.00/SF NNN**
Building Size	**12,800 SF (new)**
Divisible	**2 × 6,400 SF**
Tenancy	**Single or multi-tenant**
Delivery	**Q2 2027**
Building Type	**Retail pad**
Frontage	**±300' on SE Jennings Rd**
Traffic Count	**36,000 AADT (US-1)**
Zoning	**CG – General Commercial (PSL)**
Center	**Baron Shoppes of PSL**
Parcel ID	**4412-504-0005-000-9**

SPACE OPTIONS

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Lease the whole building as a single-tenant flagship or take one of two 6,400 SF units.

UNIT A

6,400 SF

Half of the building

- Restaurant or café
- Medical / dental office
- Specialty or service retail
- Fitness or wellness studio

Est. Base Rent
$17,067 / month

UNIT B

6,400 SF

Half of the building

- National or regional retailer
- Urgent care or clinic
- Family dining concept
- Discount or soft-goods retail

Est. Base Rent
$17,067 / month

FULL BUILDING

12,800 SF

Single-tenant flagship

- Junior anchor retailer
- Grocery or specialty food
- Large-format fitness
- Furniture / home store

Est. Base Rent
$34,133 / month



CONCEPTUAL SITE PLAN

CMB
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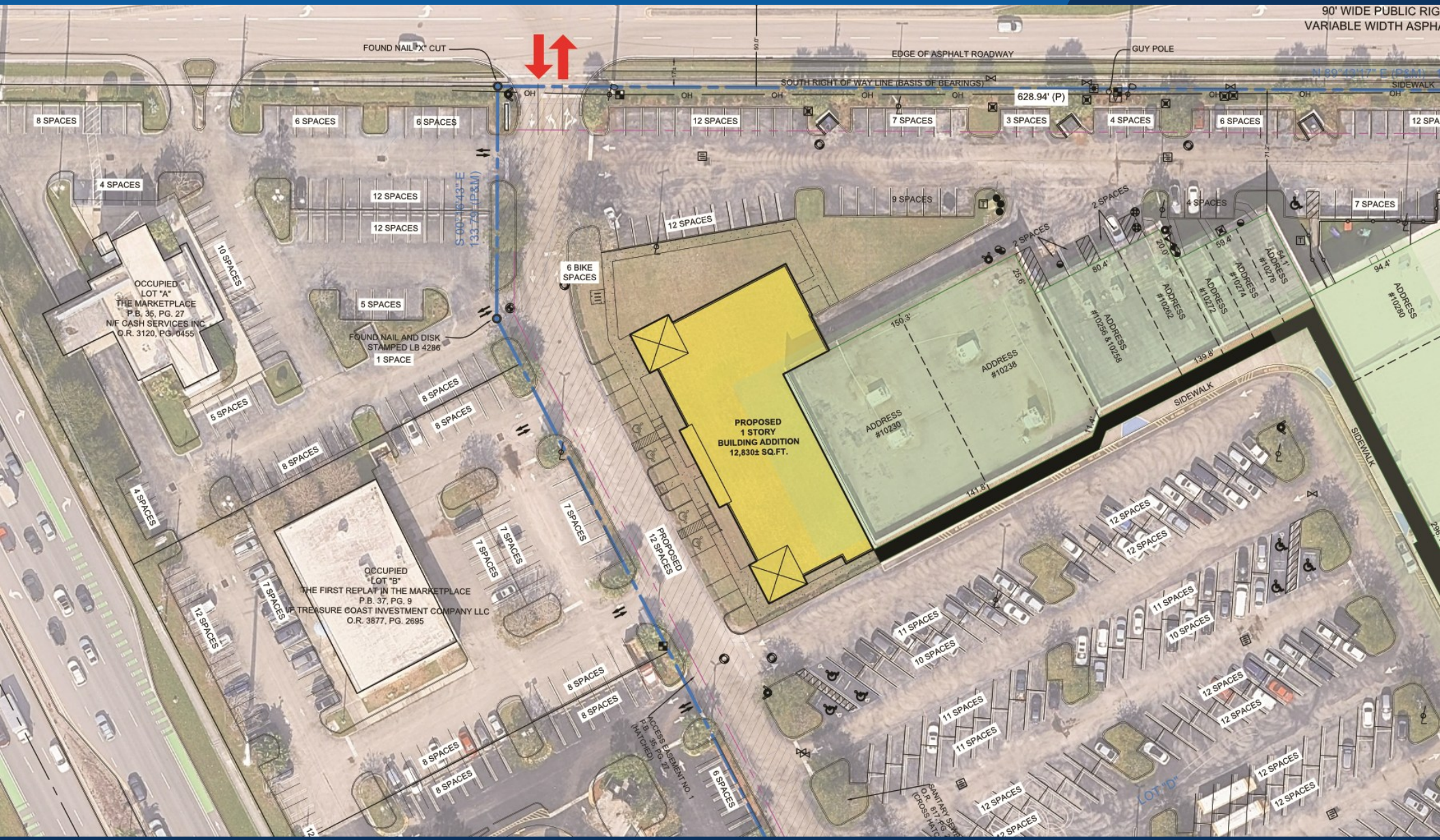

NEIGHBORING TENANTS

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Why Baron Shoppes

1 US-1 Exposure

36,000 vehicles a day on the Treasure Coast's main commercial corridor.

2 Proven Center

A revitalized, anchored plaza with fitness, discount, medical and dining traffic.

3 Growing Trade Area

126,644 residents within 5 miles, projected to reach 150,248 by 2029.

DEMOGRAPHICS

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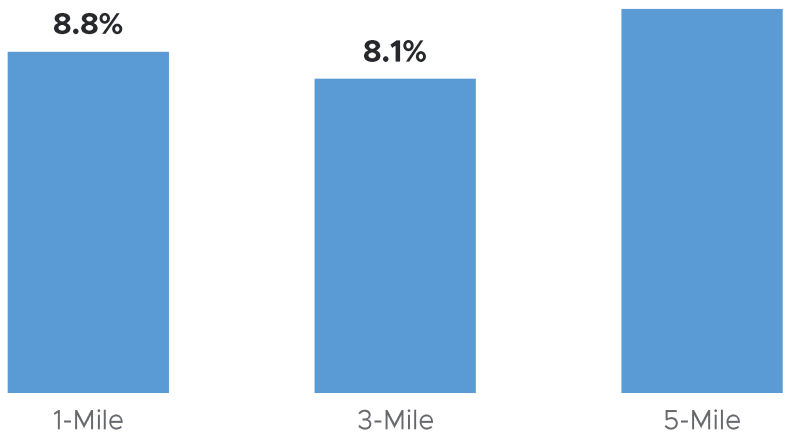
1-Mile Radius	
2026 Population	**11,147**
Households	**4,379**
Median Age	**41.2**
Median HH Income	**$72,740**
Average HH Income	**$89,350**

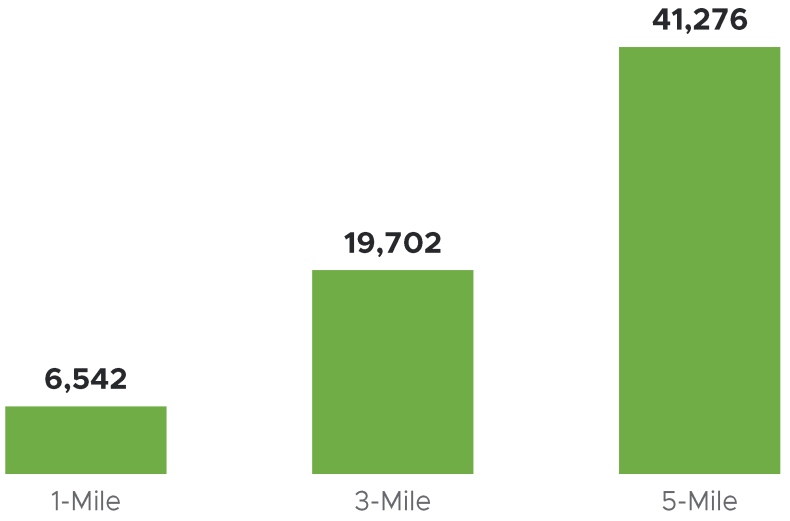
3-Mile Radius	
2026 Population	**51,096**
Households	**21,827**
Median Age	**47.0**
Median HH Income	**$75,908**
Average HH Income	**$101,787**

5-Mile Radius	
2026 Population	**130,907**
Households	**55,235**
Median Age	**47.1**
Median HH Income	**$78,981**
Average HH Income	**$106,199**

5-Year Population Growth



Employees, 2026



ZONING INFORMATION

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CG – General Commercial (City of Port St. Lucie Sec. 158.124). Located along established highways, the district supports a broad mix of retail, restaurant, service and office uses.

Retail, Office & Services

- Retail, business & personal services
- Administrative, business & professional offices
- Pharmacy
- Horticultural nursery / garden supply
- Enclosed kennel
- Medical marijuana dispensing
- Hotel / motel

Food, Drink & Gathering

- Restaurants, with or without alcohol
- Retail alcohol sales (incidental)
- Brewpub
- Enclosed assembly area up to 3,000 SF
- Cat café
- Park or public recreation

By Special Exception

- Drive-through service for any permitted use
- Bars, lounges & night clubs
- Assembly area over 3,000 SF
- Convenience store, with or without fuel
- Hospital / free-standing ER
- Schools / vocational schools
- Car wash

Special exception uses require City Council approval. Tenant to verify intended use with the City of Port St. Lucie.

TRADE AREA MAP

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