

**FOR LEASE**



COMING SOON | NOW PRE-LEASING

## **SHOPPES AT TOWN PLACE RETAIL SPACES**

8700 US HIGHWAY 1, PORT ST LUCIE, FL 34952

CHRIS BELLAND | 772.418.4506 | CBELLAND@COMMERCIALREALESTATELLC.COM

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

[www.CommercialRealEstateLLC.com](http://www.CommercialRealEstateLLC.com)





# TABLE OF CONTENTS

---

## **SHOPPES AT TOWN PLACE RETAIL SPACES**

Port St. Lucie, FL

- 3 PROPERTY OVERVIEW
- 4 FEATURES & HIGHLIGHTS
- 5 FLOOR PLANS
- 6 BUILDING A AVAILABILITY
- 7 BUILDING B AVAILABILITY
- 8 BUILDING C AVAILABILITY
- 9 MASTER PLAN
- 10 SURROUNDING TRADE AREA
- 11 SITE RENDERINGS
- 12 DEMOGRAPHICS
- 13 CONTACT INFORMATION

### **CONTACT INFORMATION**

**Chris Belland**

Senior Sales & Leasing Associate

772.418.4506

[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

# PROPERTY OVERVIEW

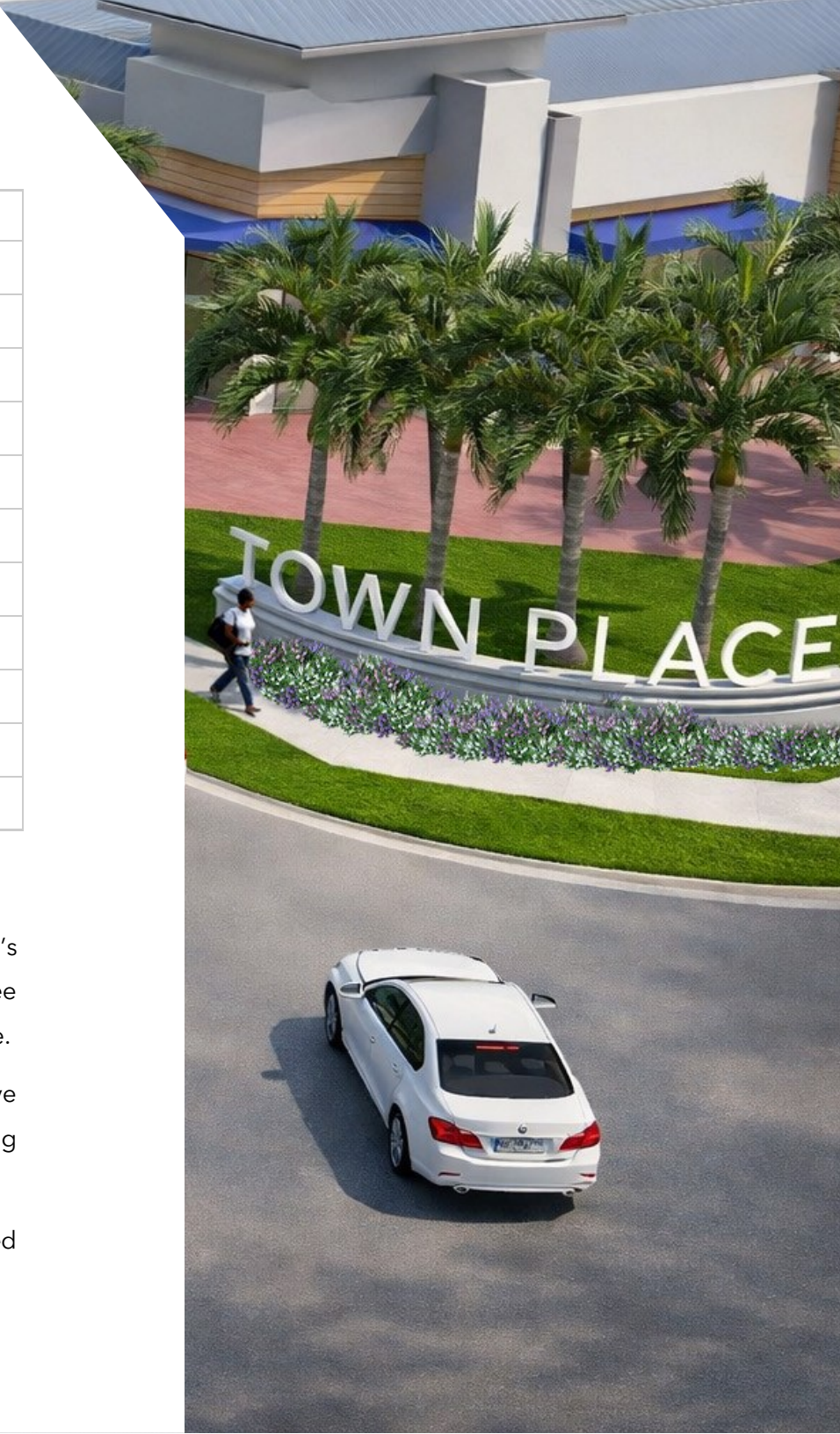
LEASE RATE	Starting at \$35.00/SF NNN*
BUILDING A (7,800 SF)	778 - 4,106 SF
BUILDING B (5,743 SF)	778 – 5,743 SF
BUILDING C (8,004 SF)	818 – 8,004 SF
BUILDING TYPE	Shopping Center
ACREAGE	+/- 5.68 AC
FRONTAGE	850’
TRAFFIC COUNT	45,500 ADT (2024)
EXPECTED DELIVERY	Q4 2026
ZONING	PUD (PSL)
LAND USE	CG/RH
PARCEL ID	3426-341-0001-000-2

## DEVELOPMENT OVERVIEW

An exceptional new commercial leasing opportunity coming to one of Port St. Lucie’s most visible corridors. This upcoming shopping plaza development will feature three thoughtfully designed commercial buildings offering a dynamic mix of spaces for lease.

Situated as outparcels to a new apartment community, the project is designed to serve both daily needs and destination uses, creating built-in demand from a growing residential base.

Permitted uses include service, retail, dining, and entertainment, allowing for a curated tenant mix that complements the surrounding residential and commercial growth.





# FEATURES & HIGHLIGHTS



## PROPERTY FEATURES

- Three-building commercial development with multi-tenant lease opportunities
- Permitted uses: service, retail, dining, and entertainment
- Outparcels to a new apartment community with built-in customer base
- Flexible suite configurations available
- Estimated delivery timeline: approximately 18 months
- Natural gas available on site
- Designed for a curated, complementary tenant mix

## LOCATION ADVANTAGES

- Prime frontage on US-1 in Port St. Lucie
- Just north of the signalized intersection at Crosstown Parkway & US-1
- Excellent visibility and corridor presence
- Situated within a rapidly growing residential trade area
- Strong fit for national and regional tenants
- High-access, high-recognition retail corridor placement

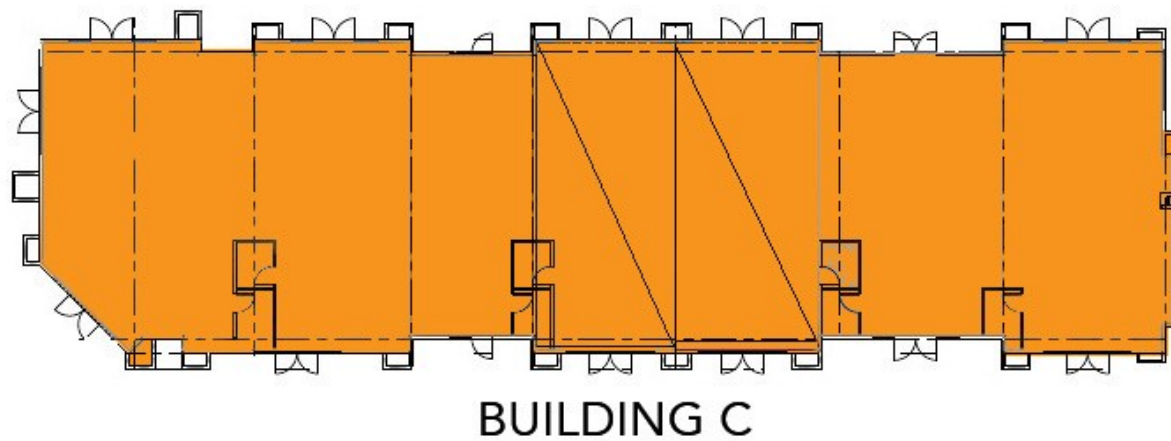
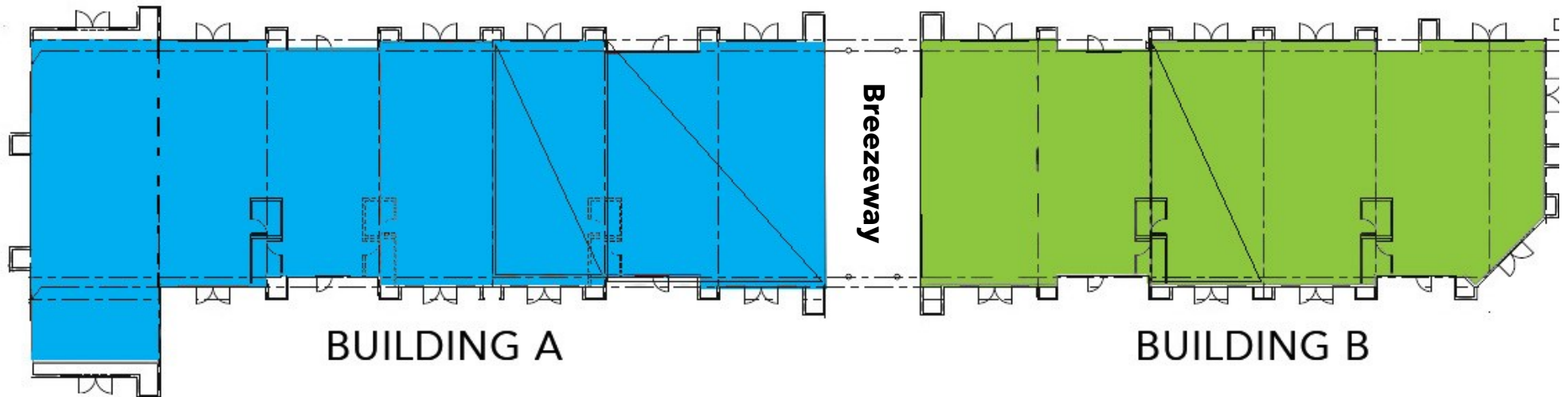
## SIGNAGE & VISIBILITY

- Signage opportunities on both sides of each building
- Monument signage available
- Storefront exposure to US-1 traffic
- Layout designed to maximize tenant visibility

## RESTAURANT & DRIVE-THRU FEATURES

- Restaurant seating areas oriented toward US-1 frontage
- Parking fields located to the rear of buildings to preserve storefront presence
- Ideal layout for fast casual and sit-down concepts
- Drive-thru space available on Building C

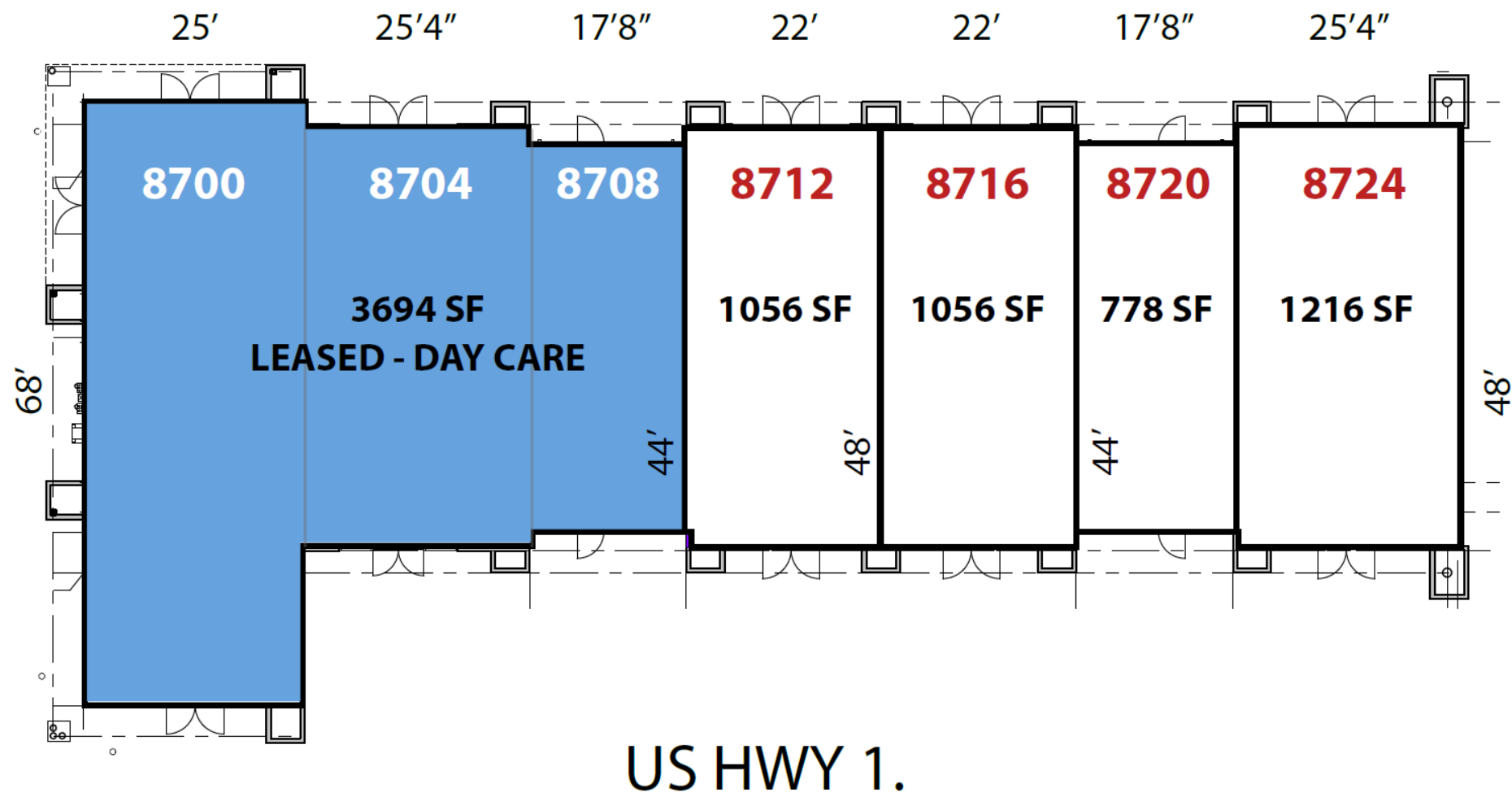
# FLOOR PLANS



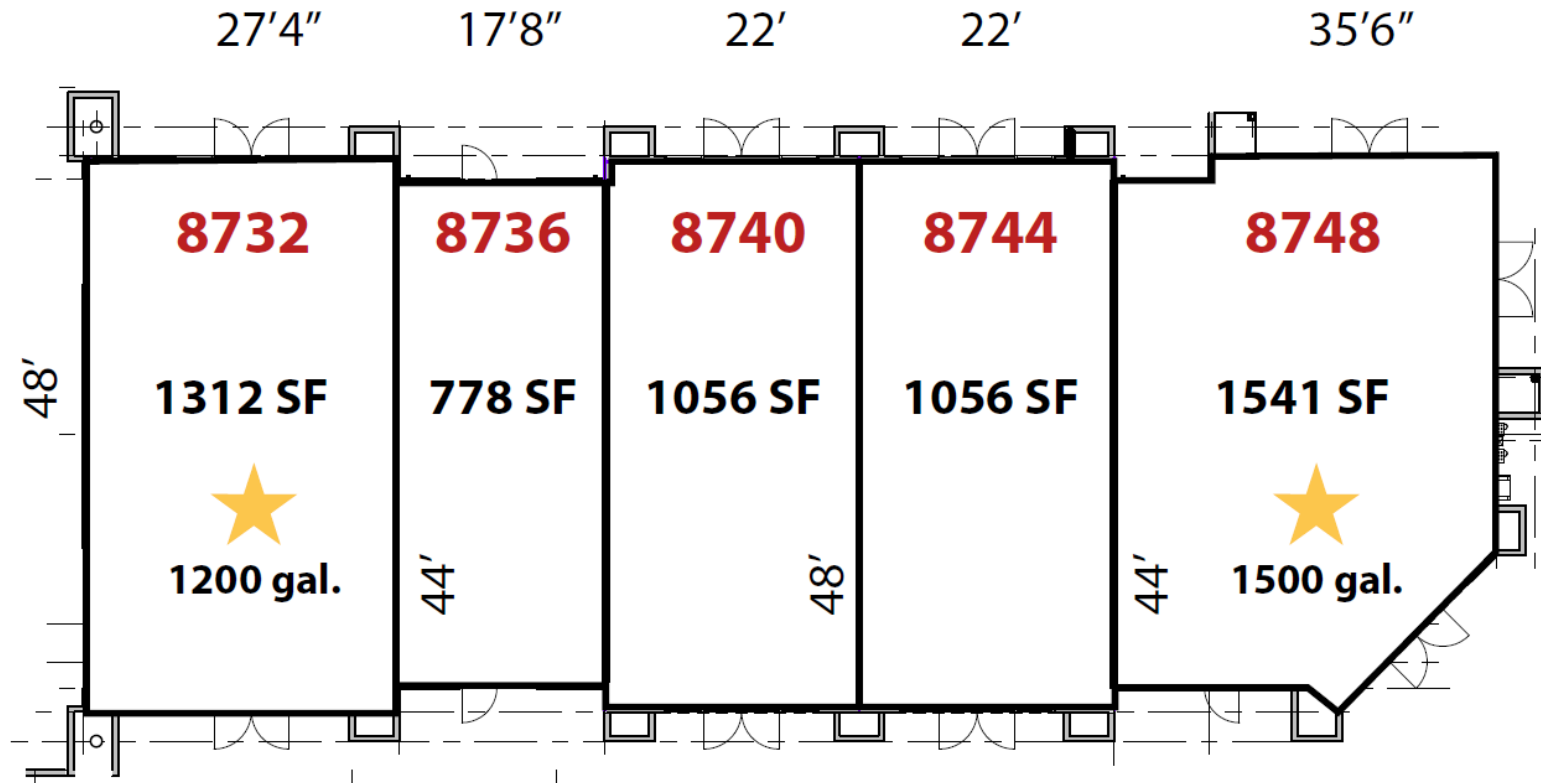
## Ideal Spots For

- Fast-casual and sit-down dining concepts
- Service-oriented retailers
- Medical, wellness, and personal care users
- Boutique retail and experiential concepts
- Entertainment and lifestyle-focused tenants

# BUILDING A AVAILABILITY



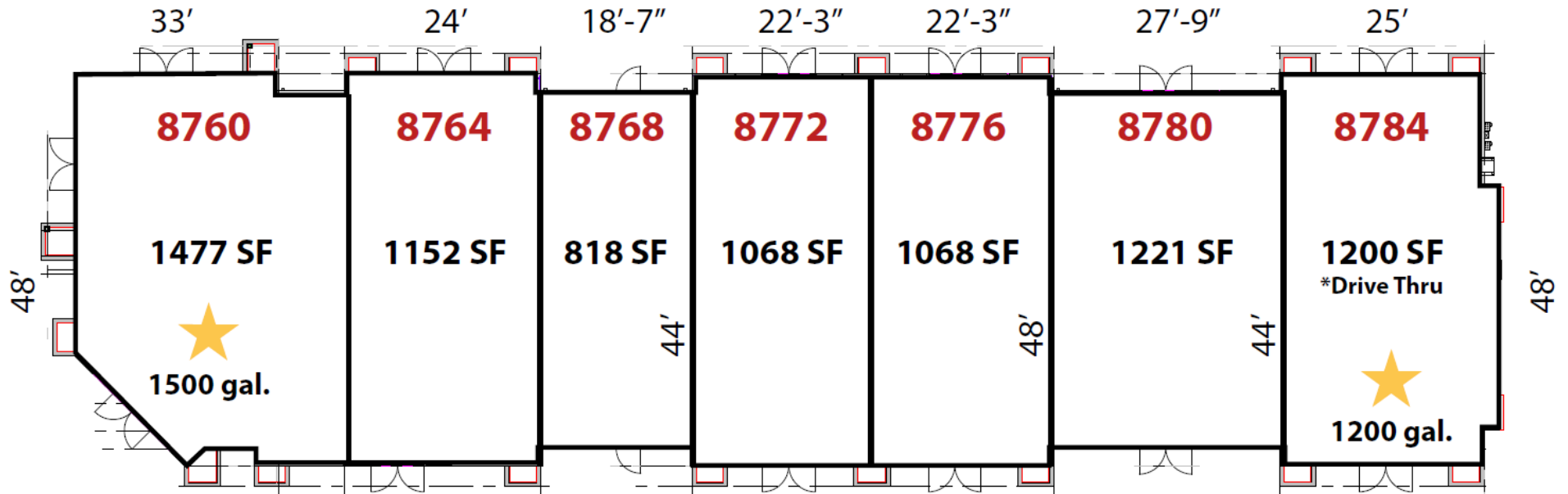
## BUILDING B AVAILABILITY



US HWY 1.

★ = UNITS WITH GREASE TRAPS

## BUILDING C AVAILABILITY



US HWY 1.

★ = UNITS WITH GREASE TRAPS



# MASTER PLAN





## SURROUNDING TRADE AREA





# SITE RENDERINGS





# DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	5,602	134,174	338,491
2024 Population	6,137	141,119	391,120
2029 Population Projection	7,314	166,330	463,804
Annual Growth 2020-2024	2.4%	1.3%	3.9%
Annual Growth 2024-2029	3.8%	3.6%	3.7%
Median Age	65.1	44.3	46.2
Bachelor's Degree or Higher	17%	22%	27%
U.S. Armed Forces	9	150	460

Income	1 mile	5 miles	10 miles
Avg Household Income	\$50,408	\$75,358	\$82,181
Median Household Income	\$34,847	\$61,486	\$65,825
< \$25,000	1,075	9,166	24,166
\$25,000 - 50,000	910	13,106	33,242
\$50,000 - 75,000	620	11,456	32,024
\$75,000 - 100,000	244	8,439	23,739
\$100,000 - 125,000	231	6,188	17,134
\$125,000 - 150,000	47	2,672	8,885
\$150,000 - 200,000	73	2,486	8,199
\$200,000+	27	1,926	8,088

Housing	1 mile	5 miles	10 miles
Median Home Value	\$81,631	\$249,508	\$280,818
Median Year Built	1983	1991	1995



# CONTACT INFORMATION

## **SHOPPES AT TOWN PLACE RETAIL SPACES**

8700 S US Highway 1  
Port St. Lucie, FL 34952

## **\$35.00/SF NNN**

LEASE RATE

### **Chris Belland**

Senior Sales & Leasing Associate

772.418.4506

[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

## **CONFIDENTIALITY & DISCLAIMER**

The information contained in this lease brochure is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and may not be shared with any other person or entity without the prior written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

By accepting and reviewing this material, the recipient agrees to hold all information contained herein in the strictest confidence and not to reproduce, copy, or distribute any portion of this brochure. If the recipient has no interest in the subject property, this material should be promptly returned to Jeremiah Baron & Co. Commercial Real Estate LLC.

This lease brochure has been prepared to provide summary, unverified information regarding the subject property for the purpose of generating preliminary interest from prospective tenants. The information contained herein is not intended to be a comprehensive or detailed presentation and should not be relied upon as a substitute for independent due diligence.

Jeremiah Baron & Co. Commercial Real Estate LLC has not conducted any investigation and makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein. This includes, but is not limited to, representations regarding property size or square footage, zoning, permitted uses, operating expenses, future availability, physical condition, environmental matters, compliance with laws or regulations, or the financial condition or business prospects of any existing or proposed tenants.

All prospective tenants are encouraged to conduct their own independent investigation and analysis of the property and shall bear all costs and expenses associated with such investigation. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy or completeness.

[www.CommercialRealEstateLLC.com](http://www.CommercialRealEstateLLC.com)

