PRIME RETAIL / OFFICE SPACES

New Construction in Tradition | 2,122–4,244 SF

11650 SW Village Parkway, Port St. Lucie, FL 34987

FOR LEASE

$42.00/SF NNN



LIMITED SPACES LEFT

JOIN

- Suncoast Credit Union
- Cali Coffee
- Tacos Ponchos
- Alloy Fitness
- Escape Nails
- + Your Business

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PROPERTY OVERVIEW

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Now leasing at **Village Parkway Plaza**, a new retail, restaurant and office destination in the growing Tradition area of Port St. Lucie. Positioned near the signalized intersection of SW Village Parkway and SW Discovery Way, the plaza sits adjacent to new and established residential communities, placing businesses close to a growing customer base. The 20,394 SF multi-tenant building, offers tenants an opportunity to serve the surrounding neighborhoods and establish a presence in one of the city's expanding commercial corridors.



Rendering

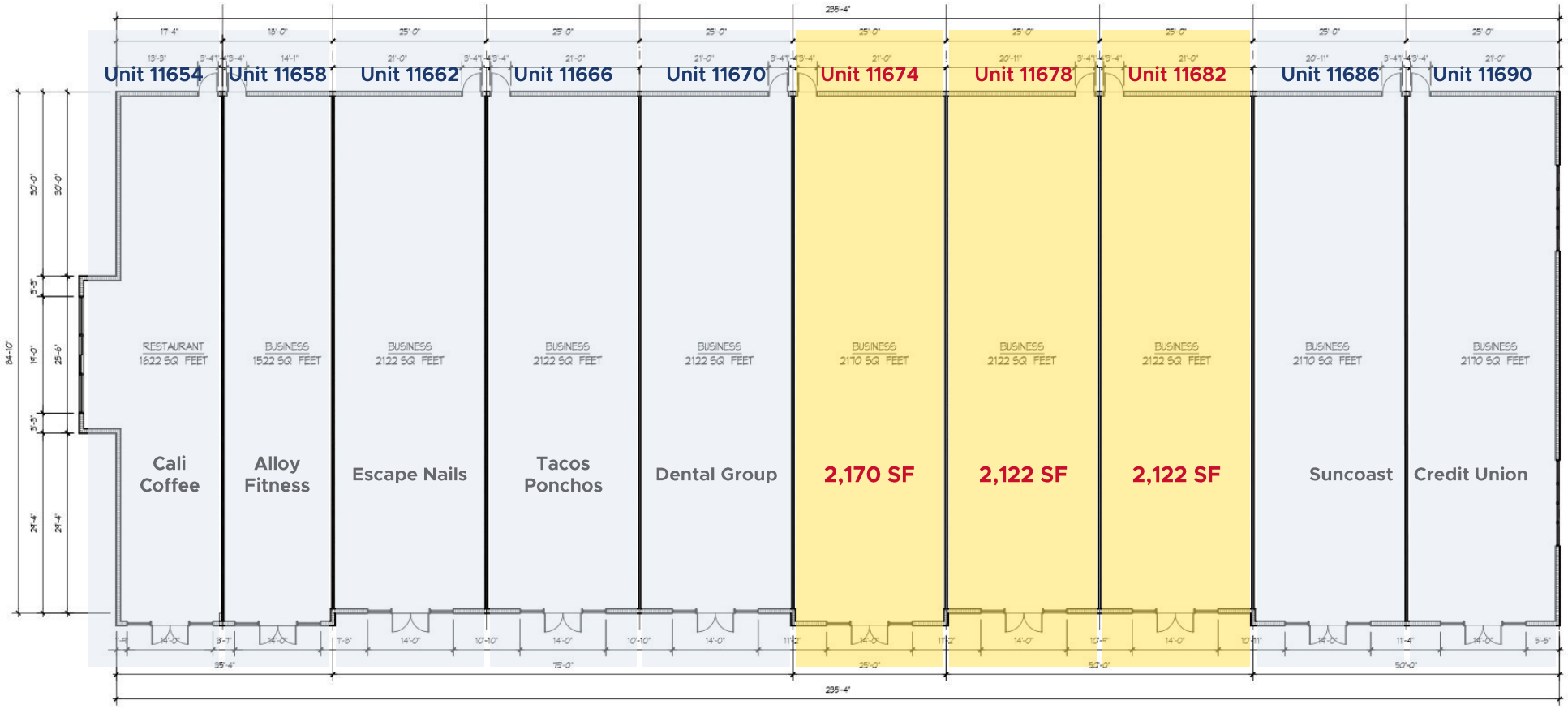
Property Highlights

- **Mixed-use destination:** new 20,394 SF multi-tenant building for retail, restaurant and office
- **Strong co-tenancy:** Alloy Fitness, Cali Coffee, a Dental Practice and more
- **Signalized access:** near SW Village Pkwy & SW Discovery Way, 470' of frontage
- **Built-in customer base:** next to new and established residential communities
- **Expanding corridor:** rapidly growing Tradition area of Port St. Lucie

Lease Rate	**$42.00/SF NNN**
Spaces Available	**2,122–4,244 SF**
Building Size	**20,394 SF**
Building Type	**Retail / Office / QSR**
Acreage	**2.94 AC**
Frontage	**470'**
Traffic Count	**19,500 ADT**
Parking	**±150 spaces**
Zoning	**MPUD**
Land Use	**NCD**
Parcel ID	**4315-708-0002-000-6**

AVAILABLE SPACES

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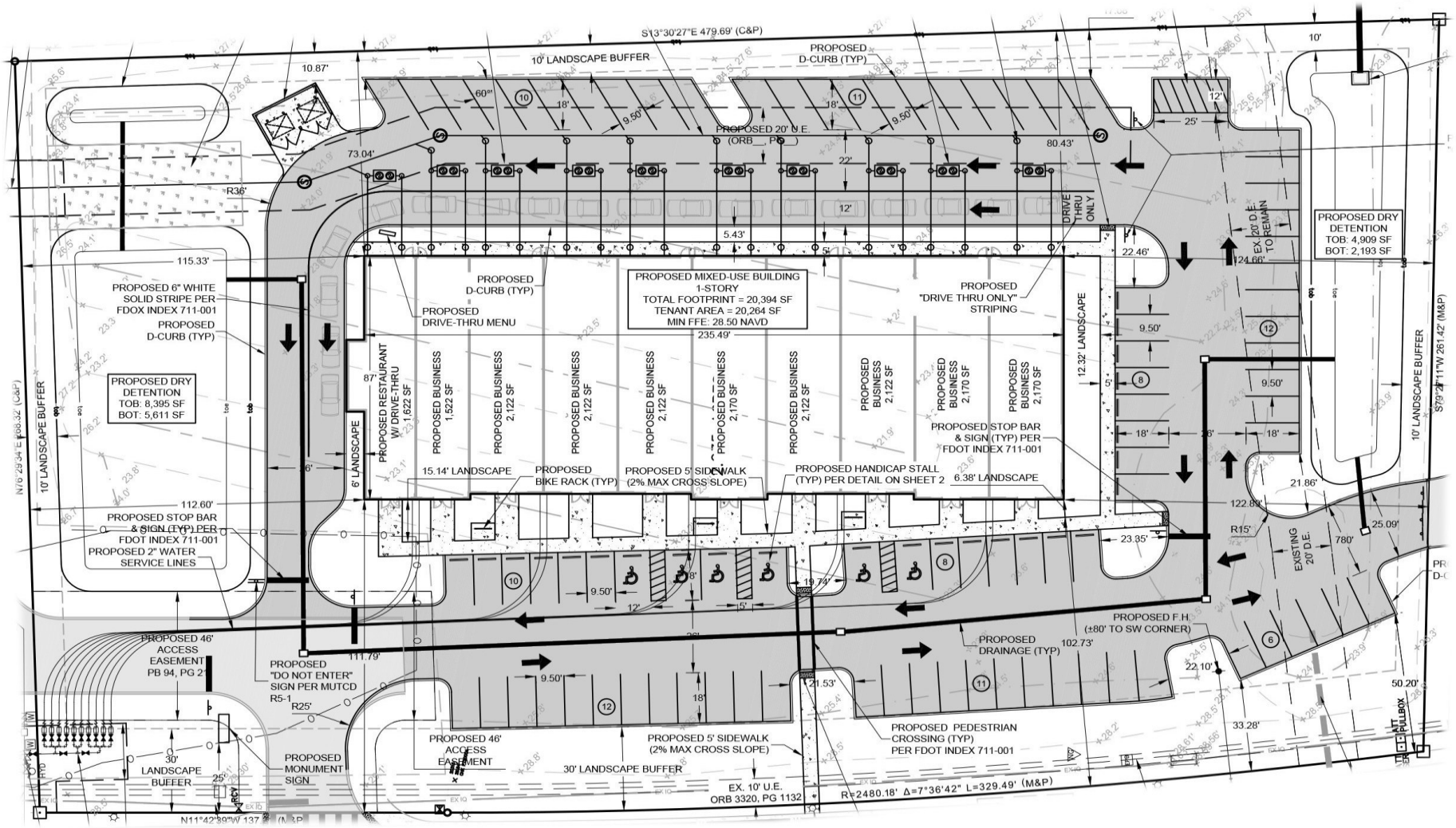


Available Leased

Unit	Size	Base Rent / Mo	Note
11674	2,170 SF	$7,595	Contiguous with 11678–11682
11678	2,122 SF	$7,427	Combine for up to 4,244 SF+
11682	2,122 SF	$7,427	Adjacent to Suncoast Credit Union

SITE PLAN

CMB
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DEMOGRAPHICS

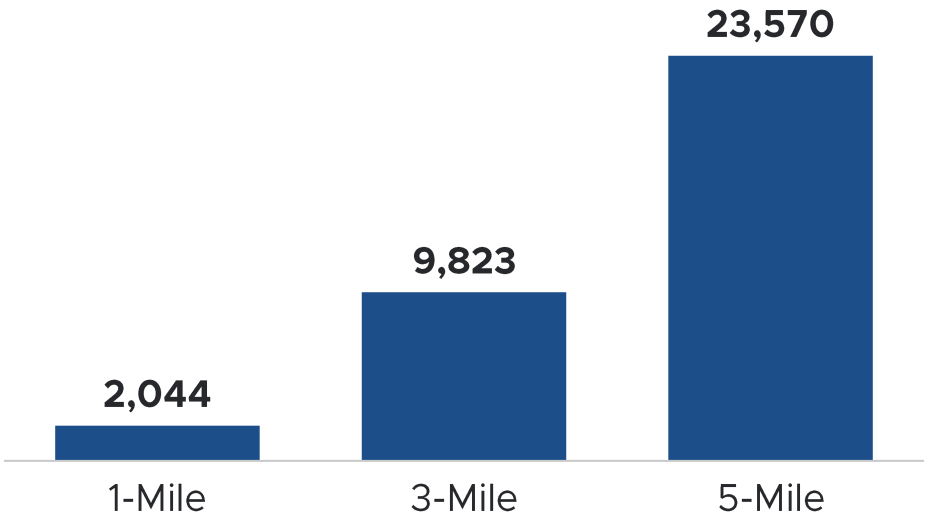
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1-Mile Radius	
Population	**10,081**
Median HH Income	**$97,193**
Median Age	**55.4**
Households	**4,820**
5-Yr Pop Growth	**45.6%**

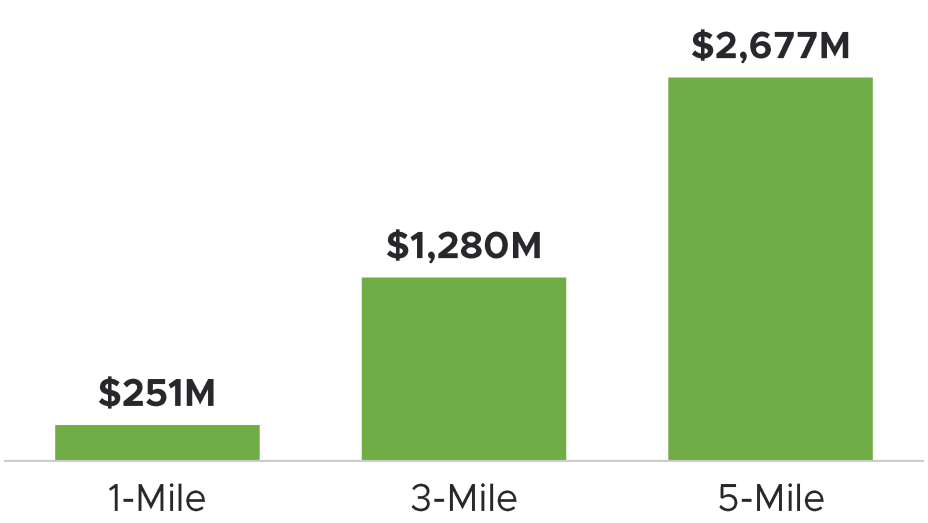
3-Mile Radius	
Population	**62,046**
Median HH Income	**$92,025**
Median Age	**44.8**
Households	**24,343**
5-Yr Pop Growth	**30.8%**

5-Mile Radius	
Population	**134,452**
Median HH Income	**$91,568**
Median Age	**43.6**
Households	**51,139**
5-Yr Pop Growth	**23.7%**

Employees



Retail Expenditure per Sq Mi



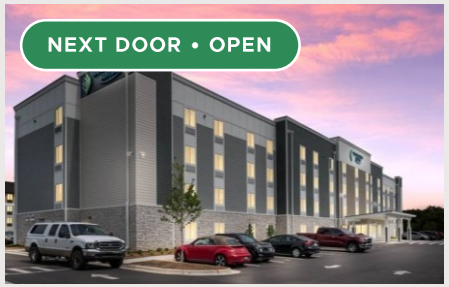
TRADE AREA MAP

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NEW DEVELOPMENT NEARBY

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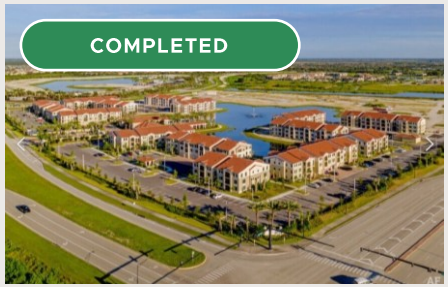
WoodSpring Suites

122-room extended-stay hotel at 11600 SW Village Pkwy, right beside the plaza – built-in daily customers.



Shoppes at the Heart of Tradition

71,000 SF center anchored by Aldi with Papa John's, Carmela Coffee, Rita's, Peach Cobbler Factory and more. Sold for $32M in 2025.



Grande Palms at Tradition

Atlantic | Pacific apartment community with clubhouse, adding rooftops within minutes of the site.



Dragonfly Commerce Park

Four industrial buildings totaling ±405,508 SF near Costco, Amazon, FedEx and Cleveland Clinic – a growing daytime workforce.

Coming Next to the Corridor

UNDER CONSTRUCTION

312 New Apartments

The NRP Group broke ground in Aug. 2026 on 10 buildings at 13661 SW Village Pkwy; completion targeted for summer 2028.

PLANNED

Tradition Entertainment District

About 85 acres along Village Pkwy (Innovation Way to Hegener Dr). Phase 1: 40,000 SF of retail & restaurants, about 60% pre-leased.

APPROVED

Village & Tradition Pkwy Upgrade

City approved a $1.5M intersection redesign (Apr. 2026) adding turn lanes and a third through lane.