

JOIN... **Swig**™ **VAPOR ESCAPE**

FOR LEASE



COMING SOON | NOW PRE-LEASING
SHOPPES AT TOWN PLACE RETAIL SPACES

8700 US HIGHWAY 1, PORT ST LUCIE, FL 34952

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Port St. Lucie, FL

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CONTACT INFORMATION

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PROPERTY OVERVIEW

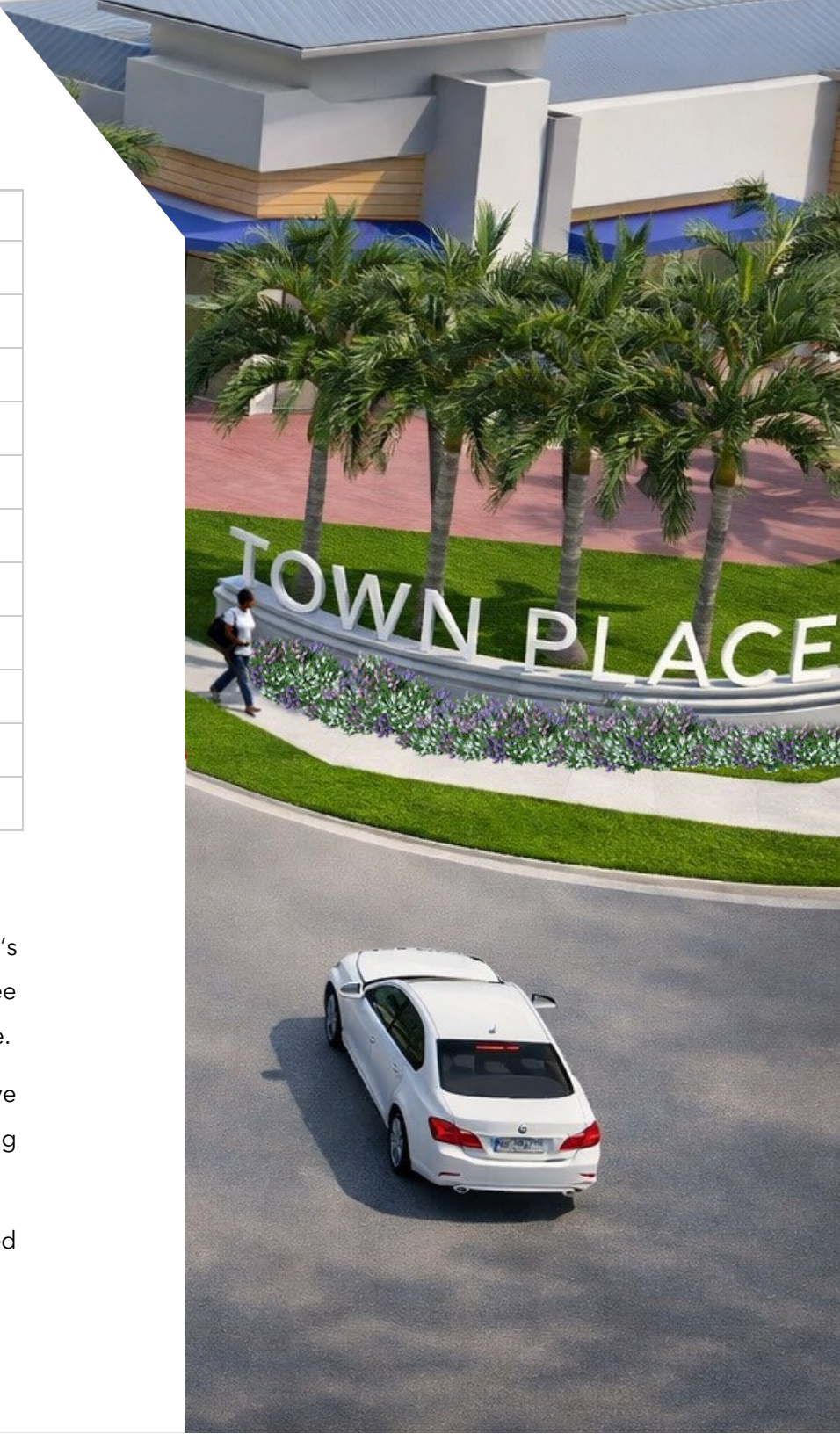
LEASE RATE	Starting at \$35.00/SF NNN*
BUILDING A (7,800 SF)	778 - 4,106 SF
BUILDING B (5,743 SF)	778 – 5,743 SF
BUILDING C (8,004 SF)	818 – 8,004 SF
BUILDING TYPE	Shopping Center
ACREAGE	+/- 5.68 AC
FRONTAGE	850’
TRAFFIC COUNT	45,500 ADT (2024)
EXPECTED DELIVERY	Q4 2026
ZONING	PUD (PSL)
LAND USE	CG/RH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

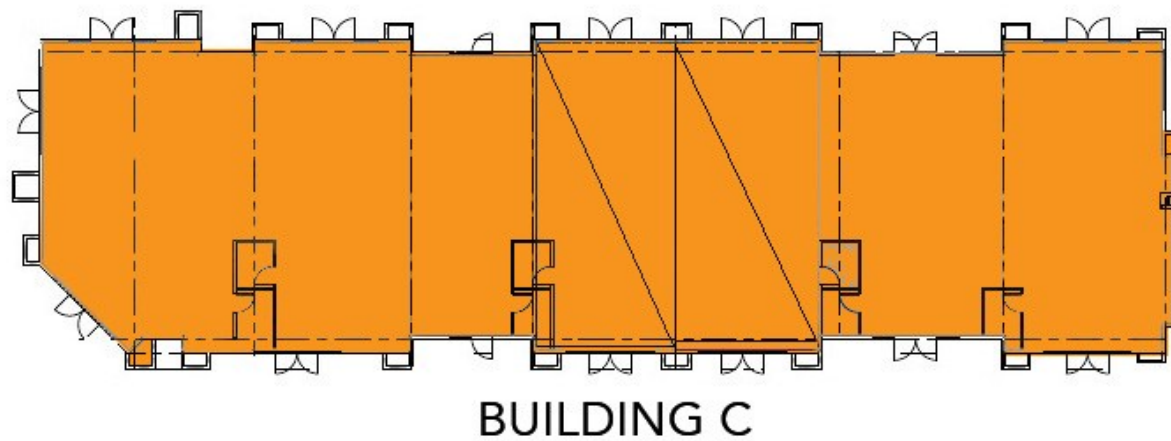
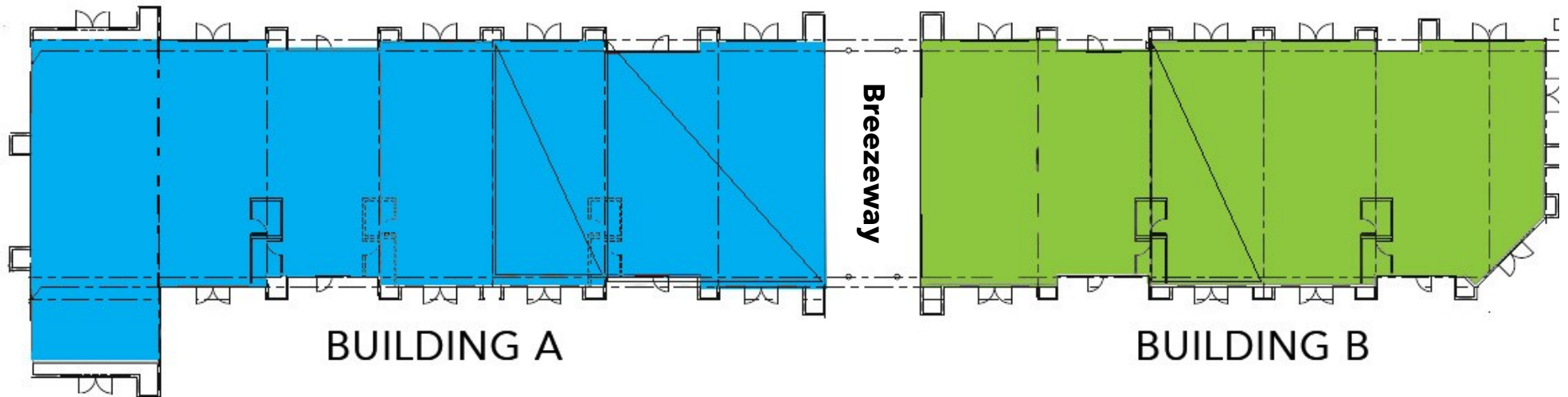
SIGNAGE & VISIBILITY

- 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

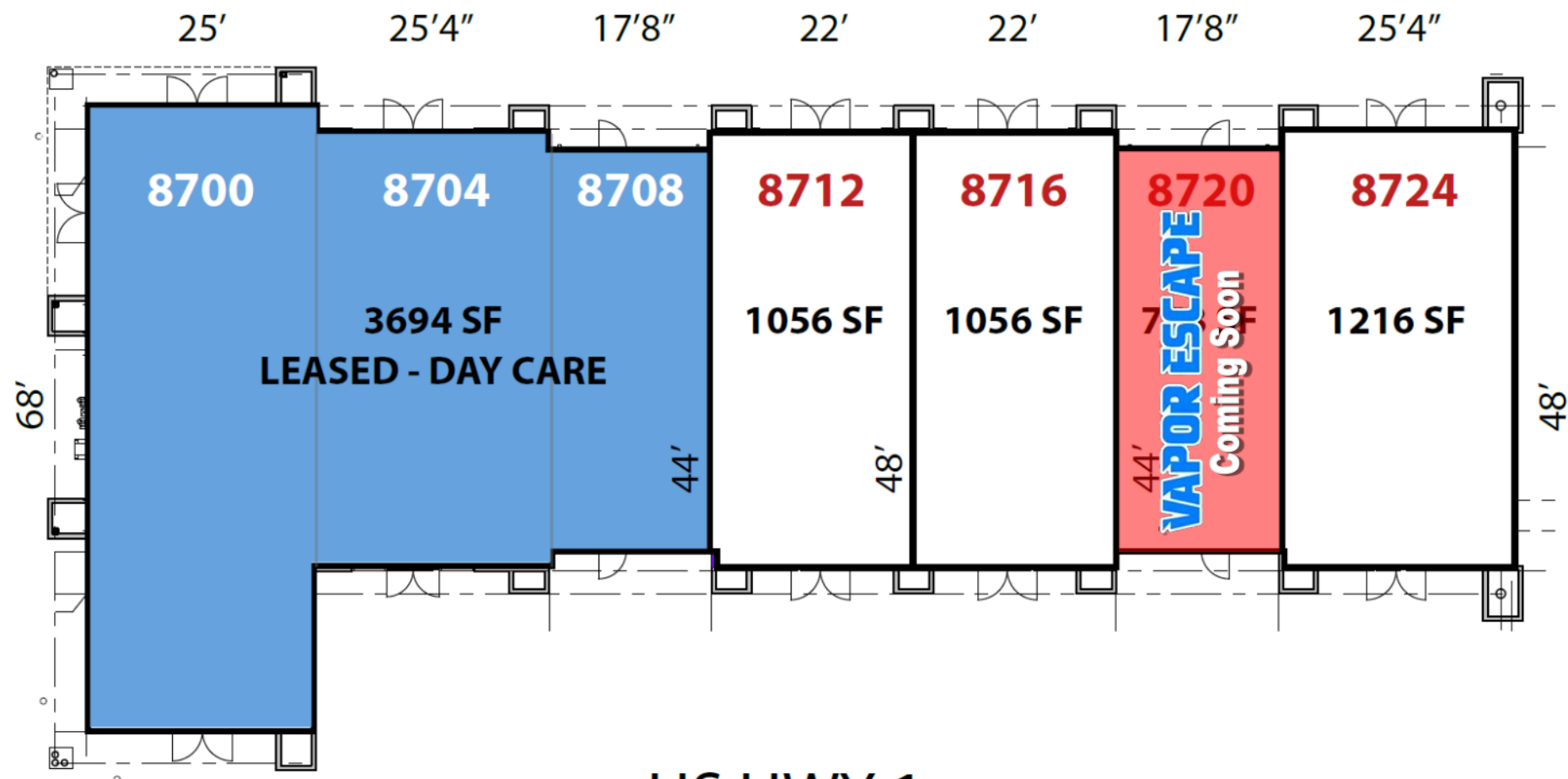
FLOOR PLANS



Ideal Spots For

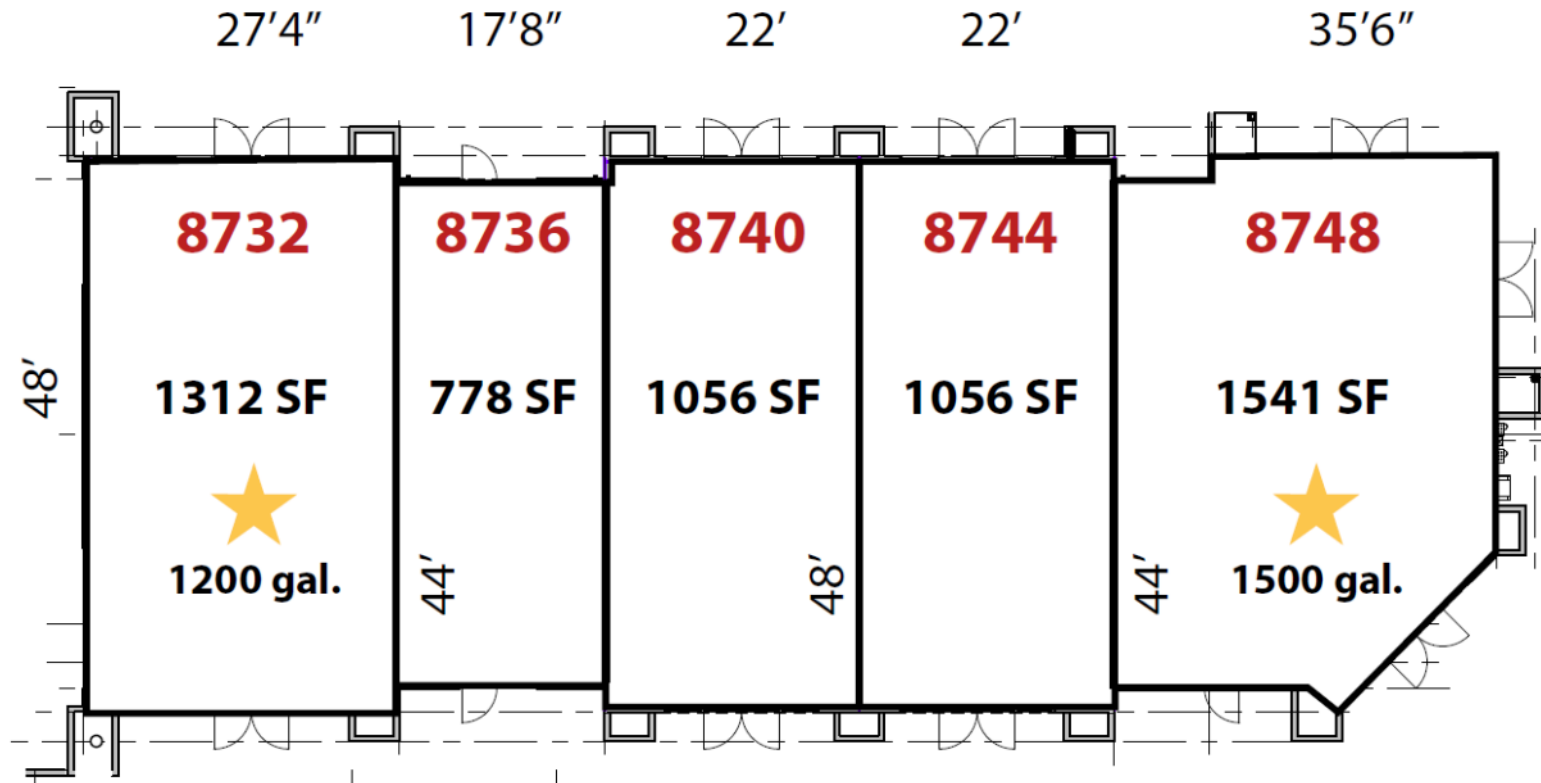
- Fast-casual and sit-down dining concepts
- Service-oriented retailers
- Medical, wellness, and personal care users
- Boutique retail and experiential concepts
- Entertainment and lifestyle-focused tenants

BUILDING A AVAILABILITY



US HWY 1.

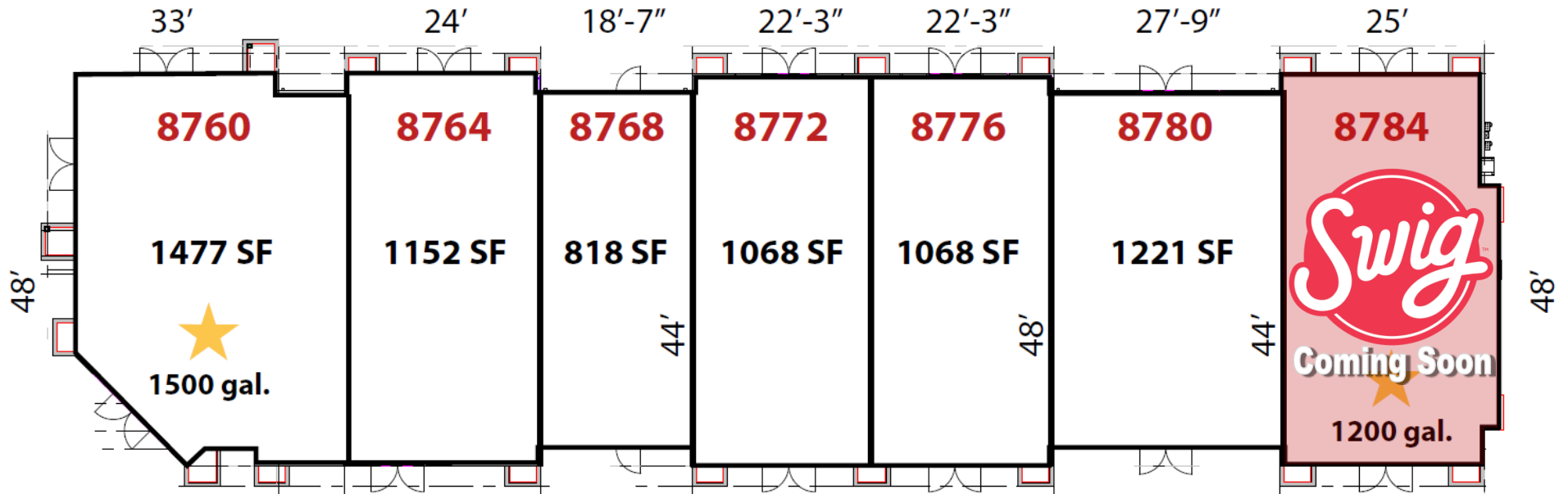
BUILDING B AVAILABILITY



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

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Port St. Lucie, FL 34952

\$35.00/SF NNN

LEASE RATE

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