

FOR LEASE

# 9265 SW COMMERCE CENTRE DR

PORT ST LUCIE, FL 34986



18,000 SF  
OFFICE/MEDICAL



SW COMMERCE CENTRE DR

CROSTOWN PKWY

41,000 AADT

103,500 AADT



1,400 - 18,000 SF SUITES

**\$35.00/SF NNN**

**±18,000 SF 2-STORY OFFICE BUILDING**



# SUMMARY

## PROPERTY DETAILS

|                |   |
|----------------|---|
| Location:      | 9265 SW Commerce Centre Drive<br>Port St. Lucie, FL 34986 |
| Parcel ID:     | 3328-703-0005-000-9                                       |
| Suites:        | 1,400 - 18,000 SF   |
| Price:         | \$35.00/SF NNN  |
| Building Size: | ±18,000 SF 2-Story Office                                 |
| Traffic Count: | 41,000 AADT on Crosstown Pkwy                             |

## PROPERTY OVERVIEW

This office building offers a premier opportunity in the fast-growing St. Lucie West/Tradition corridor. Totaling ±18,000 square feet on ±2.51 acres, the project is designed for professional, medical, and general office use. With flexible layouts and ample parking, it will provide modern space suited to a wide range of tenants. Positioned just off the I-95 interchange at Crosstown Parkway, the site delivers excellent visibility and convenient access for local and regional traffic.

Located between the PGA Verano community and Tradition, the property is surrounded by strong residential, retail, and commercial development. The location provides businesses with a built-in customer base and ongoing market expansion, while the high-traffic corridor ensures long-term value. With fantastic demographics and a prime location, this project is ready to meet the rising demand for quality office space in one of Florida's fastest-growing communities.





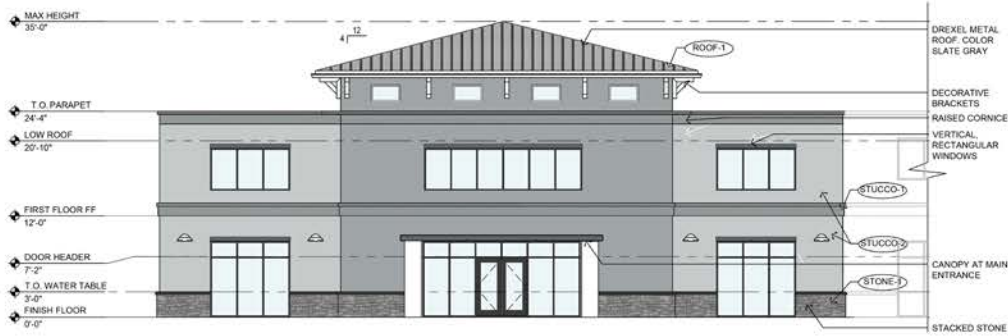
# ELEVATIONS



**3 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**4 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



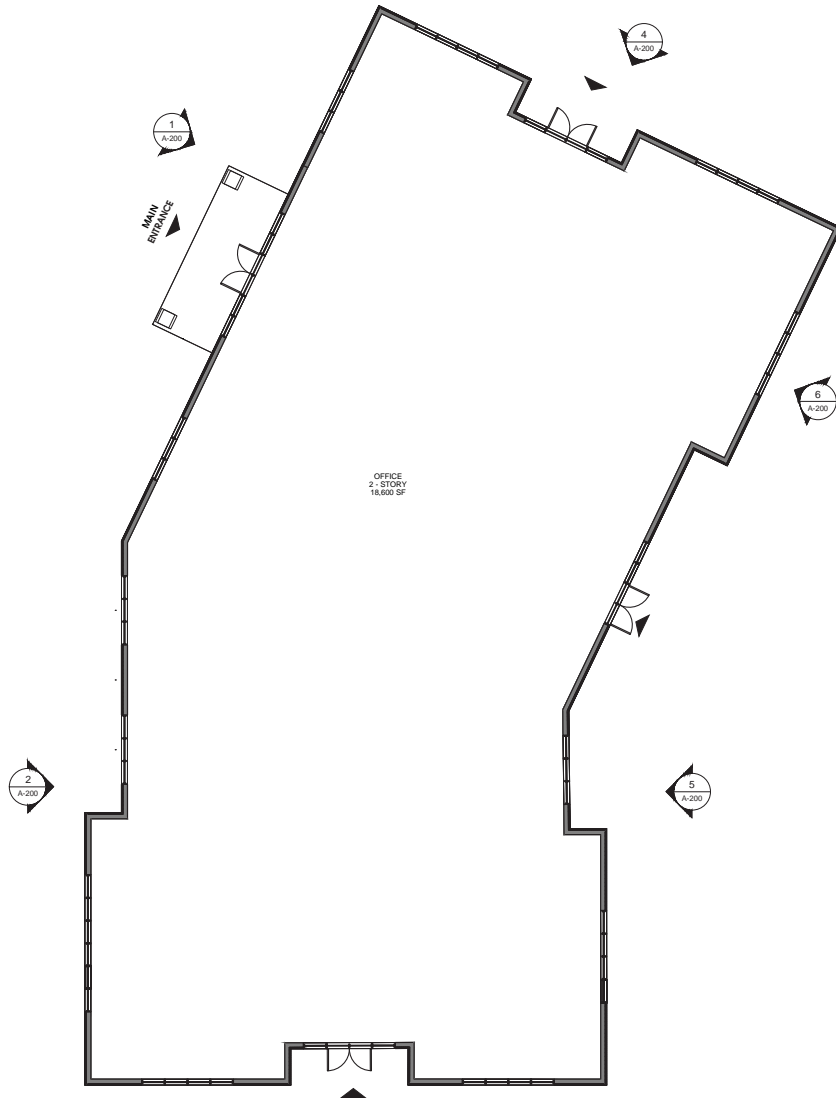
**1 PARTIAL NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



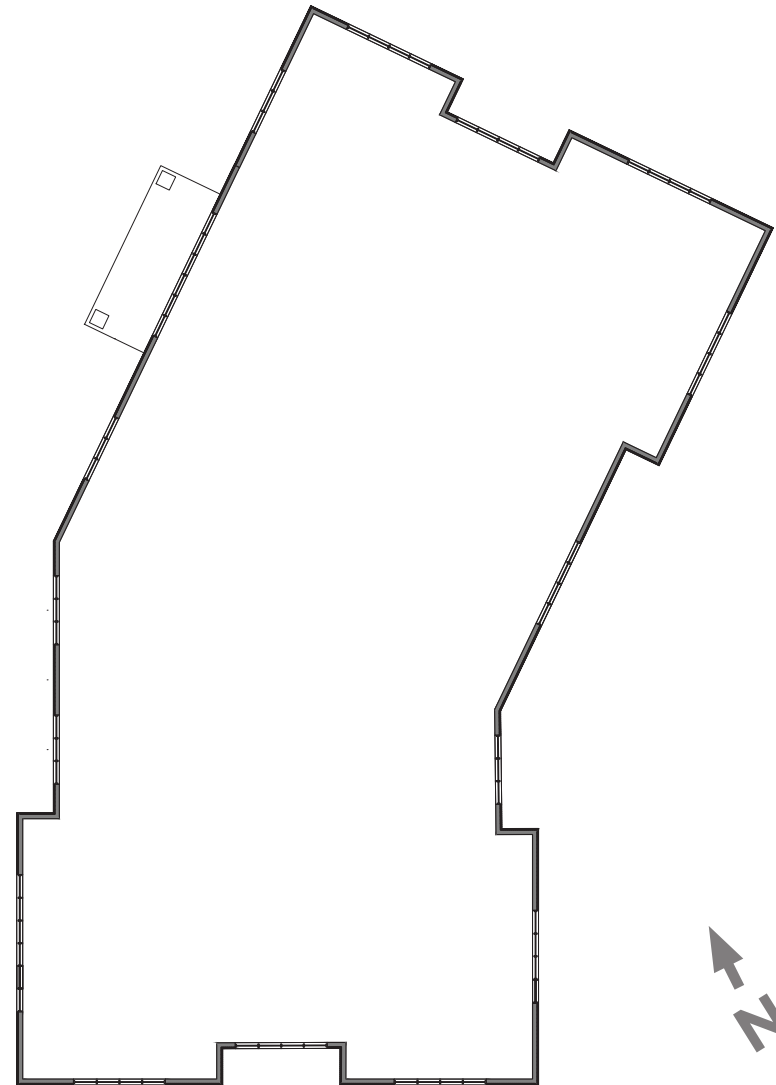
**2 PARTIAL NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

# FLOOR PLAN

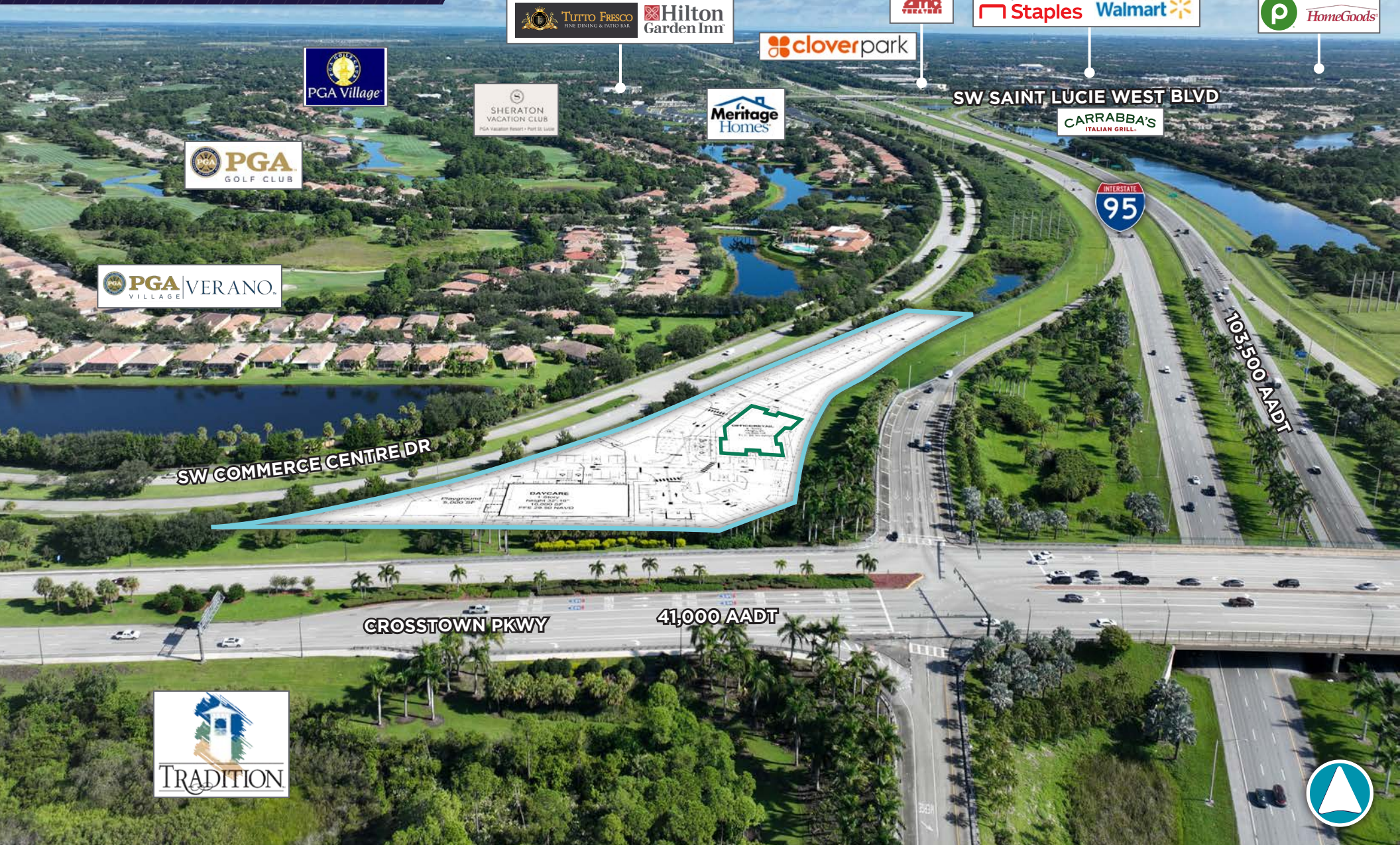
## GROUND FLOOR



## SECOND FLOOR



# NORTH VIEW



SW COMMERCE CENTRE DR

CROSTOWN PKWY 41,000 AADT

SW SAINT LUCIE WEST BLVD 103,500 AADT



# SOUTHWEST VIEW

## THE LANDING AT TRADITION



## TRADITION VILLAGE CENTER



SW VILLAGE PKWY



CROSTOWN PKWY

41,000 AADT

103,500 AADT



SW COMMERCE CENTRE DR



# PROPERTY HIGHLIGHTS



## FLEXIBLE SUITE SIZES

1,400 to 18,000 SF two-story office building on 2.51 acres



## COMMERCIAL CENTER

Situated in a well-established commercial corridor near other professional and medical users.



## IDEAL LOCATION

Prime location between PGA Verano and Tradition surrounded by residential and commercial growth.



## CONVENIENT ACCESS

Excellent visibility and convenient access just off the I-95 and Crosstown Parkway interchange.



## GROWING AREA

Surrounded by strong residential growth and expanding retail and service amenities.



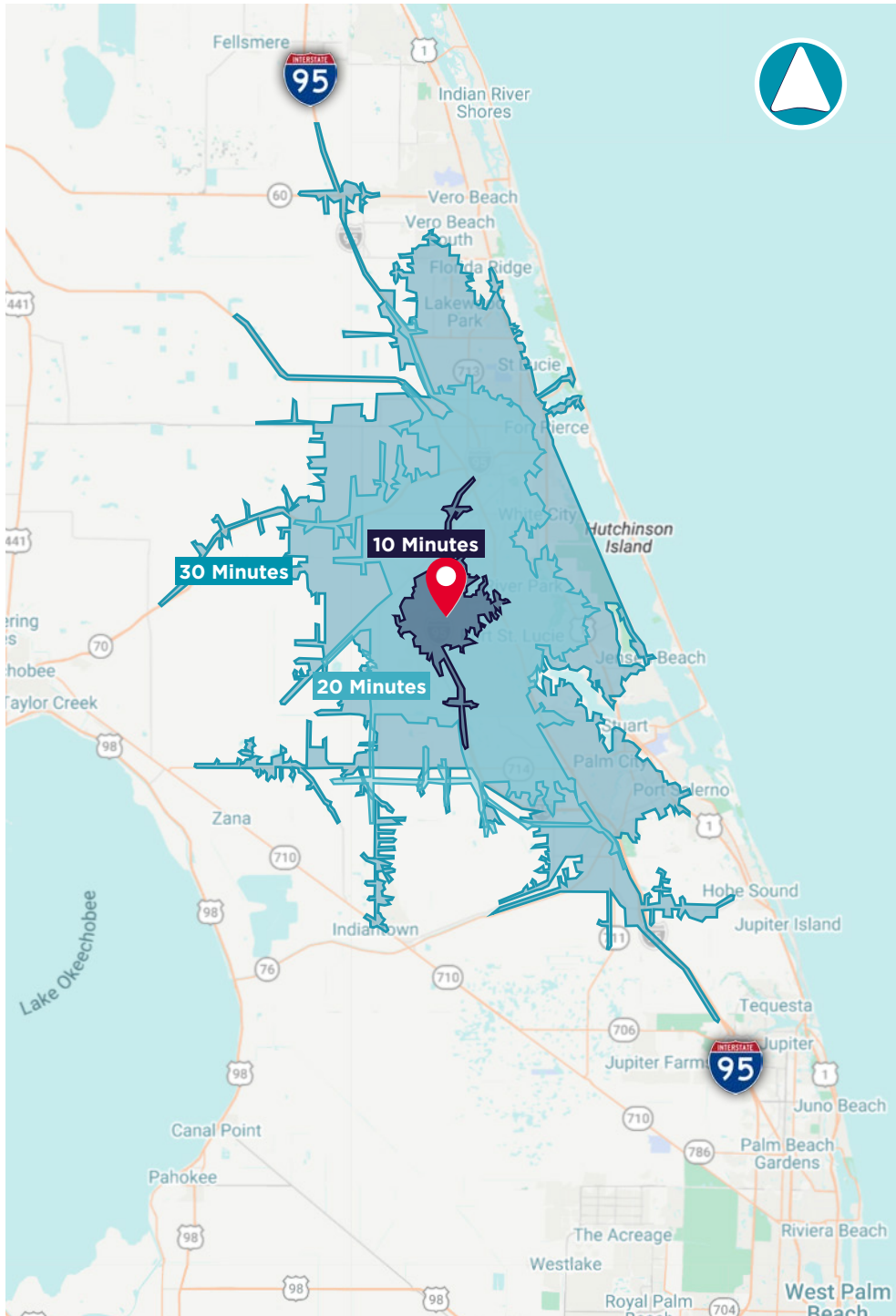
## MARKET APPEAL

Attractive opportunity for tenants seeking a modern, high-traffic office environment.





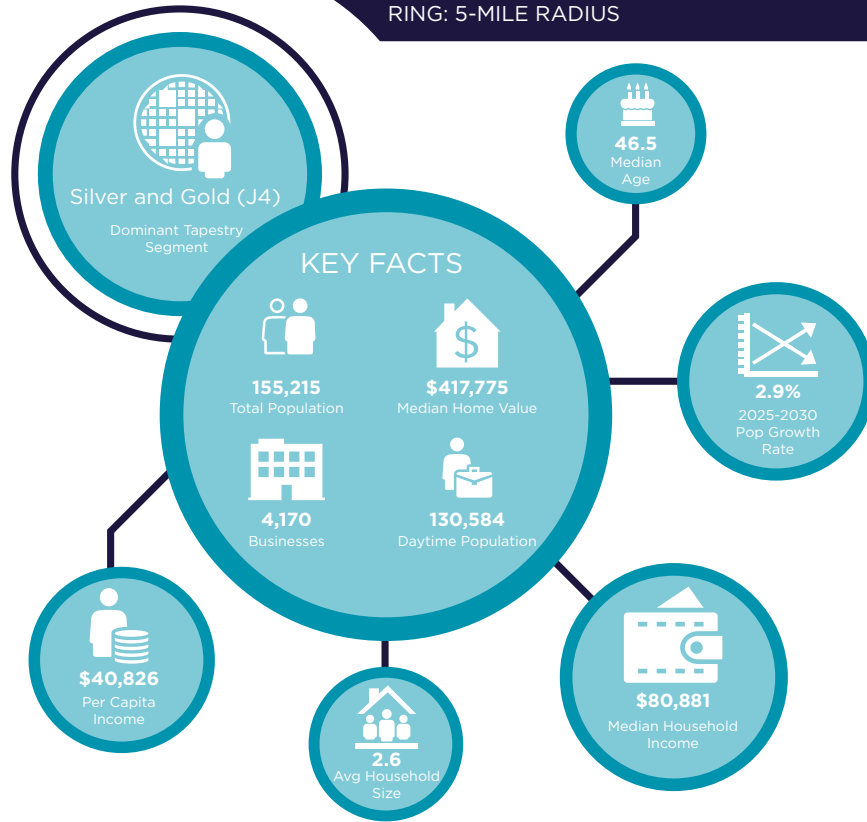
# DRIVE TIME



| 10 MINUTES  | 20 MINUTES  | 30 MINUTES  |
|---|---|---|
| <b>25,179</b><br>2010 Population                                  | <b>191,974</b><br>2010 Population                                 | <b>341,874</b><br>2010 Population                                 |
| <b>45,598</b><br>2025 Population                                  | <b>277,268</b><br>2025 Population                                 | <b>453,373</b><br>2025 Population                                 |
| <b>81.1%</b><br>2010-2025<br>Population Growth                    | <b>44.4%</b><br>2010-2025<br>Population Growth                    | <b>32.6%</b><br>2010-2025<br>Population Growth                    |
| <b>2.81%</b><br>2025-2030 (Annual)<br>Est. Population Growth      | <b>2.71%</b><br>2025-2030 (Annual)<br>Est. Population Growth      | <b>2.17%</b><br>2025-2030 (Annual)<br>Est. Population Growth      |
| <b>50.2</b><br>2025 Median Age                                    | <b>44.5</b><br>2025 Median Age                                    | <b>46.3</b><br>2025 Median Age                                    |
| <b>\$112,548</b><br>Average Household<br>Income                   | <b>\$100,960</b><br>Average Household<br>Income                   | <b>\$100,200</b><br>Average Household<br>Income                   |
| <b>46.2%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>40.8%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>41.7%</b><br>Percentage with<br>Associates Degree<br>or Better |
| <b>59.5%</b><br>Percentage in White<br>Collar Profession          | <b>57.1%</b><br>Percentage in White<br>Collar Profession          | <b>58.2%</b><br>Percentage in White<br>Collar Profession          |

# 2025 DEMOGRAPHICS

9265 SW COMMERCE CENTRE DR, PORT SAINT LUCIE, FL  
RING: 5-MILE RADIUS



## POPULATION

|         |         |
|---------|---------|
| 1 Mile: | 5,878   |
| 3 Mile: | 62,513  |
| 5 Mile: | 155,215 |

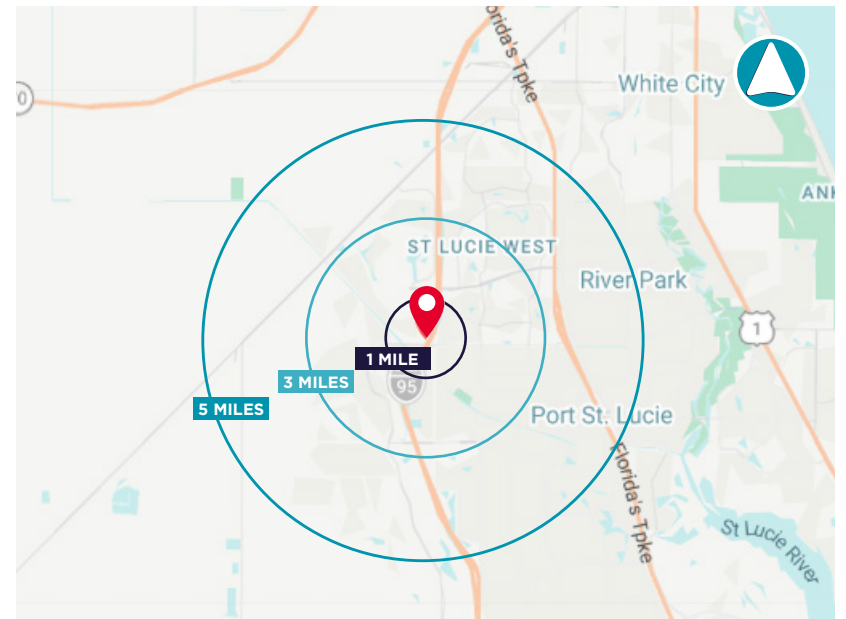
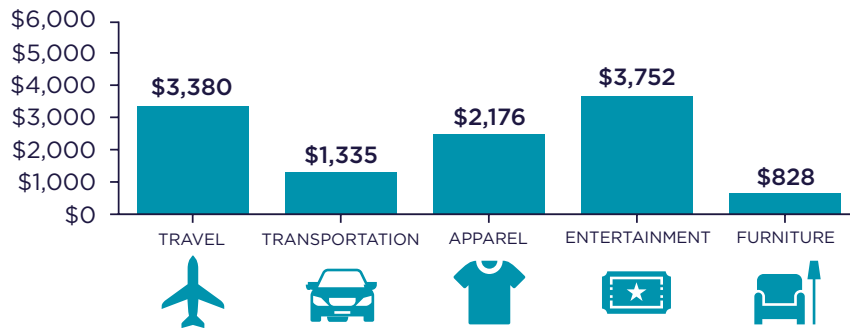
## AVERAGE HOUSEHOLD INCOME

|         |           |
|---------|-----------|
| 1 Mile: | \$115,611 |
| 3 Mile: | \$109,914 |
| 5 Mile: | \$106,083 |

## MEDIAN AGE

|         |      |
|---------|------|
| 1 Mile: | 51.6 |
| 3 Mile: | 52.0 |
| 5 Mile: | 46.5 |

## KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

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# CITY OVERVIEW

## City of Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.

# REGIONAL OVERVIEW

## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



# OFFERING SUMMARY

## ±18,000 SF 2-STORY OFFICE BUILDING

9265 SW COMMERCE CENTRE DRIVE, PORT ST LUCIE, FL 34986



### FOR LEASE

\$35.00/SF NNN



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