

PERFORMANCE PLAZA FOR LEASE

New Retail Development | 10400 S US Highway 1, Port St Lucie, FL 34952



JOIN CHIPOTLE!



Building	SF/AC	Status	Tenant
1	8,960 SF	Available	N/A
2	2,427 SF	Leased	Chipotle

KEY ■ Available ■ Leased ■ LOI in Process ■ In Lease Review

FOR LEASE: Call for Pricing

JJ Sanguily | o: +1 772 678 7607 | m: +1 772 834 3519 | jj.sanguily@cushwake.com
J. Jeffery Allman, Jr. | o: +1 772 678 7608 | m: +1 772 283 1555 | jeff.allman@cushwake.com
Stuart Duffin, SIOR, CCIM | o: +1 772 678 7612 | m: +1 772 579 0370 | stuart.duffin@cushwake.com



Offering Summary

- **Address:** 10400 S US Highway 1, Port St Lucie, FL 34952
- **Frontage:** ±346' on S US Highway 1
- **Size:** 1,300 SF - 8,960 SF
- **Pricing:** Call for Rate
- **Access:** US Highway 1, Cross-access with Shopping Center, which has a signalized light
- **AADT:** 43,500
- **Estimated Delivery Date:** TBD

Property Details

Join Chipotle at this prime new commercial leasing opportunity on US Highway 1 in Port St. Lucie in a high visibility location between two of the busiest signalized intersections. The property has been conceptually laid out for endcap and inline space with flexibility to accommodate a range of uses that will benefit from the strong exposure to daily traffic and surrounding population of growing retailers, offices as well as residential communities. Port St Lucie is one of the fastest expanding cities in South Florida, offering a thriving consumer base within minutes of this brand-new development.



Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$80,130	43.8
3 Mile	\$88,645	49.5
5 Mile	\$98,335	50.4

HCA Florida
Healthcare

GrovePark
apartment homes
210 UNITS

LOOKING NORTH

East Lake Village
519 HOMES

HARBOR PLACE
AT PORT ST. LUCIE
A GOLF LINKS COMMUNITY
128 BEDS

Life Care Center of Port St. Lucie
123 BEDS

DOLLAR TREE

CRUNCH
FITNESS

PORT ST. LUCIE
RV RESORT
117 SITES

Holiday Inn

CASH
BLVD

SE JENNINGS BLVD

Aaron's
Rent to Own

Wendy's

Performance Plaza

SITE
UP TO 8,960 SF

JETSON

8,960 SF

CHIPOTE
MEXICAN GRILL
2,427 SF

Teleperformance
Port St. Lucie

FLORIDA
US
1

43,500 AADT

Building	SF/AC	Status	Tenant
1	8,960 SF	Available	N/A
2	2,427 SF	Leased	Chipotle

KEY ■ Available ■ Leased ■ LOI in Process ■ In Lease Review



TOWN CENTRE
RETAIL SHOPS

Bealls
dd's
DISCOUNTS planet fitness

Holiday Inn

CASH BLD

SE JENNINGS BLVD

Wendy's

JETSON

SITE
UP TO 8,960 SF

FLORIDA
US
1

43,500 AADT

S US HIGHWAY 1

MARATHON

Pizza Hut

CHIPOTLE
MEXICAN GRILL
2,427 SF

8,960 SF

Building	SF/AC	Status	Tenant
1	8,960 SF	Available	N/A
2	2,427 SF	Leased	Chipotle

KEY Available Leased LOI in Process In Lease Review

Teleperformance
Port St. Lucie

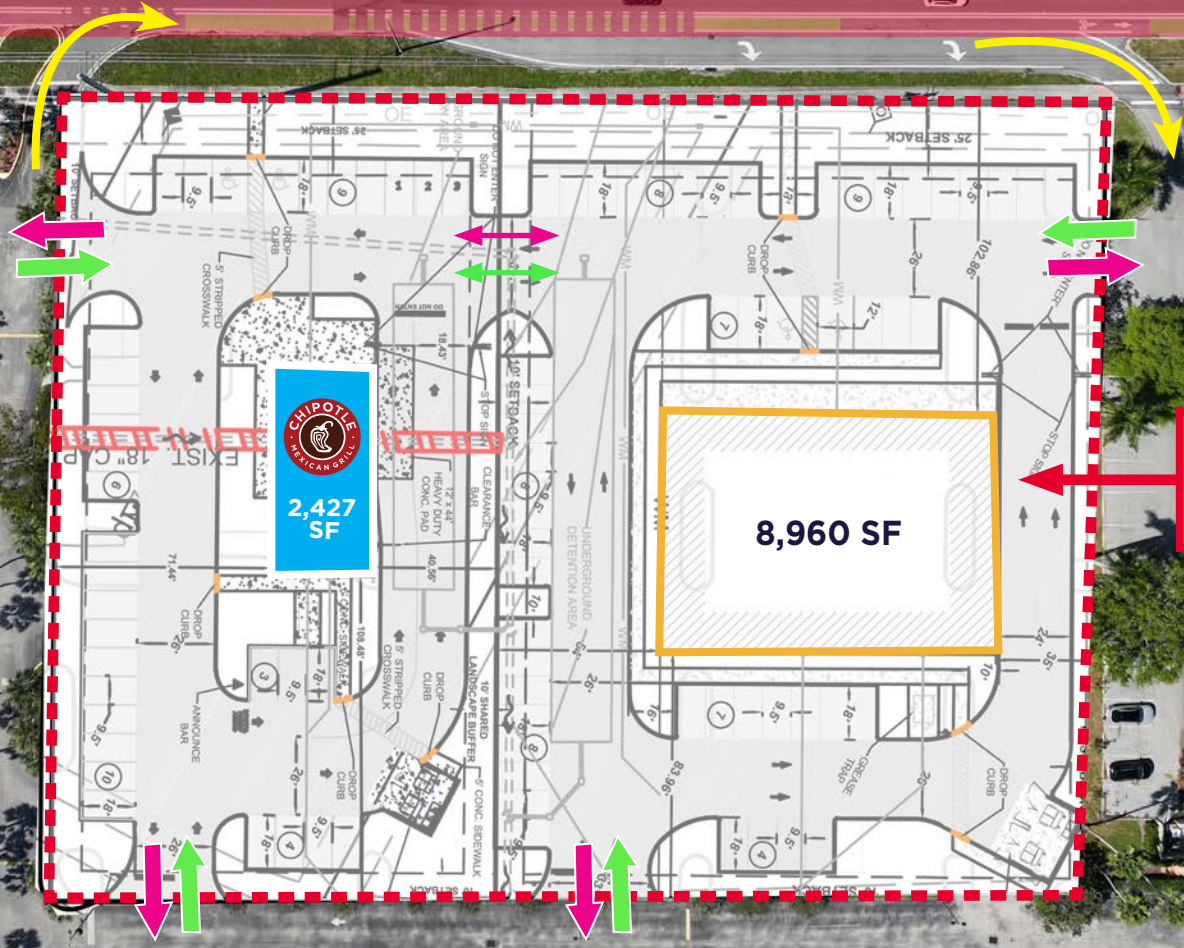


PROPERTY BOUNDARY

S US HIGHWAY 1



43,500 AADT



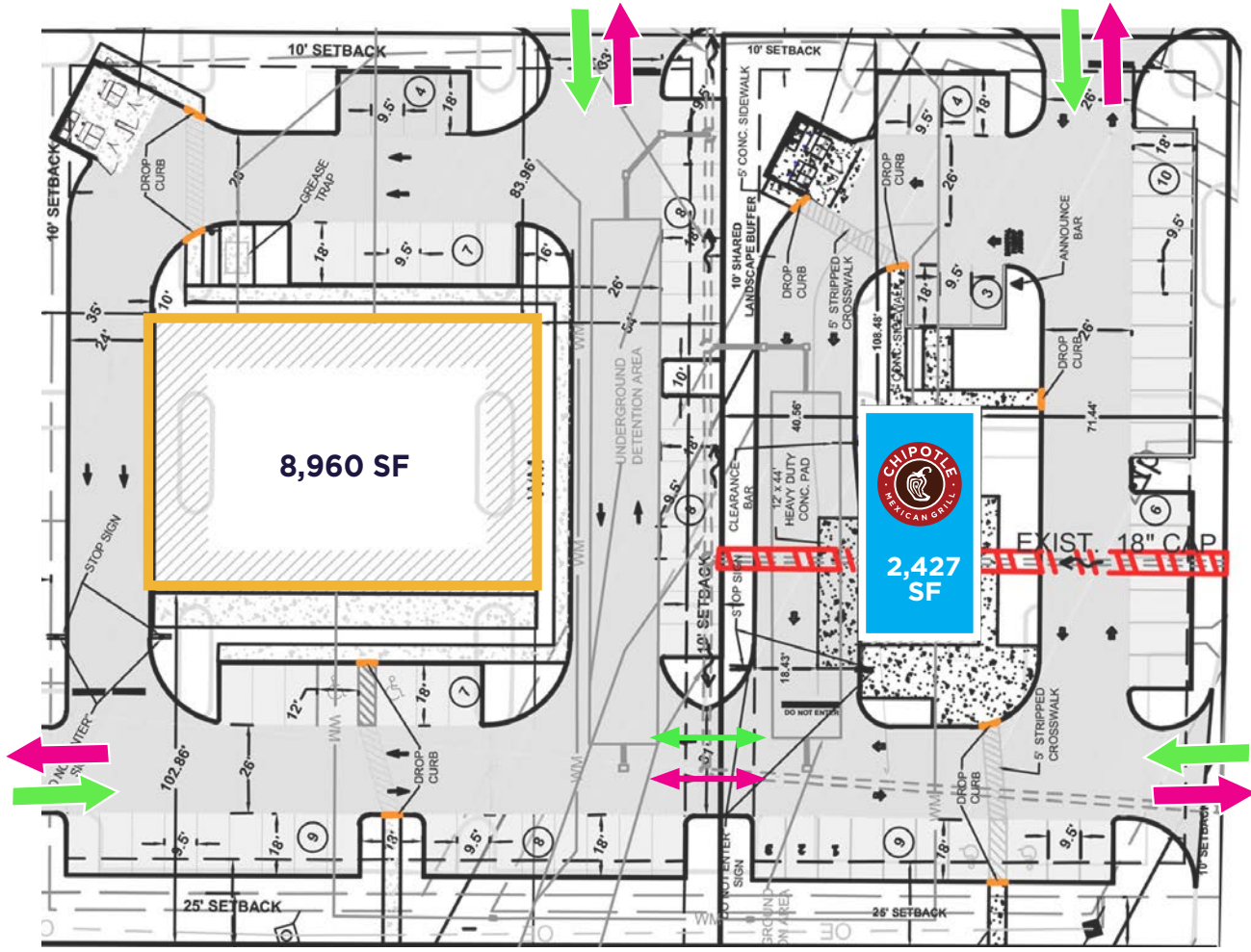
SITE
UP TO 8,960 SF



Building	SF/AC	Status	Tenant
1	8,960 SF	Available	N/A
2	2,427 SF	Leased	Chipotle

KEY Available Leased LOI in Process In Lease Review

SITE PLAN



US HIGHWAY 1

Building	SF/AC	Status	Tenant
1	8,960 SF	Available	N/A
2	2,427 SF	Leased	Chipotle

KEY Available (Yellow) Leased (Blue) LOI in Process (Grey) In Lease Review (Dark Blue)



SITE RENDERINGS



RETAIL MAP

7 Mile Radius



10400 S US Highway 1,
Port St. Lucie, FL 34952



Port Salerno

Retail Demand Outlook

(5 Miles)

The 5-mile radius around the Performance Plaza site is experiencing steady population growth, rising household incomes, and increasing consumer spending across key categories, signaling strong economic potential and opportunities for businesses to cater to evolving demands.

\$98,335

Average HH Income in 5 Miles

\$25 Million

Projected Spending *Growth* in Men's Apparel by 2030

\$11 Million

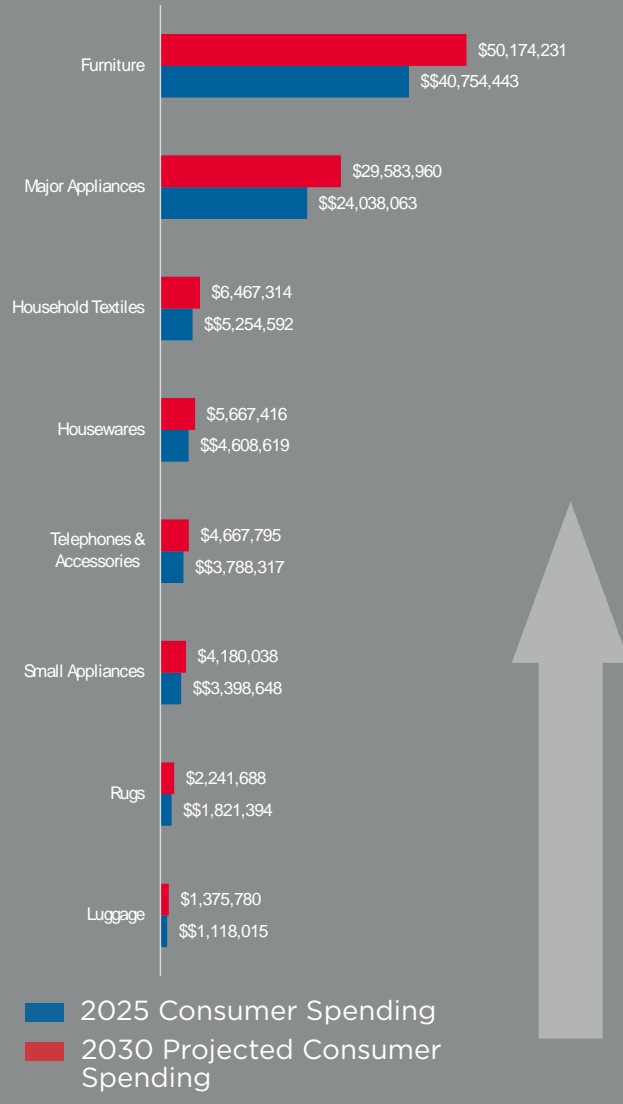
Projected Spending *Growth* in Pets by 2030

\$44 Million

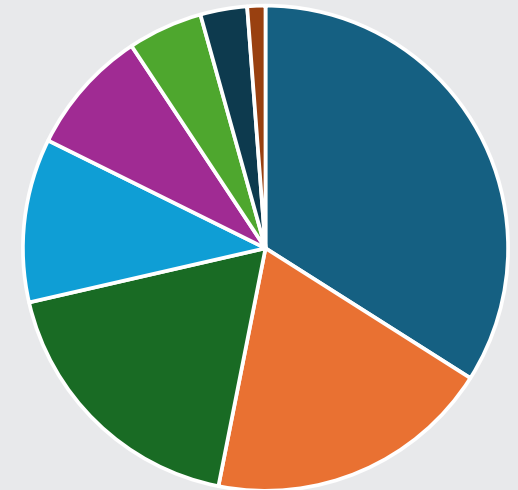
Projected Spending *Growth* in Entertainment by 2030

Household Category Growth

(5 Miles)



Top Consumer Spending Categories



- Food At Home
- Entertainment & Recreation
- Food Away From Home
- Apparel and Services
- Household Furnishings & Equipment
- Pets
- Alcoholic Beverages
- Computer

Food Spend Breakdown

(5 Miles)

65%

Food at Home
55 Million
Bakery Product

35%

Food Away from Home
31 Million
Alcoholic Beverages

AMENITY MAP

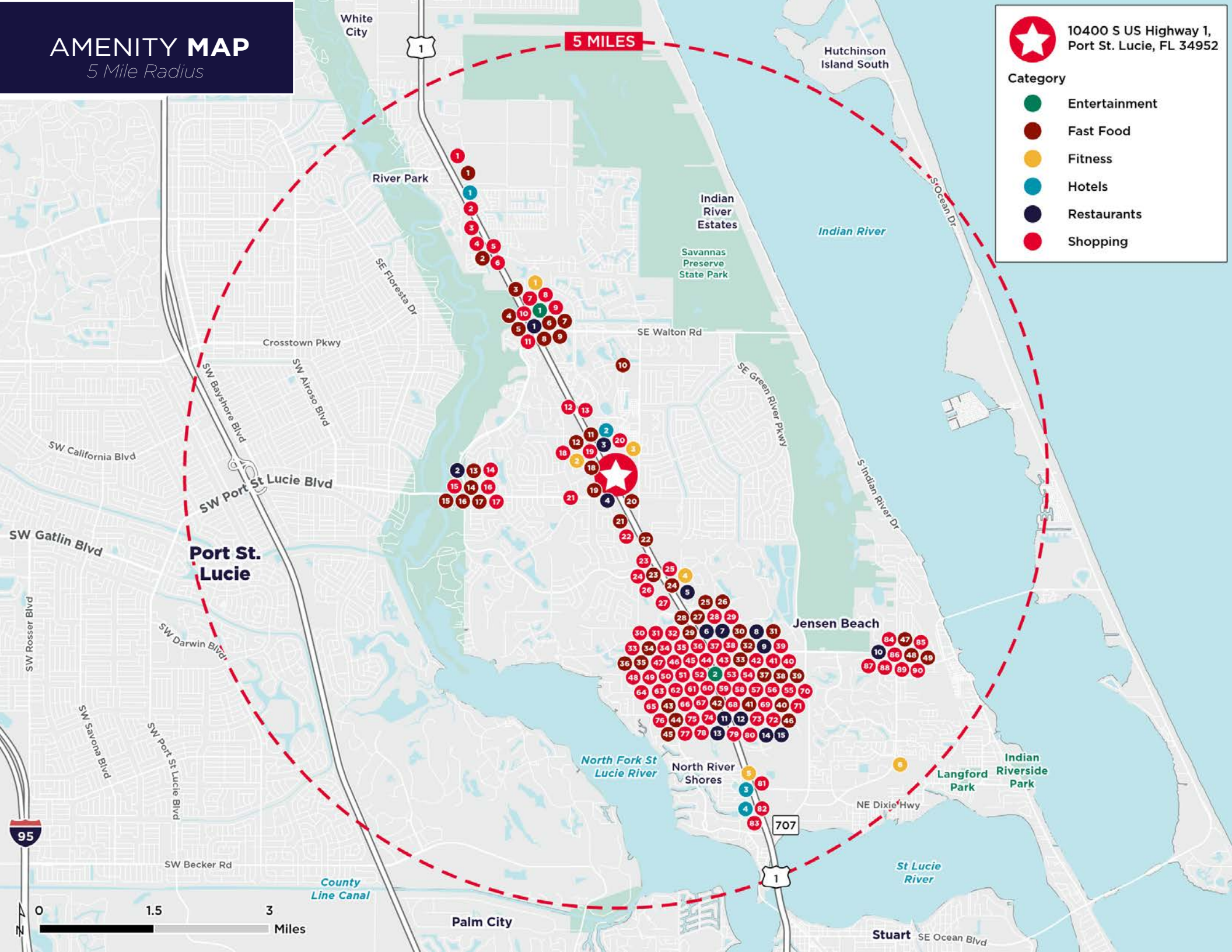
5 Mile Radius



10400 S US Highway 1,
Port St. Lucie, FL 34952

Category

- Entertainment
- Fast Food
- Fitness
- Hotels
- Restaurants
- Shopping



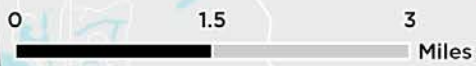
5 MILES

Port St. Lucie

Jensen Beach

Palm City

Stuart

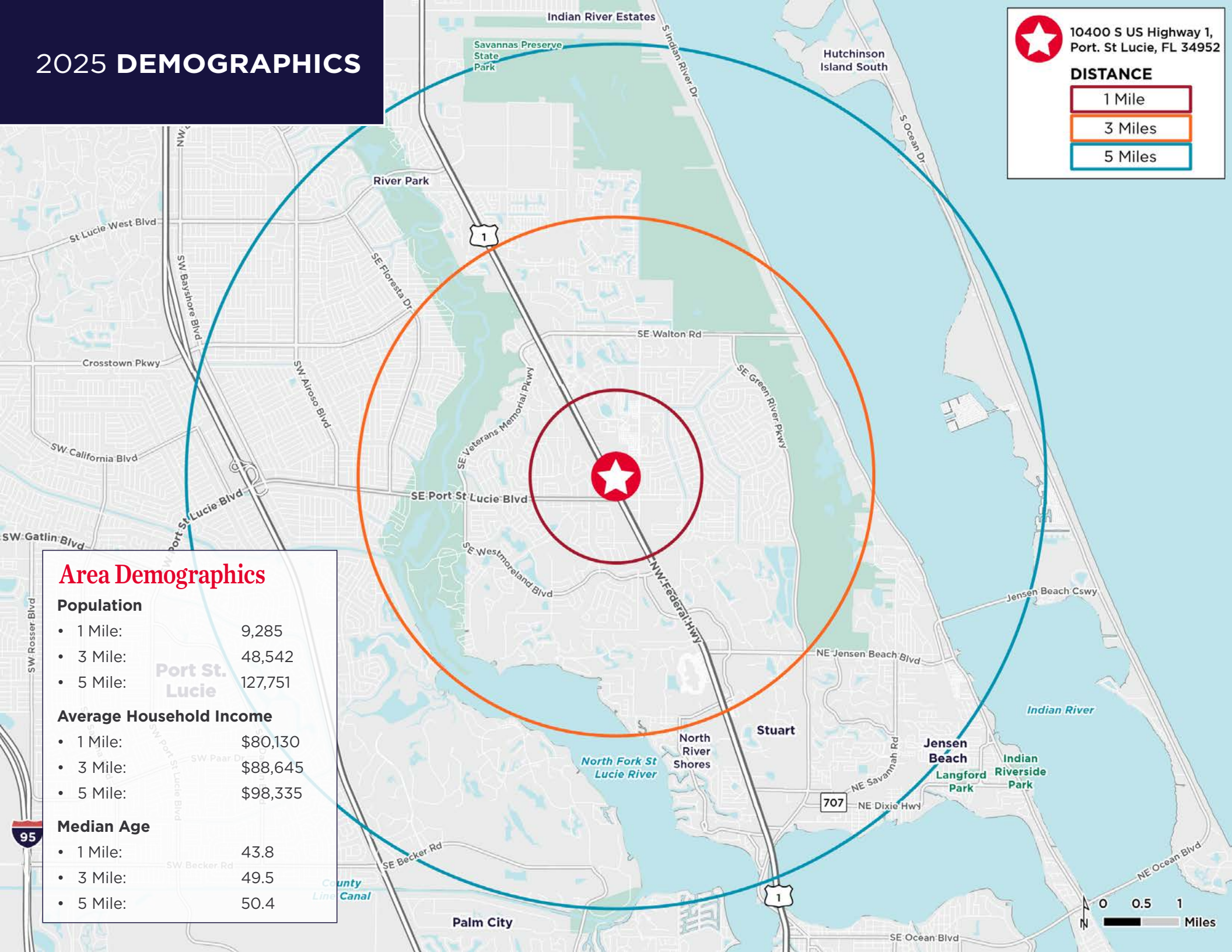


2025 DEMOGRAPHICS

 10400 S US Highway 1, Port. St Lucie, FL 34952

DISTANCE

-  1 Mile
-  3 Miles
-  5 Miles



Area Demographics

Population

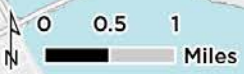
- 1 Mile: 9,285
- 3 Mile: 48,542
- 5 Mile: 127,751

Average Household Income

- 1 Mile: \$80,130
- 3 Mile: \$88,645
- 5 Mile: \$98,335

Median Age

- 1 Mile: 43.8
- 3 Mile: 49.5
- 5 Mile: 50.4



2025 DRIVE TIME



10400 S US Highway 1,
Port St. Lucie, FL 34952

DISTANCE

0 - 5 Minutes

5 - 10 Minutes

10 - 15 Minutes

5 MINUTE

11,124
POPULATION

\$78,802
AVG HH INCOME

10 MINUTE

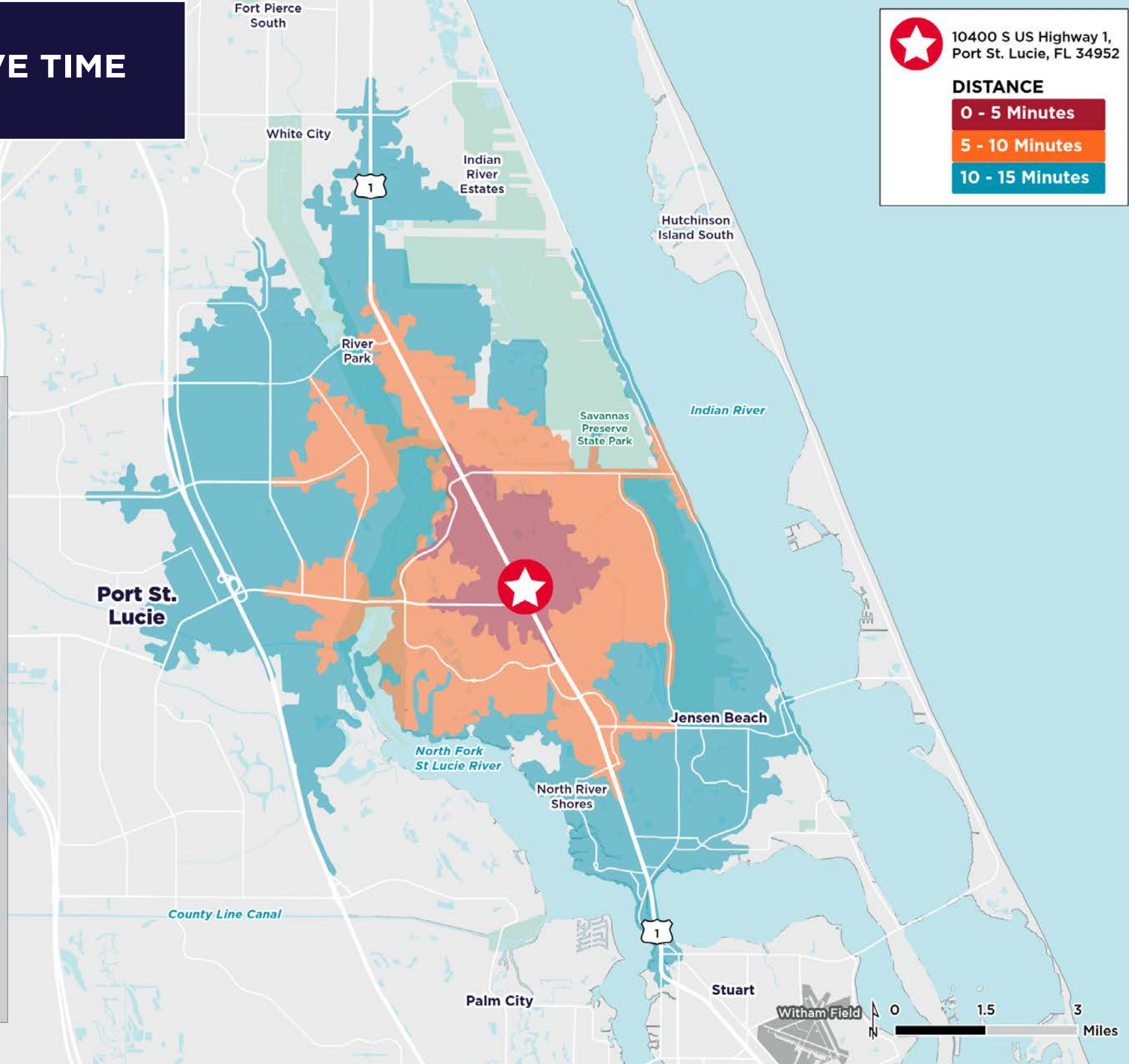
44,931
POPULATION

\$83,426
AVG HH INCOME

15 MINUTE

123,130
POPULATION

\$93,273
AVG HH INCOME



**Port St.
Lucie**

Jensen Beach

Palm City

Stuart

Witham Field

Allapattan
Flats Wildlife
Management Area

CITY OVERVIEW

City of Port St Lucie



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.

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 375,226 and has experienced growth of over 35% 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 45,661 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.

REGIONAL OVERVIEW





JJ Sanguily
Senior Associate
m: +1 772 834 3519
o: +1 772 678 7607
jj.sanguily@cushwake.com



J. Jeffery Allman, Jr.
Senior Director
m: +1 772 283 1555
o: +1 772 678 7608
jeff.allman@cushwake.com



Stuart Duffin, SIOR, CCIM
Senior Director
m +1 772 579 0370
o: +1 772 678 7612
stuart.duffin@cushwake.com

Performance Plaza - For Lease

10400 S US Highway 1, Port St Lucie, FL 34952

FOR LEASE

CALL FOR PRICING DETAILS