



SUBJECT

AutoZone

enterprise
rent-a-car

InstaLean

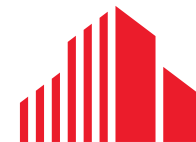


43,500 AADT
S US HIGHWAY 1

FOR LEASE \$18.50/SF NNN

±800 SF FLEXIBLE OFFICE SPACE

PELICAN PLAZA
10550 S US HWY 1, PORT SAINT LUCIE, FL 34952



**CUSHMAN &
WAKEFIELD**

PELICAN PLAZA | OFFICE SPACE

10550 S US HIGHWAY 1, PORT SAINT LUCIE, FL 34952

Property Overview

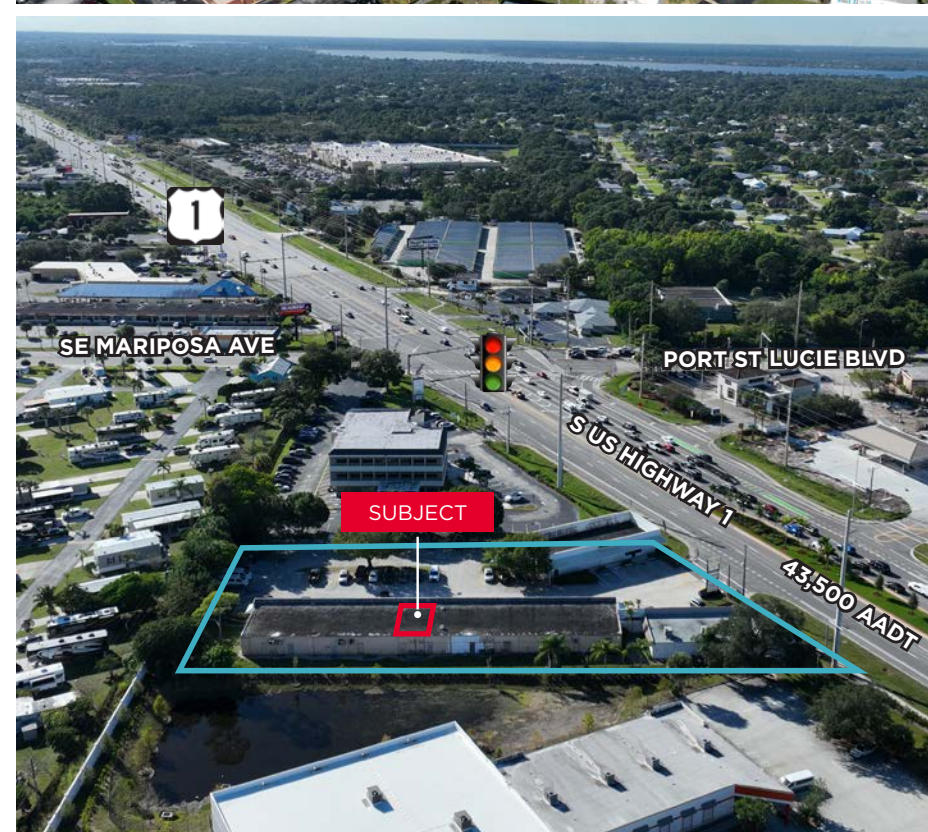
Limited availability! This ±800 SF unit features an office buildout with a waiting area, four offices, and a breakroom/kitchenette. Positioned within a highly visible commercial corridor, the property benefits from exceptional exposure and accessibility in one of Port St. Lucie's most active trade areas.

The surrounding area features strong demographics and impressive traffic counts, with approximately 43,500 average daily trips along US Highway 1 and 38,000 average daily trips along Port St. Lucie Boulevard, providing excellent visibility and customer reach.

The site is surrounded by a strong mix of national and regional retailers, including Enterprise Rent-A-Car, AutoZone, Applebee's, Walmart, Truist, Planet Fitness, and many more, creating a dynamic commercial environment with consistent consumer traffic.

Property Features

Address:	10550 S US Highway 1 Port Saint Lucie, FL 34952
Lease Rate:	\$18.50/SF NNN
Available Space:	800 SF
Building Type:	Shopping Center
Parcel ID:	3414-501-4712-250-7
Daily Traffic:	US Highway 1 - 43,500 AADT Port St Lucie Blvd - 38,000 AADT



LOOKING
NORTH

PORT ST LUCIE TOWN CENTRE

Bealls

T-Mobile

CosmoProf

WHICH WICH
SUPERIOR SANDWICHES

verizon



dd's
DISCOUNTS

Arby's



HCA Florida
Healthcare



GOODYEAR



MURPHY
USA

SUBJECT

AutoZone

SUS HIGHWAY 1

GoldCoast
FEDERAL CREDIT UNION



LOOKING
SOUTH



sam's club <>

Walmart

ExtraSpace
Storage

SE MARIPOSA AVE

GoldCoast
FEDERAL CREDIT UNION

SUBJECT

TRUIST

TIRE
KINGDOM
SERVICE CENTERS

MURPHY
USA

PORT ST LUCIE BLVD

Applebee's
GRILL + BAR

O'Reilly
AUTO PARTS

1

S US HIGHWAY 1

43,500 AADT

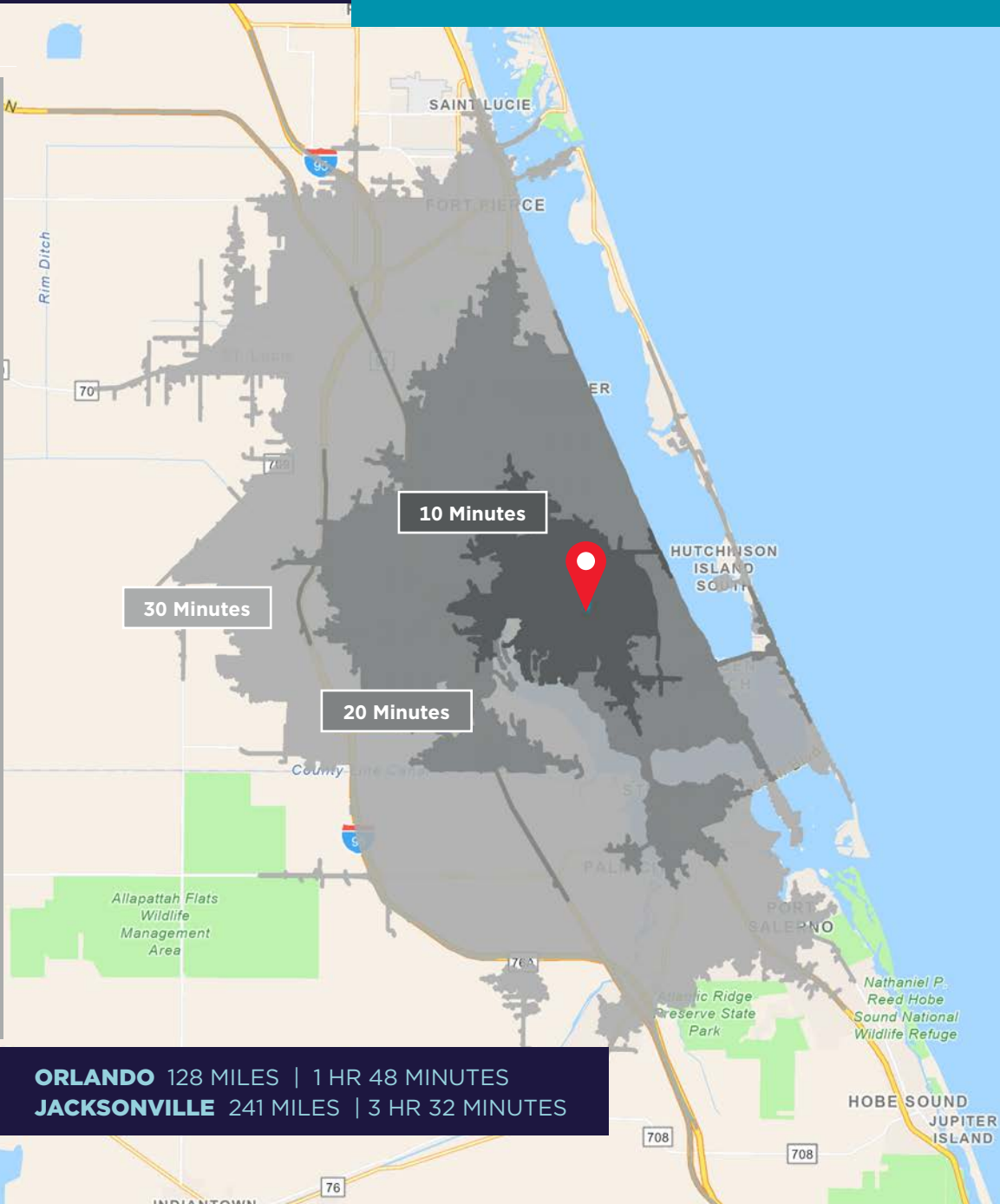
PELICAN PLAZA | OFFICE SPACE

10550 S US HIGHWAY 1, PORT SAINT LUCIE, FL 34952

POPULATION GROWTH

DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 47,045	199,176	345,067
2025 Population 55,615	245,396	450,693
2010-2025 Population Growth 16.69%	20.79%	26.54%
2024-2029 (Annual) Est. Population growth 1.94%	2.00%	1.98%
2025 Median Age 48.3	47.1	47.5
Average Household Income \$86,268	\$96,970	\$103,211
Percentage with Associates Degree or Better 39.6%	40.2%	43.1%
Total Employees 23,581	94,572	172,813



MIAMI 115 MILES | 1 HR 59 MINUTES
TAMPA 164 MILES | 2 HR 49 MINUTES

ORLANDO 128 MILES | 1 HR 48 MINUTES
JACKSONVILLE 241 MILES | 3 HR 32 MINUTES

CITY OVERVIEW

City of Port Saint 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.



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





SUBJECT

AutoZone

enterprise
rent-a-car

InstaLoan



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