

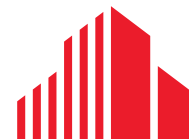


FOR LEASE | \$6,500/MONTH NNN

FREESTANDING BUILDING ON 2 ACRE LOT

10425 S US HIGHWAY 1

PORT SAINT LUCIE, FL 34952



**CUSHMAN &
WAKEFIELD**

FREESTANDING BUILDING WITH LOT

10425 S US HIGHWAY 1, PORT ST LUCIE, FL 34952

Property Overview

This well-positioned freestanding building with ample lot space is located at the south end of Town Centre Port St. Lucie, a 215,000 SF regional shopping center.

The property has direct access to US Hwy 1 and Port St Lucie Blvd., which provide easy access and coverage to the entire Treasure Coast.

The building was recently renovated and could serve a variety of commercial or retail uses. The property could be ideal for a company with a small fleet seeking a convenient central location or as a retail destination in the heart of the city.

Property Details

Address: 10425 S US Highway 1
Port Saint Lucie, FL 34952

Parcel #: 3414-501-4707-000-2

Building Size: 620 SF Building
1,128 SF Canopy

Land Size: ±2 Acres

Lease Rate: \$6,500/Month

Traffic Count: 43,500 AADT on US Hwy 1

Parking Spaces: 40



PROPERTY AERIAL

SUBJECT

S US HIGHWAY 1

AADT: 43,500

SE PORT ST LUCIE BLVD

AADT: 36,500



PROPERTY AERIAL

S US HIGHWAY 1

AADT: 43,500

SUBJECT



PROPERTY AERIAL





PROPERTY PHOTOS

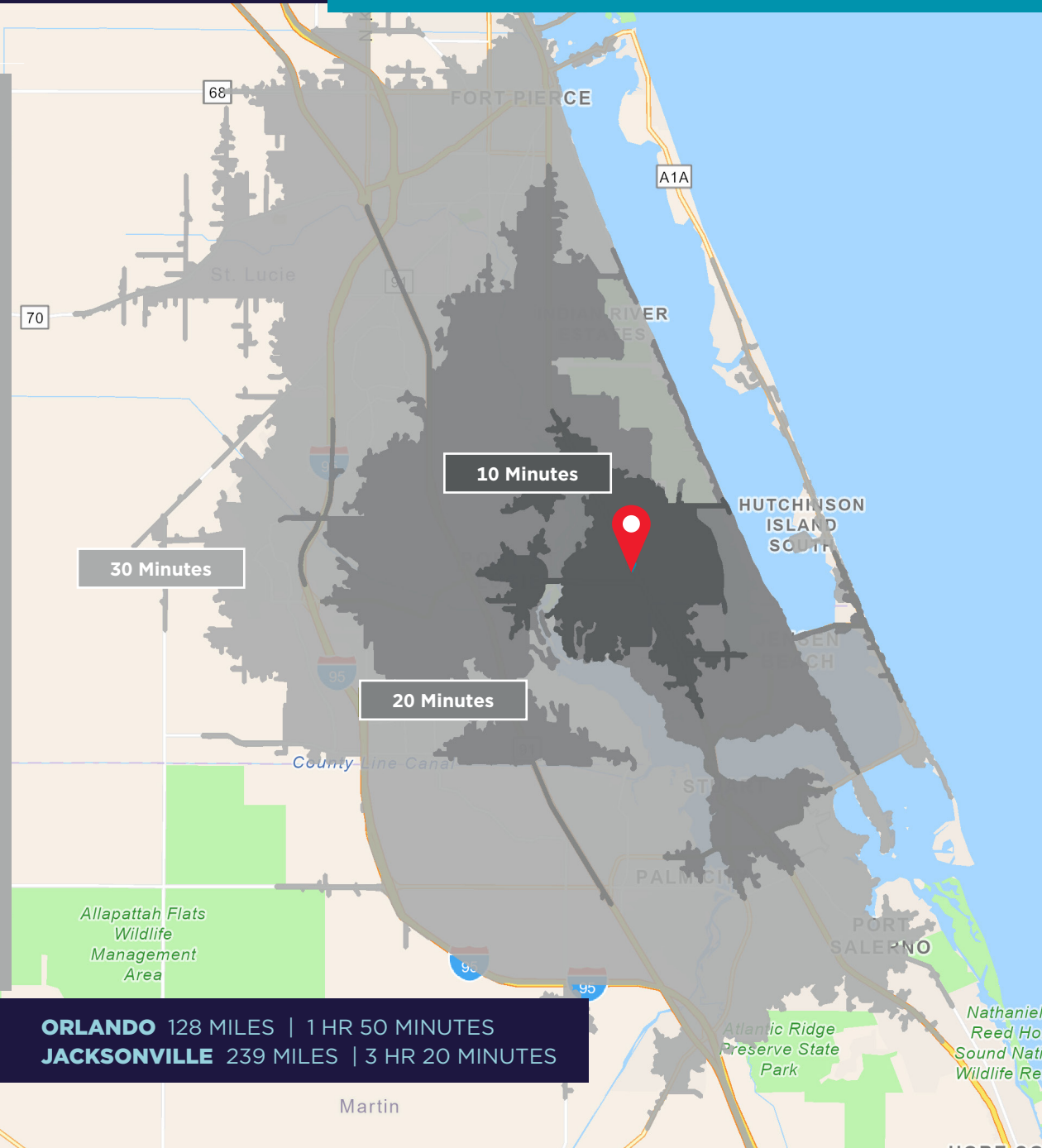


POPULATION GROWTH

FREESTANDING BUILDING ON 2 ACRE LOT
10425 S US HIGHWAY 1, PORT ST LUCIE, FL 34952

DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 40,761	188,800	305,890
2026 Population 50,927	247,931	474,272
2010-2025 Population Growth 24.9%	31.3%	55.0%
2024-2029 (Annual) Est. Population growth 1.84%	1.80%	1.80%
2026 Total Daytime Population 54,507	235,471	457,394
2025 Median Age 48.3	46.5	47.4
Average Household Income \$95,643	\$108,527	\$116,282
2026 Housing Units 23,173	109,021	215,780



MIAMI 117 MILES | 1 HR 40 MINUTES
TAMPA 189 MILES | 2 HR 50 MINUTES

ORLANDO 128 MILES | 1 HR 50 MINUTES
JACKSONVILLE 239 MILES | 3 HR 20 MINUTES

2025 DEMOGRAPHICS

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KEY FACTS (10 MILES)



401,124

2026 Total
Population



\$119,895

2026 Average
Household Income



163,231

2026 Total
Households



48.4

2026 Median Age



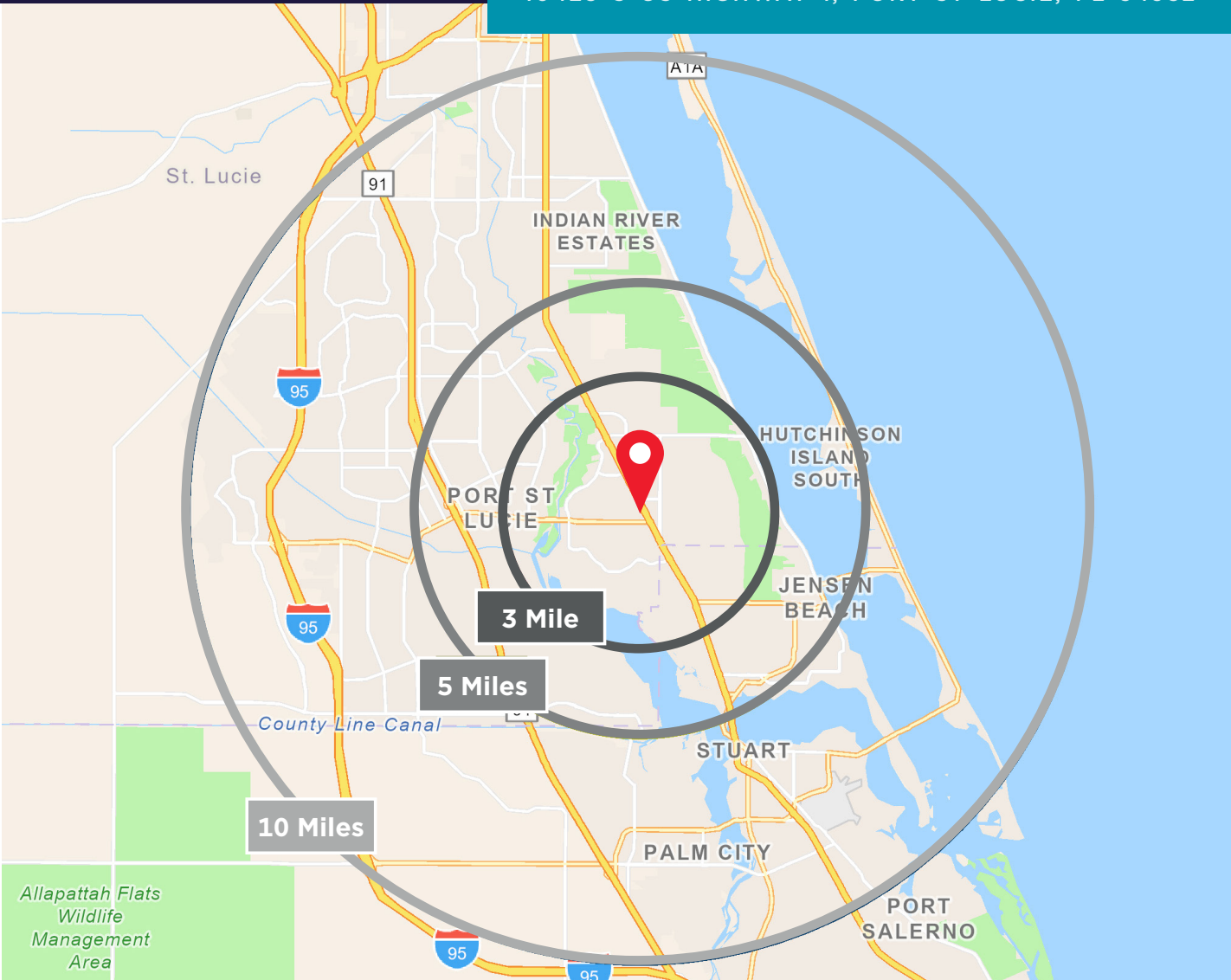
2.44

2026 Average
Household Size



\$476,383

2026 Average Home
Value



Population

- 3 Miles: 54,122
- 5 Miles: 136,273
- 10 Miles: 401,124

Average Household Income

- 3 Miles: \$99,130
- 5 Miles: \$108,692
- 10 Miles: \$119,895

Median Age

- 3 Miles: 49.0
- 5 Miles: 48.8
- 10 Miles: 48.4

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

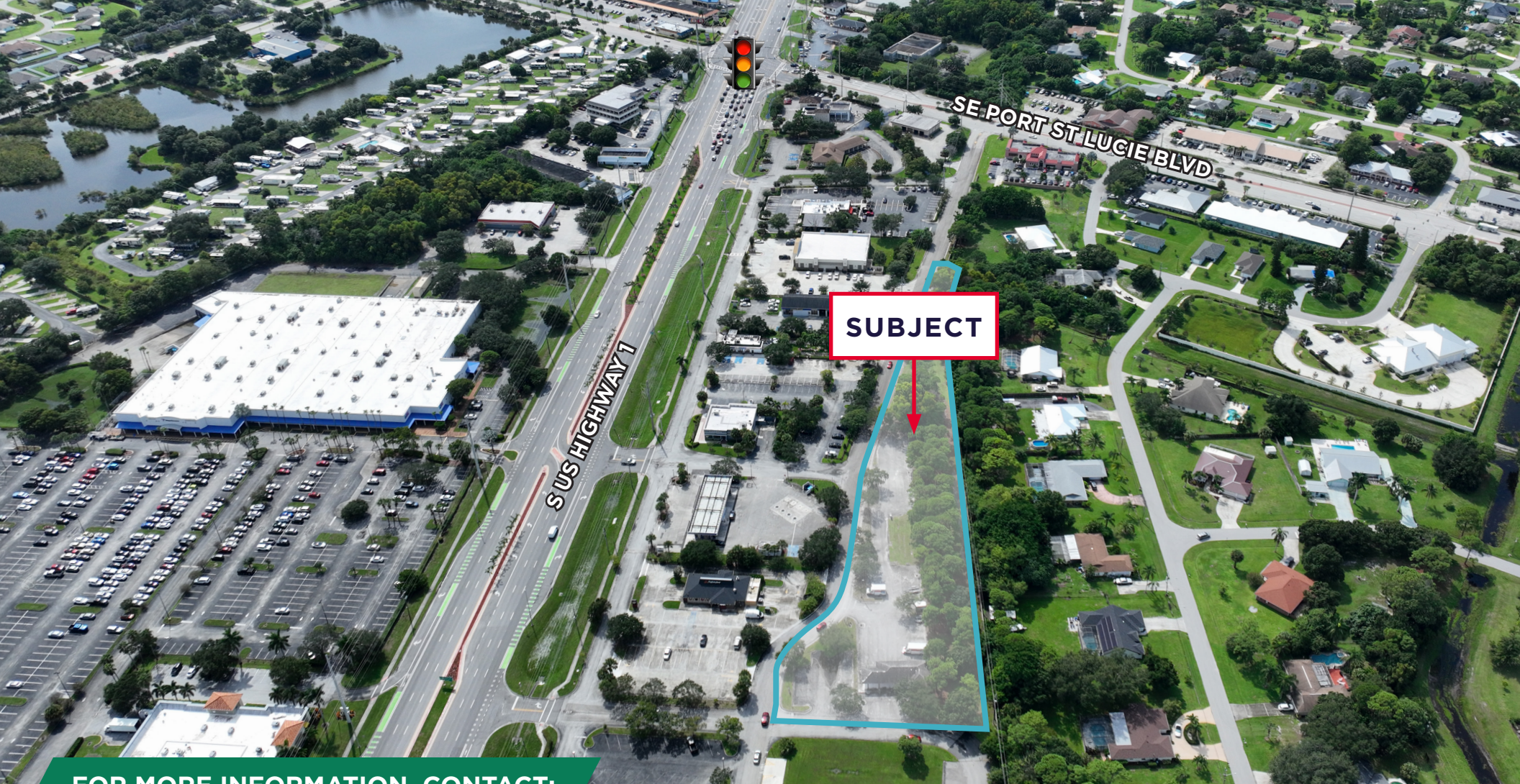
Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central 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





FOR MORE INFORMATION, CONTACT:



CASEY COMBS

Director

M: +1 772 285 8769

O: +1 772 678 7611

casey.combs@cushwake.com



DOUGLAS LEGLER

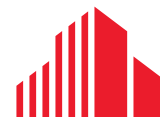
Senior Director

M: +1 772 405 7778

O: +1 772 678 7606

doug.legler@cushwake.com

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