

SUBJECT

AutoZone®

enterprise
rent-a-car

InstaLean

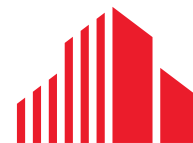
1

43,500 AADT
S US HIGHWAY 1

FOR LEASE \$18.50/SF NNN

±800 SF RETAIL/OFFICE SPACE

PELICAN PLAZA
10546 S US HWY 1, PORT SAINT LUCIE, FL 34952



CUSHMAN &
WAKEFIELD

PELICAN PLAZA | RETAIL/OFFICE

10546 S US HIGHWAY 1, PORT SAINT LUCIE, FL 34952

Property Overview

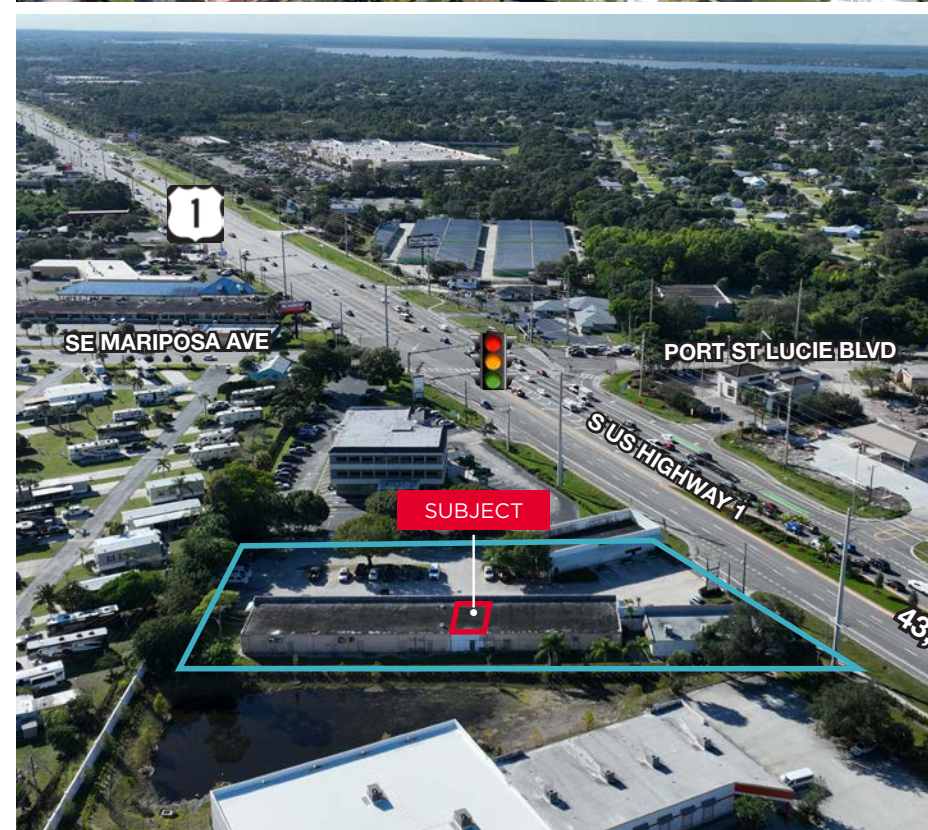
Limited availability! This ±800 SF unit offers a flexible layout ready to be customized to suit a variety of retail, office, or service-oriented users. Positioned within a highly visible commercial corridor, the property benefits from exceptional exposure and accessibility in one of Port St. Lucie's 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: | 10546 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 WICHQ
verizon SUPERIOR SANDWICHES
planet fitness dds Arby's RBC
DISCOUNTS

HCA Florida
Healthcare

MORNINGSIDE
SPORTS BAR

BEACHES
MRI

Wendy's

MARATHON

JETSON

CRUNCH

GOODYEAR
AUTO SERVICE

43,500 AADT

O'Reilly
AUTO PARTS

Applebee's
GRILL + BAR

SUBJECT

AutoZone

MURPHY
USA

S US 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

PORT ST LUCIE BLVD

MURPHY USA

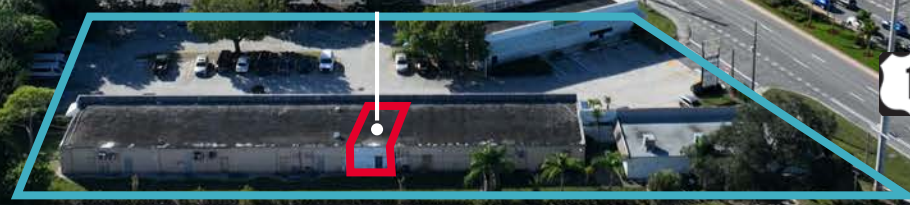
Applebee's GRILL + BAR

O'Reilly AUTO PARTS



S US HIGHWAY 1

43,500 AADT



PELICAN PLAZA | RETAIL/OFFICE

10546 S US HIGHWAY 1, PORT SAINT LUCIE, FL 34952

POPULATION GROWTH

DRIVE TIME

10 Minutes

2010 Population

47,045

2025 Population

55,615

2010-2025 Population Growth

16.69%

2024-2029 (Annual) Est. Population growth

1.94%

2025 Median Age

48.3

Average Household Income

\$86,268

Percentage with Associates Degree or Better

39.6%

Total Employees

23,581

20 Minutes

199,176

245,396

20.79%

2.00%

47.1

\$96,970

40.2%

94,572

30 Minutes

345,067

450,693

26.54%

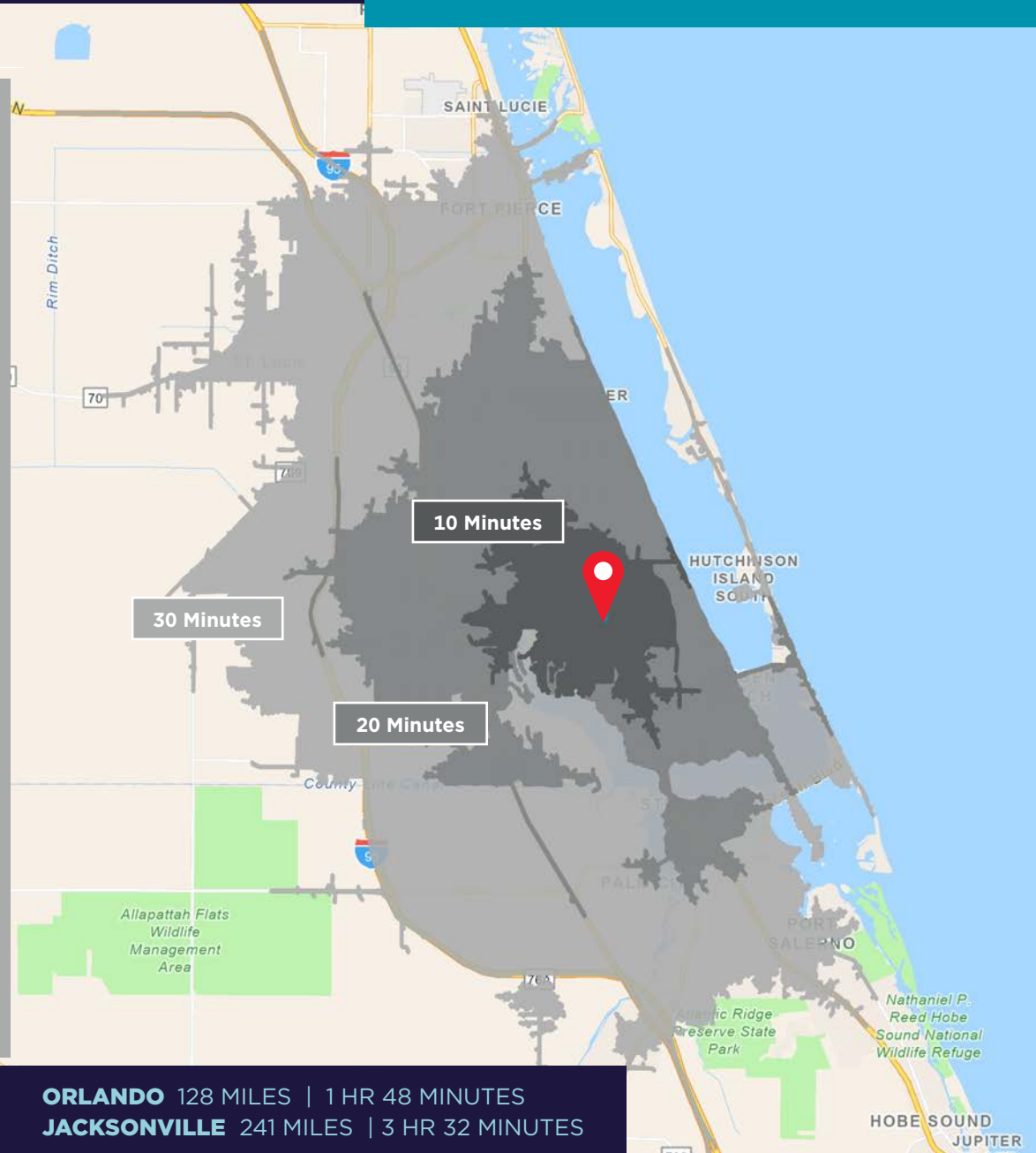
1.98%

47.5

\$103,211

43.1%

172,813



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

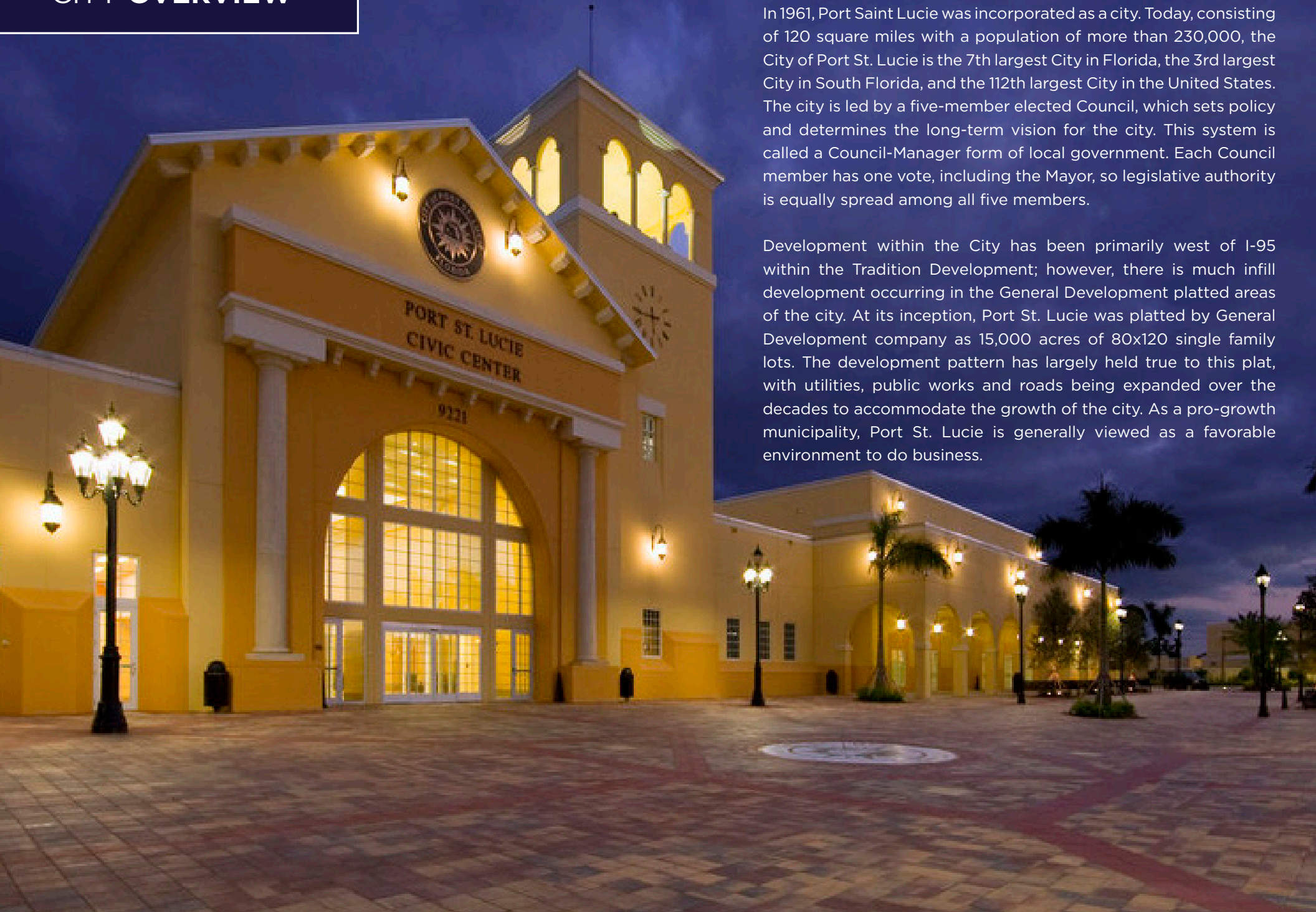
ORLANDO 128 MILES | 1 HR 48 MINUTES
JACKSONVILLE 241 MILES | 3 HR 32 MINUTES

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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