

# RETAIL PLAZA ±2,240 SF

10704 SW VILLAGE PARKWAY  
PORT ST LUCIE, FL 34987

FOR LEASE  
**CALL FOR PRICING**



# OFFERING SUMMARY

**LEASE PRICE**  
CALL FOR PRICING

# PROPERTY FEATURES

**AVAILABLE SIZE**  
±2,240 SF

**FRONTAGE**  
±288' ON VILLAGE PARKWAY

**MUNICIPALITY**  
ST LUCIE COUNTY

**RETAIL PLAZA ±2,240 SF**  
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## DESCRIPTION

Located at 10704 SW Village Pkwy, this property offers ±2,240 SF of versatile space. With a significant frontage of approximately 288 feet on Village Parkway, it provides excellent visibility and accessibility. The range of space sizes makes it ideal for various business needs, accommodating both small and large enterprises.

Situated in the rapidly growing city of Port St. Lucie, this property promises convenience and high traffic, making it an excellent choice for businesses looking to establish or expand their presence. Port St. Lucie is known for its expanding economy, growing residential communities, and increasing commercial developments, making it a prime area for investment opportunities.

**FOR PRICING DETAILS AND FURTHER INFORMATION, PLEASE CONTACT US DIRECTLY.**



# SITE MAP (Looking North)

**RETAIL PLAZA ±2,240 SF**  
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**PNC BANK**

**iThink Retail Plaza**  
**SITE ±2,240 SF**  
**FOR LEASE**

**iTHINK**  
FINANCIAL

THE LANDING AT TRADITION



SW ASHLYN WAY

SW VILLAGE PKWY

# SITE MAP (Looking South)

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THE LANDING AT TRADITION



ULTA BEAUTY  
Burlington  
PETS MART  
Michaels  
LONGHORN STEAKHOUSE  
DSW  
five BELOW  
TJ-maxx  
TARGET  
ROSS DRESS FOR LESS



Cleveland Clinic  
TRADITION HOSPITAL



THE FRESH MARKET



iTHINK FINANCIAL

**iThink Retail Plaza**  
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PNC BANK

SW ASHLYN WAY

SW VILLAGE PKWY



# SITE MAP (Looking East)

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**WELLS  
FARGO**



**iThink Retail Plaza**  
**SITE ±2,240 SF**  
**FOR LEASE**

SW VILLAGE PKWY

SW ASHLYN WAY

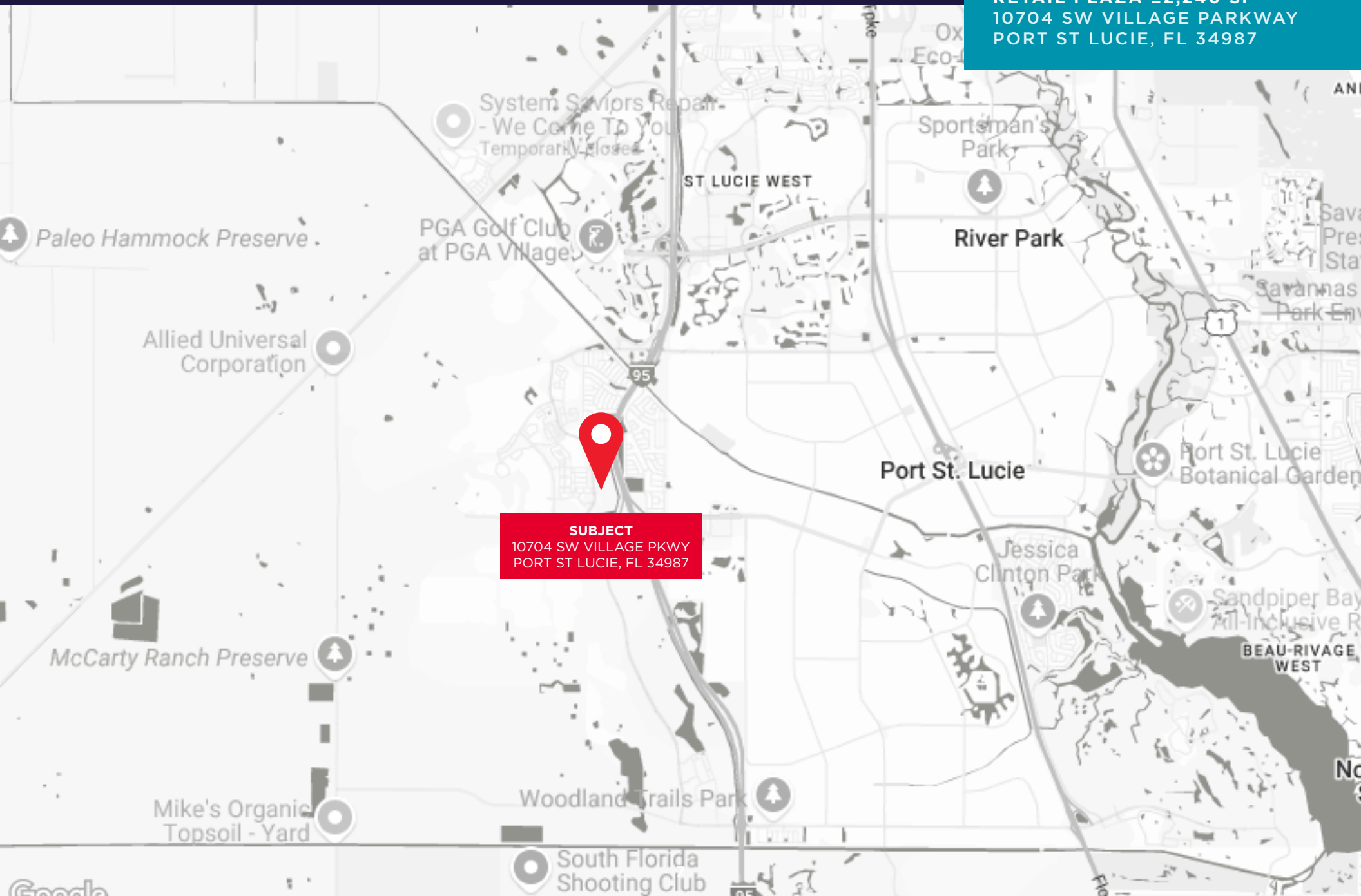
# SITE PLAN

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# AREA MAP

**RETAIL PLAZA ±2,240 SF**  
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**SUBJECT**  
10704 SW VILLAGE PKWY  
PORT ST LUCIE, FL 34987

# 2025 DEMOGRAPHICS

## KEY FACTS (3 MILE RADIUS)



**64,367**

Total Population



**\$446,822**

Median Home Value



**1,075**

Businesses



**49,626**

Daytime Population



**SILVER & GOLD (J4)**

Dominant Tapestry Segment



**50.3**

Median Age



**3.3%**

Population Growth Rate



**2.5**

Average Household Size



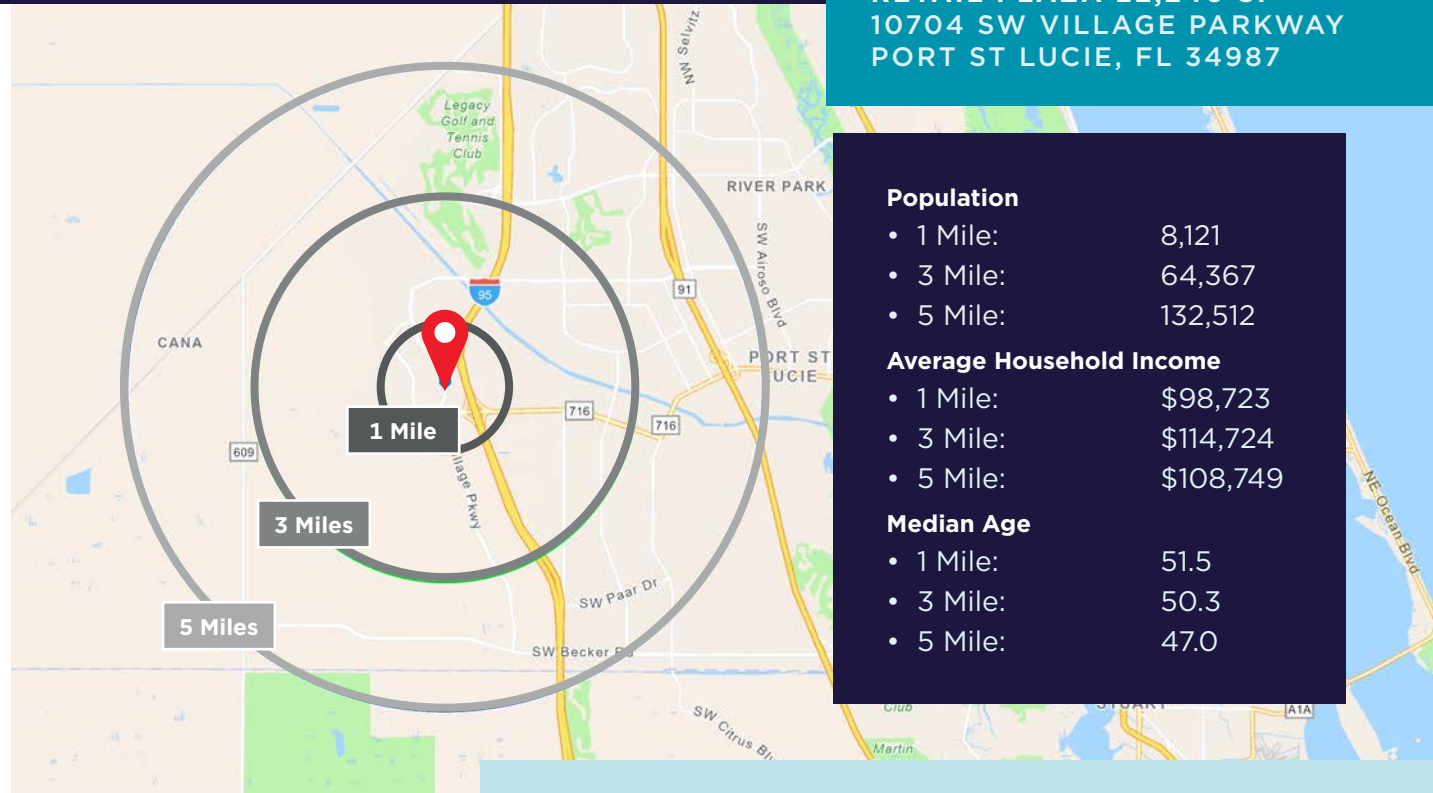
**\$85,988**

Median Household Income



**\$46,203**

Per Capita Income



### Population

- 1 Mile: 8,121
- 3 Mile: 64,367
- 5 Mile: 132,512

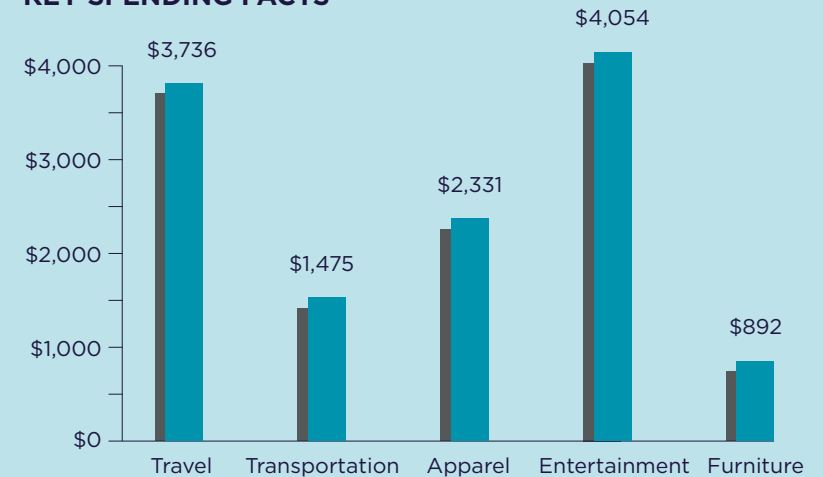
### Average Household Income

- 1 Mile: \$98,723
- 3 Mile: \$114,724
- 5 Mile: \$108,749

### Median Age

- 1 Mile: 51.5
- 3 Mile: 50.3
- 5 Mile: 47.0

## KEY SPENDING FACTS



Source: This infographic contains data provided by Esri(2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025). © 2025 Esri

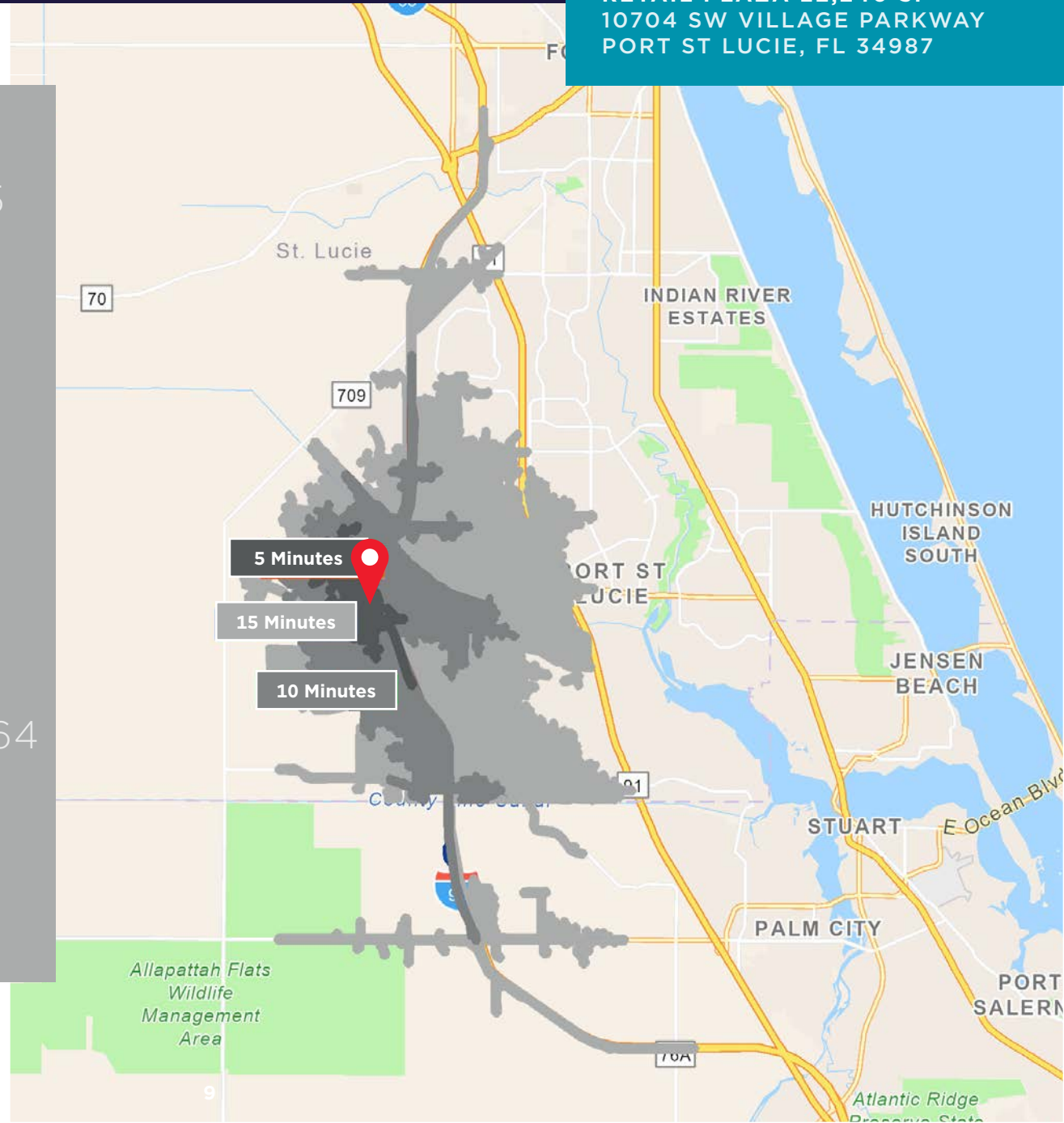
Spending facts are average annual dollars per household

# POPULATION GROWTH

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## DRIVE TIME

5 Minutes	10 Minutes	15 Minutes
2010 Population 1,893	15,261	73,255
2025 Population 4,714	36,318	124,911
2010-2025 Population Growth 149.0%	138.0%	70.5%
2025-2030 (Annual) Est. Population growth 1.96%	3.43%	3.06%
2025 Median Age 54.1	53.5	46.0
Average Household Income \$98,751	\$110,380	\$110,264
Percentage with Associates Degree or Better 47.6%	46.1%	43.2%
Percentage in White Collar Profession 75.5%	63.7%	58.1%



# ECONOMIC EXPANSION, 2019 – PRESENT

## St Lucie County

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Calendar Year 2018	Company	Industry	Location	Project Scope	2018 Jobs	2019 Jobs	2020 Jobs	2021 Jobs	2022 Jobs
	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	26	6,000	
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000	
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	38	25,000	
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	652	236,000	
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000	
Calendar Year 2020	California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	48	10,000	
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	25	75ft. Tower	
	FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490	0	469	245,000	
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000	
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000	
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,146	0	‡	3,220,000	
	Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780	
	Wolflube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	15	30,000	
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000	
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	17	17,000	
	Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000	
	Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	201	427,000	
	Contender Boats	Marine	St. Lucie County	NEW	200	0	131	100,000	
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	40	33,000	
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	23	17,000	
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	95	16,375	
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193	
	Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	52	650,000	
	Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	470	106,000	
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000	
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	20	32,000	

Calendar Year 2022	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	300	220,000
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	12	89,000
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
	Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	10	688,000
	MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	652	109,000
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
					<b>2,864</b>	<b>804</b>	<b>982</b>	<b>3,384,924</b>

Calendar Year 2023	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2023 Total Employment	Facility Square Footage
	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	259*	170	0	389,000
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	3	60,000
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	380,000
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	71	113,000
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	120	23,456
					<b>1,641</b>	<b>361</b>	<b>194</b>	<b>2,490,310</b>

\* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 \*\* New facility in 2022, jobs transferred from 2019 project ‡ Includes full-time, part-time and per diem workers

# 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.



# 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 customserved 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.



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## CONTACTS



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