

ESPLANADE AT TRADITION  
by **taylor morrison**  
Homes Inspired by You  
600+ Homesites  
55+ Active Adult Community

**VITALIA**  
AT TRADITION  
1,200 Units

**THE BRENNITY**  
AT TRADITION  
SENIOR LIVING

200+ Single Family  
by **mattamy-HOMES**

**SLOPESIDE**  
525 Rental Units  
on 35 Acres

**Common Area**

**Lease Area 2**  
**OFF CORNER**  
±51,600 SF

**Lease Area 1**  
**HARD CORNER**  
±75,700 SF

**cadence**  
by **mattamy-HOMES**  
300+ Homesites

LAND LEASE RATE  
**CALL FOR PRICING**

# ±4.89 ACRE PRIME COMMERCIAL SITE

SW TRADITION PKWY & POWERLINE RD  
PORT ST LUCIE, FL 34987



# PROPERTY DETAILS

## LOCATION

SW TRADITION PKWY & POWERLINE RD  
PORT ST LUCIE, FL 34987

## AVAILABLE LAND LEASE

HARD CORNER (75,700 SF) - \$4.00/SF  
OFF CORNER (51,600 SF) - \$3.00/SF

## PARCEL ID

4305-701-0003-000-1

## ZONING

MPUD

## LAND SIZE

±4.89 ACRES

## LAND USE

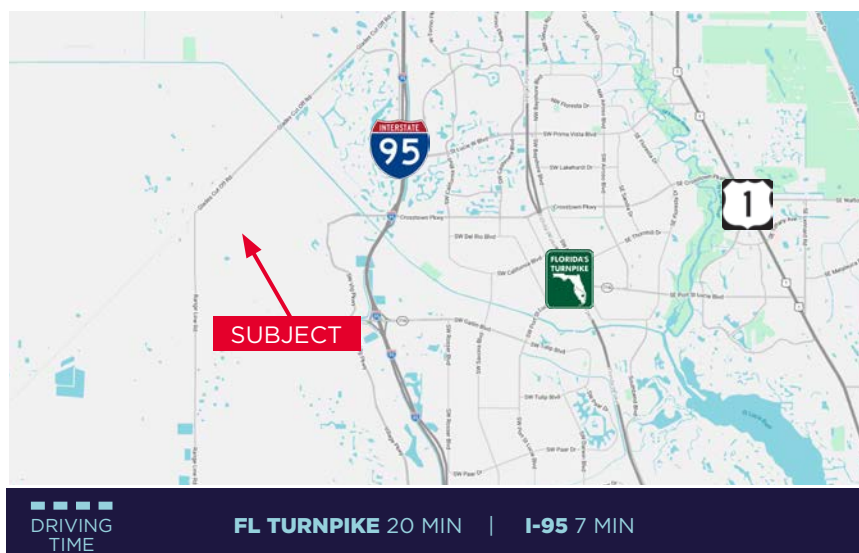
COMMERCIAL

**4.89 ACRES AVAILABLE  
FOR LAND LEASE**

# OVERVIEW

Prime commercial development opportunity in Tradition, Port St Lucie, the fastest growing town on the Treasure Coast. The property will be great for a mid sized anchor and inline space with potential outparcels. The site is in an ideal location for the planned expansion of Powerline Road connecting to SW Crosstown Pkwy to the North and SW Discovery Way to the South.

The property will be delivered “Pad Ready,” with cleared and graded sites, retention systems, driveway connections, and utility connections available within public rights-of-way. The North-South Powerline Road extension is expected to be completed within approximately two years, aligning with the site’s readiness for tenant buildout. All site permitting is to be pursued under the mutually agreed-upon site plan design and its related application process.



# NEARBY AMENITIES

**±4.89 ACRE COMMERCIAL LAND LEASE**  
**SW TRADITION PKWY & POWERLINE RD**  
**PORT ST LUCIE, FL 34987**



**RANGE LINE RD**

**LEGACY HIGH SCHOOL**  
**2,000 STUDENTS**



**SW CROSSTOWN PARKWAY**

**ESPLANADE AT TRADITION**  
 by **taylor morrison**  
Homes Inspired by You  
**600+ Homesites**  
**55+ Active Adult Community**

**cadence**  
 by **mattamy HOMES**  
**300+ Homesites**

**Common Area**

**SW TRADITION PARKWAY**

**POWERLINE RD**

**Lease Area 2**  
**OFF CORNER**  
**±51,600 SF**

**SLOPESIDE**  
**525 Rental Units on 35 Acres**

**cadence**  
 by **mattamy HOMES**  
**300+ Homesites**

**Lease Area 1**  
**HARD CORNER**  
**±75,700 SF**

**SW TRADITION PARKWAY**



# NEARBY AMENITIES

±4.89 ACRE COMMERCIAL LAND LEASE  
SW TRADITION PKWY & POWERLINE RD  
PORT ST LUCIE, FL 34987



LEGACY HIGH SCHOOL  
2,000 STUDENTS

RANGE LINE RD

cadence  
by **mattamy-HOMES**  
300+ Homesites

cadence  
by **mattamy-HOMES**  
300+ Homesites

SW TRADITION PARKWAY

POWERLINE RD

POWERLINE RD



SW TRADITION PARKWAY



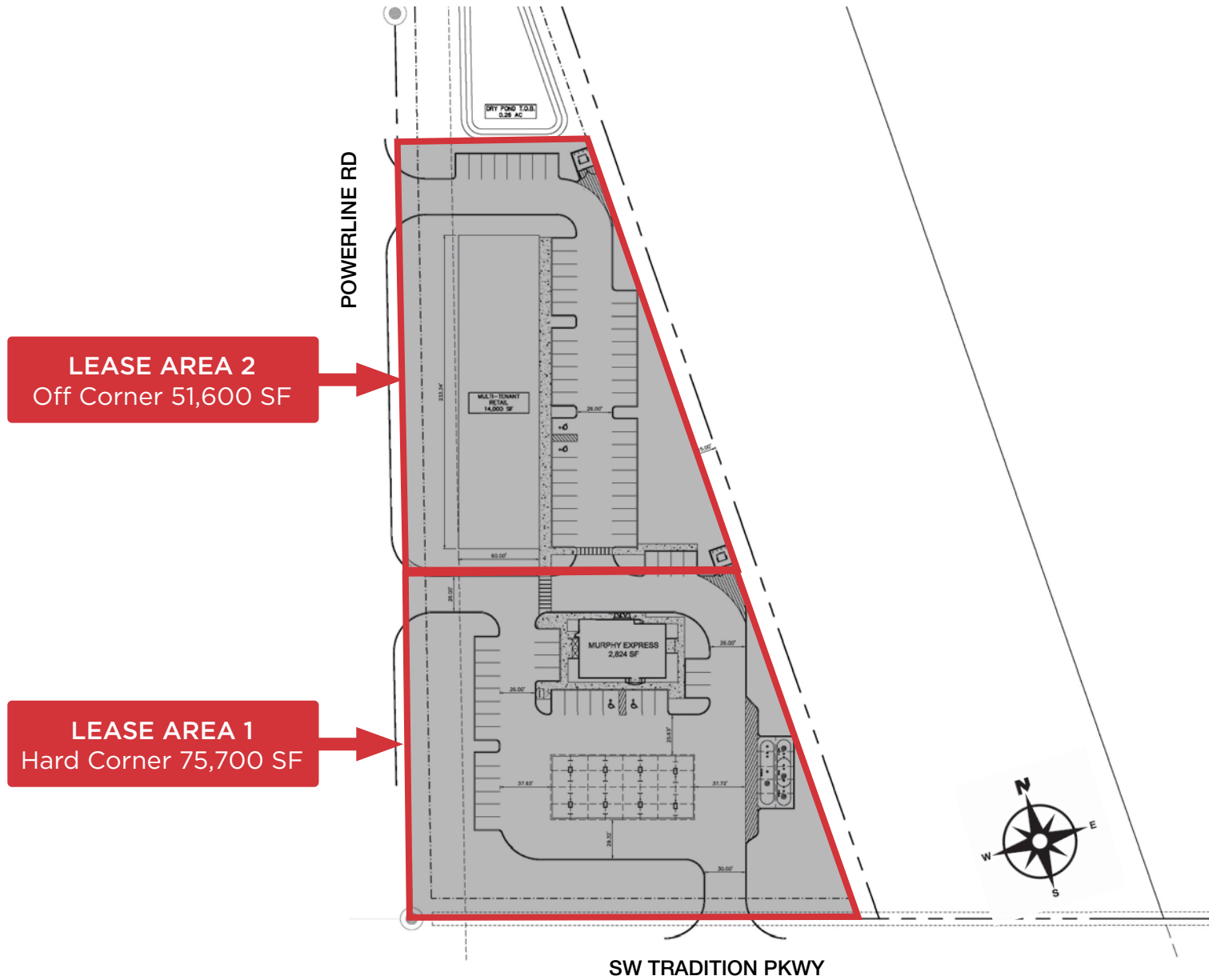
SLOPESIDE  
525 Rental Units  
on 35 Acres





# SITE PLAN

±4.89 ACRE COMMERCIAL LAND LEASE  
SW TRADITION PKWY & POWERLINE RD  
PORT ST LUCIE, FL 34987



**LEASE AREA 2**  
Off Corner 51,600 SF

**LEASE AREA 1**  
Hard Corner 75,700 SF

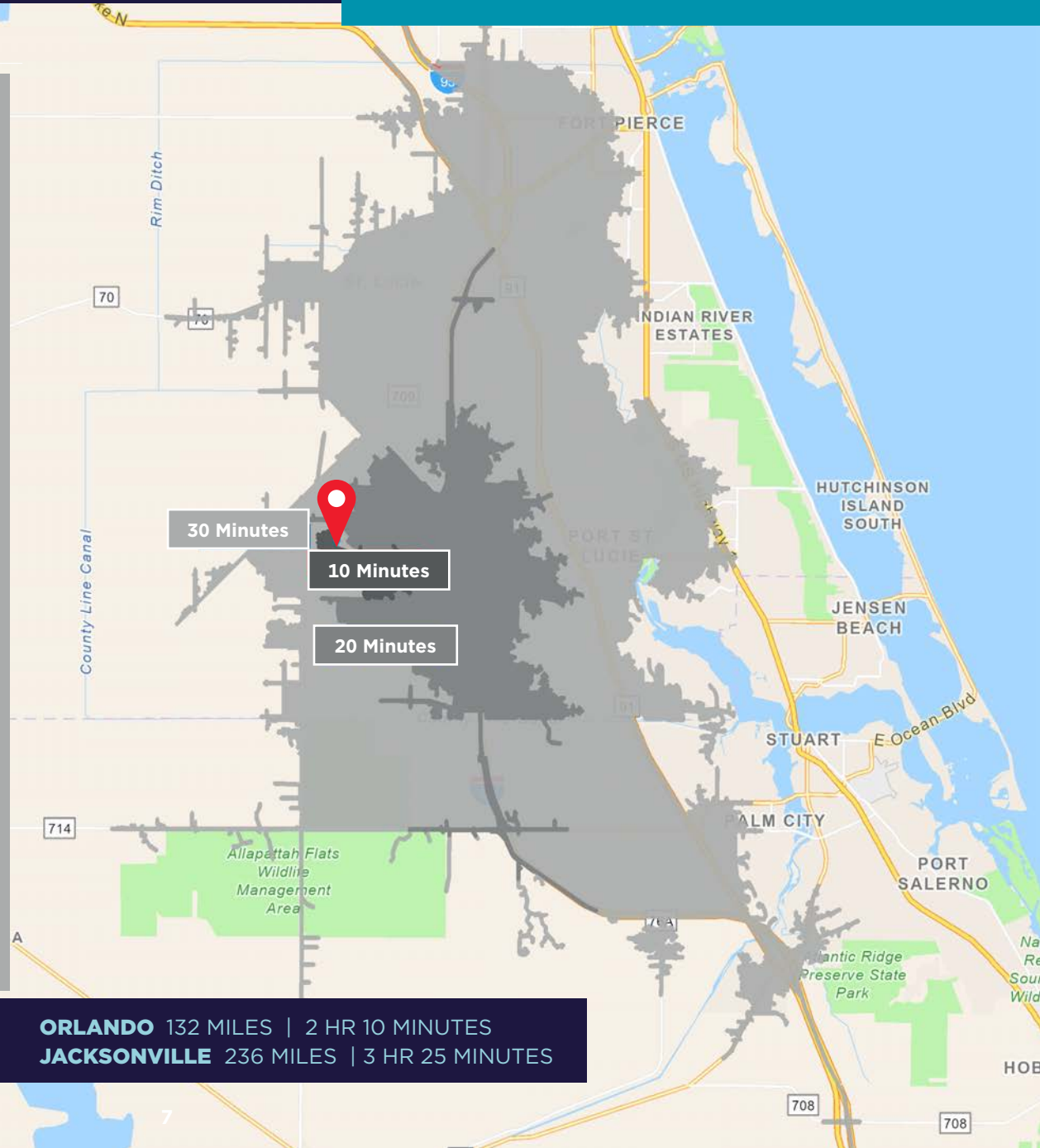
SW TRADITION PKWY

# POPULATION GROWTH

**±4.89 ACRE COMMERCIAL LAND LEASE**  
**SW TRADITION PKWY & POWERLINE RD**  
**PORT ST LUCIE, FL 34987**

## DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 1,087	49,159	193,848
2025 Population 4,605	90,148	280,370
2010-2025 Population Growth 123.6%	58.8%	36.4%
2024-2029 (Annual) Est. Population growth 3.93%	3.21%	2.67%
2025 Median Age 62.2	46.7	44.8
Average Household Income \$84,720	\$92,286	\$97,235
Percentage with Associates Degree or Better 53.1%	44.0%	42.0%
Total Employees 1,542	23,032	84,765



**MIAMI** 120 MILES | 2 HR 30 MINUTES  
**TAMPA** 165 MILES | 3 HR 4 MINUTES

**ORLANDO** 132 MILES | 2 HR 10 MINUTES  
**JACKSONVILLE** 236 MILES | 3 HR 25 MINUTES

# 2025 DEMOGRAPHICS

**±4.89 ACRE COMMERCIAL LAND LEASE  
SW TRADITION PKWY & POWERLINE RD  
PORT ST LUCIE, FL 34987**

## KEY FACTS (5 MILES)



**69,984**

2025 Total Population



**\$113,894**

2025 Average Household Income



**28,845**

2025 Total Households



**52.0**

2025 Median Age



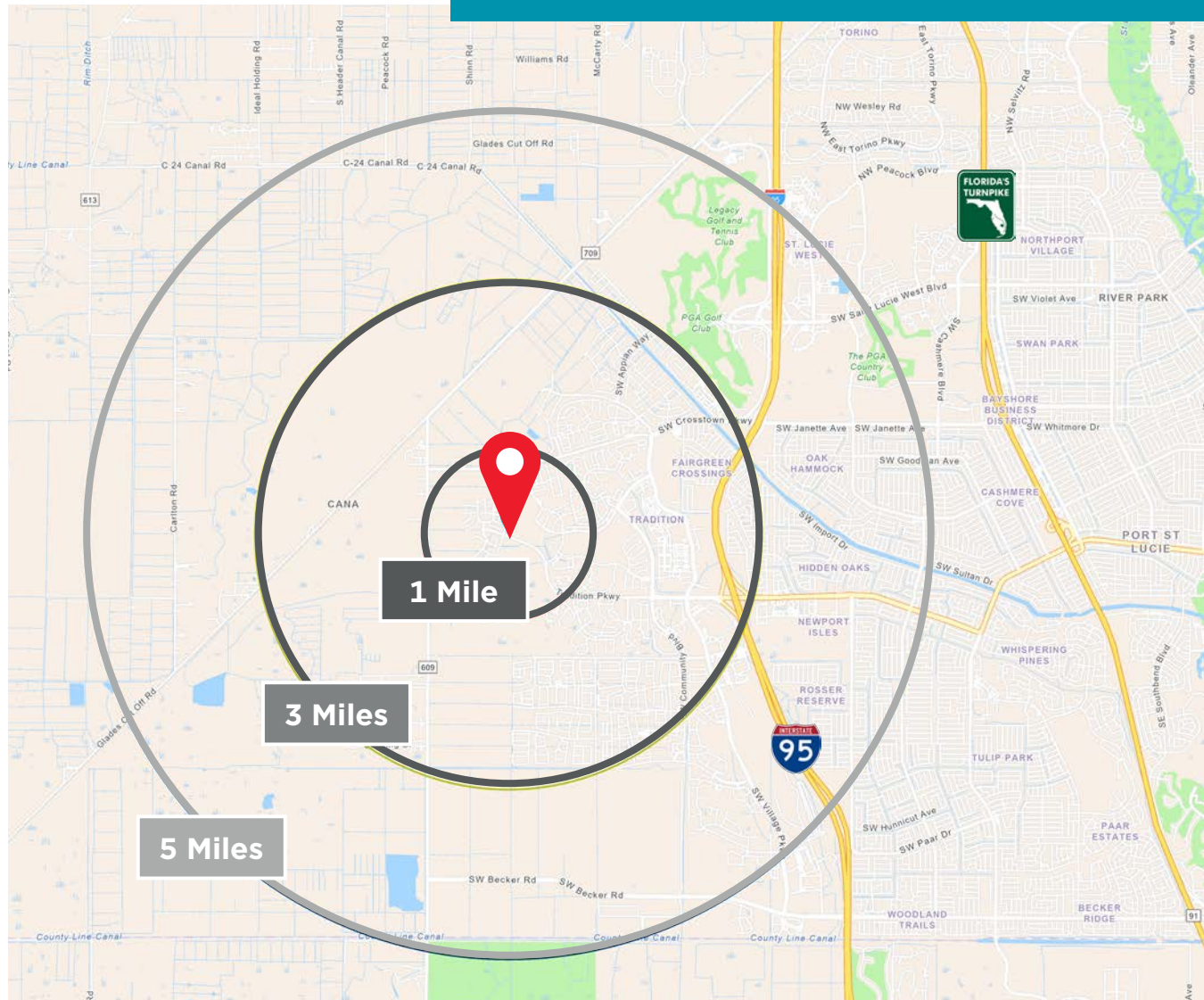
**2.42**

2025 Average Household Size



**\$501,445**

2025 Average Home Value



### Population

- 1 Mile: 525
- 3 Mile: 14,619
- 5 Mile: 77,273

### Average Household Income

- 1 Mile: \$125,677
- 3 Mile: \$87,772
- 5 Mile: \$75,588

### Median Age

- 1 Mile: 45.6
- 3 Mile: 37.2
- 5 Mile: 38.1

# ST LUCIE COUNTY

## Economic Expansion, 2019 - Present

Calendar Year	Company	Industry	Location	Project Scope	2019	2020	2021	2022	
2019	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	
2020	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000	
	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	
	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	

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>

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

# ECONOMIC OVERVIEW

# CITY OVERVIEW

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 255,000, the City of Port St. Lucie is the 6th 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.



# COUNTY OVERVIEW



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 highpaying 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.



**±4.89 Acre Commercial Land Lease**  
 SW Tradition Pkwy & Powerline Rd  
 Port St Lucie, FL 34987

Lease Rate:  
**Call for Pricing**



# CONTACTS



**NIKOLAUS SCHROTH**

Senior Director  
 Mobile: +1 772 403 3752  
 Office: +1 772 678 7601  
[nik.schroth@cushwake.com](mailto:nik.schroth@cushwake.com)



**JAMES MCKINNEY**

Senior Associate  
 Mobile: +1 772 349 3414  
 Office: +1 772 678 7602  
[james.mckinney@cushwake.com](mailto:james.mckinney@cushwake.com)

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.