

±2.21 ACRE COMMERCIAL SITE

NW PINE TRAIL CIRCLE
PORT ST LUCIE, FL 34983

SALE PRICE
\$1,250,000



PROPERTY DETAILS

LOCATION

NW PINE TRAIL CIRCLE
PORT ST LUCIE, FL 34983

PARCEL ID

3417-501-0006-000-9

SITE SIZE

±2.21 ACRES

PRICE

\$1,250,000

FRONTAGE

482' ALONG NW ST JAMES DR

TRAFFIC COUNT

18,400 AADT ON
NW ST JAMES DR

ZONING

PUD

LAND USE

ROI

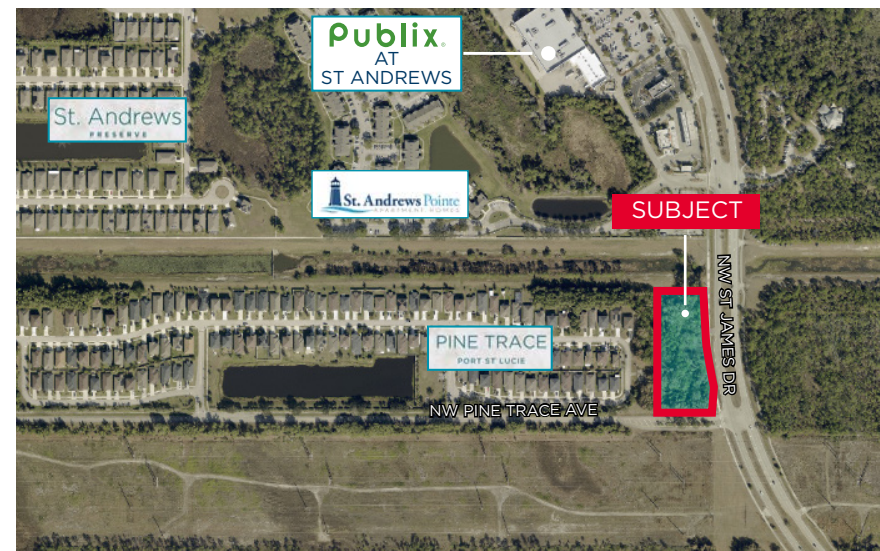
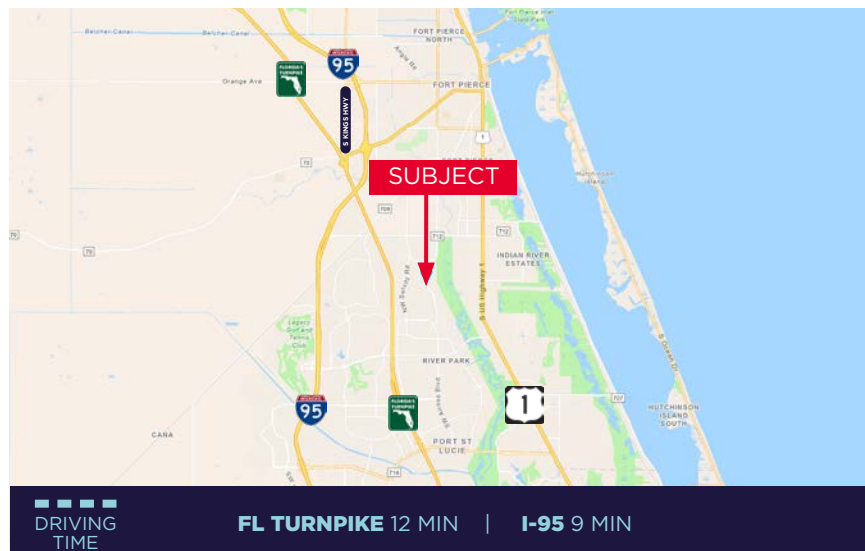
**IDEAL FOR A VARIETY OF
COMMERCIAL USES**

OVERVIEW

Positioned along NW St James Dr in the heart of Port St. Lucie, this ±2.21-acre commercial land parcel offers a rare opportunity for development in one of the city's steadily growing residential and commercial corridors. The site benefits from convenient regional access and proximity to established neighborhoods, schools, and daily retail demand drivers, supporting a wide range of potential commercial uses subject to zoning approval.

The property presents a flexible development canvas for users or

investors seeking to capitalize on Port St. Lucie's ongoing population growth and expansion of local services. With its manageable acreage and strategic in-city location, the site is well suited for neighborhood commercial, office, or service-oriented development concepts. strong long-term hold or near-term development opportunity, this parcel combines location, scale, and accessibility within a dynamic Treasure Coast market.

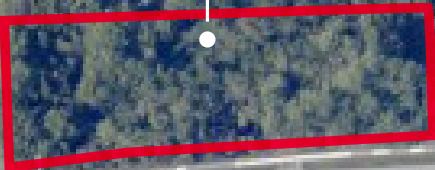


PROPERTY AERIAL

±2.24 ACRE COMMERCIAL SITE
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NW PINE TRACE AVE

SUBJECT



NW ST JAMES DR

SUBWAY

7
ELEVEN

DUNKIN'

HAIR CUTTERY

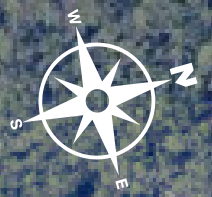
McDonald's logo

Publix

ups

PNC BANK

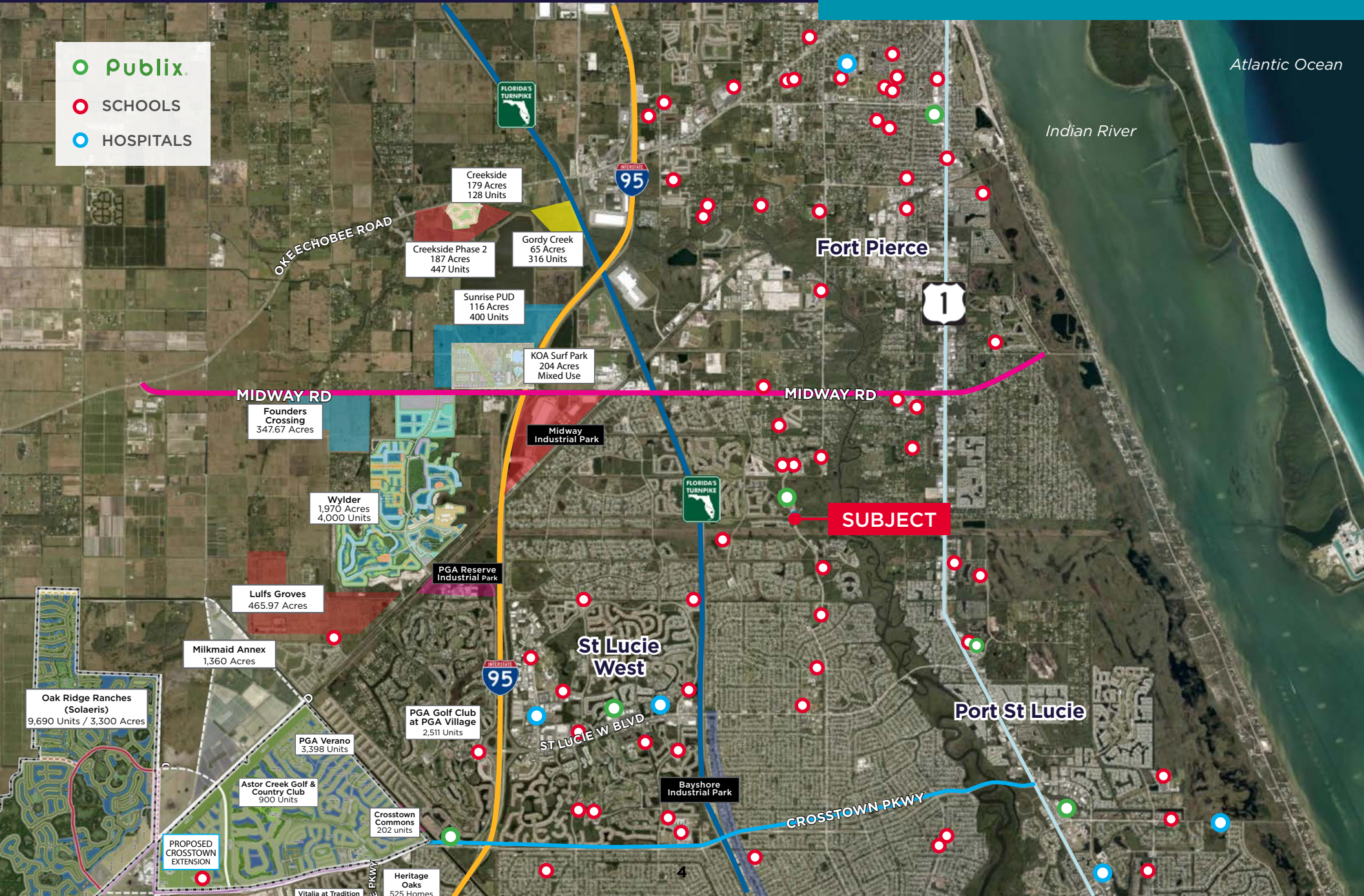
South Florida
Water Management



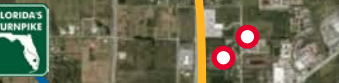
REGIONAL AERIAL

±2.24 ACRE COMMERCIAL SITE
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PORT ST LUCIE, FL 34983

- Publix
- SCHOOLS
- HOSPITALS



- Creekside 179 Acres 128 Units
- Creekside Phase 2 187 Acres 447 Units
- Gordy Creek 65 Acres 316 Units
- Sunrise PUD 116 Acres 400 Units
- KOA Surf Park 204 Acres Mixed Use
- Midway Industrial Park
- Wyldey 1,970 Acres 4,000 Units
- PGA Reserve Industrial Park
- Lulfs Groves 465.97 Acres
- Milkmaid Annex 1,360 Acres
- Oak Ridge Ranches (Solaeris) 9,690 Units / 3,300 Acres
- PGA Verano 3,398 Units
- Astor Creek Golf & Country Club 900 Units
- Crosstown Commons 202 units
- Heritage Oaks 525 Homes
- Vitalia at Tradition
- Bayshore Industrial Park
- PROPOSED CROSSTOWN EXTENSION

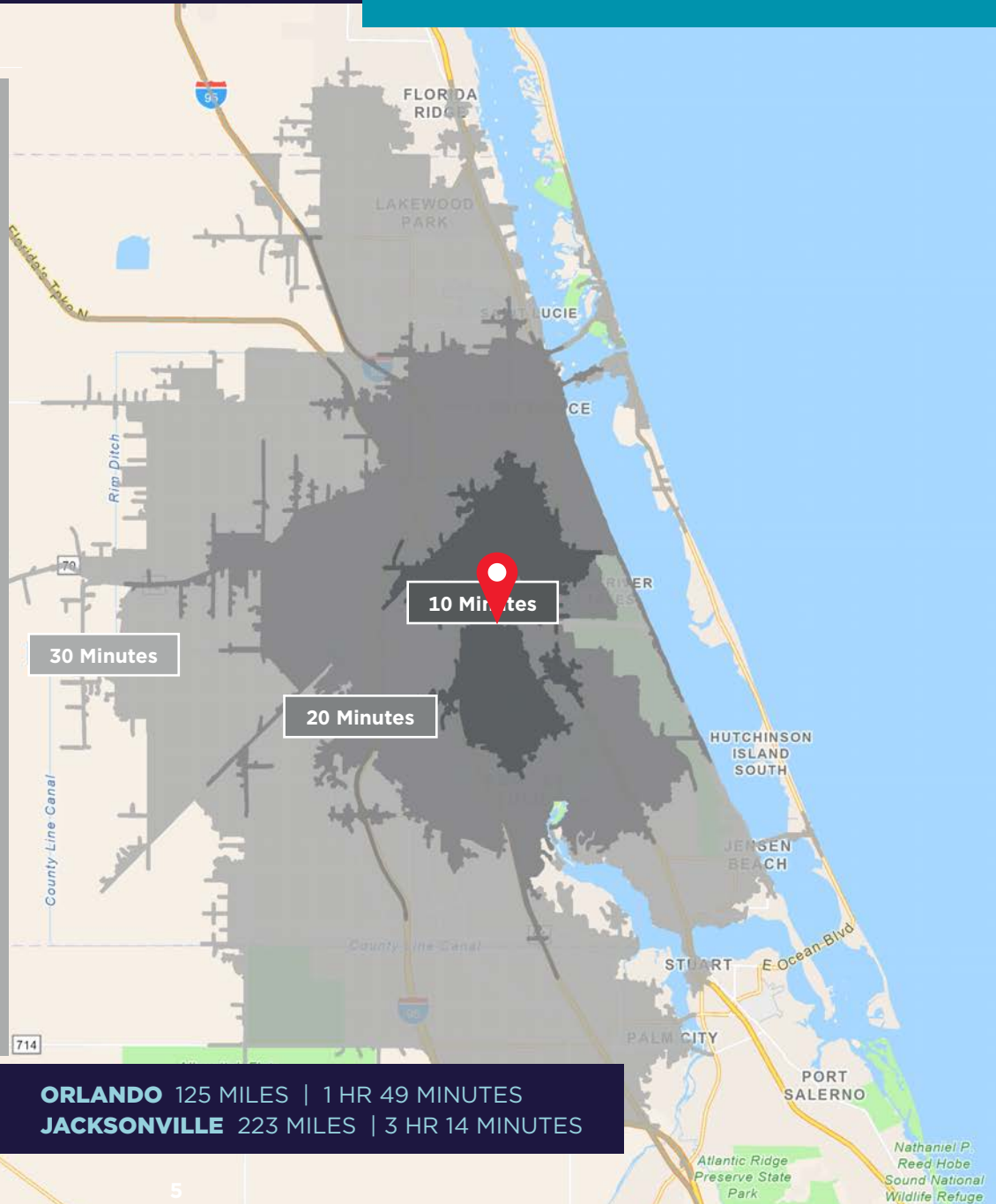


POPULATION GROWTH

±2.24 ACRE COMMERCIAL SITE
NW PINE TRAIL CIRCLE
PORT ST LUCIE, FL 34983

DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 50,927	193,730	315,303
2025 Population 62,652	242,787	422,507
2010-2025 Population Growth 23.0%	25.3%	34.0%
2024-2029 (Annual) Est. Population growth 2.23%	2.24%	2.30%
2025 Median Age 42.8	44.2	46.4
Average Household Income \$91,498	\$86,902	\$99,580
Percentage with Associates Degree or Better 38.0%	37.1%	41.8%
Total Employees 19,488	92,928	142,667



MIAMI 121 MILES | 1 HR 56 MINUTES
TAMPA 159 MILES | 2 HR 40 MINUTES

ORLANDO 125 MILES | 1 HR 49 MINUTES
JACKSONVILLE 223 MILES | 3 HR 14 MINUTES

2025 DEMOGRAPHICS

±2.24 ACRES
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PORT ST LUCIE, FL 34983

KEY FACTS (3 MILES)



57,663

2025 Total Population



\$97,260

2025 Average Household Income



22,631

2025 Total Households



45.4

2025 Median Age



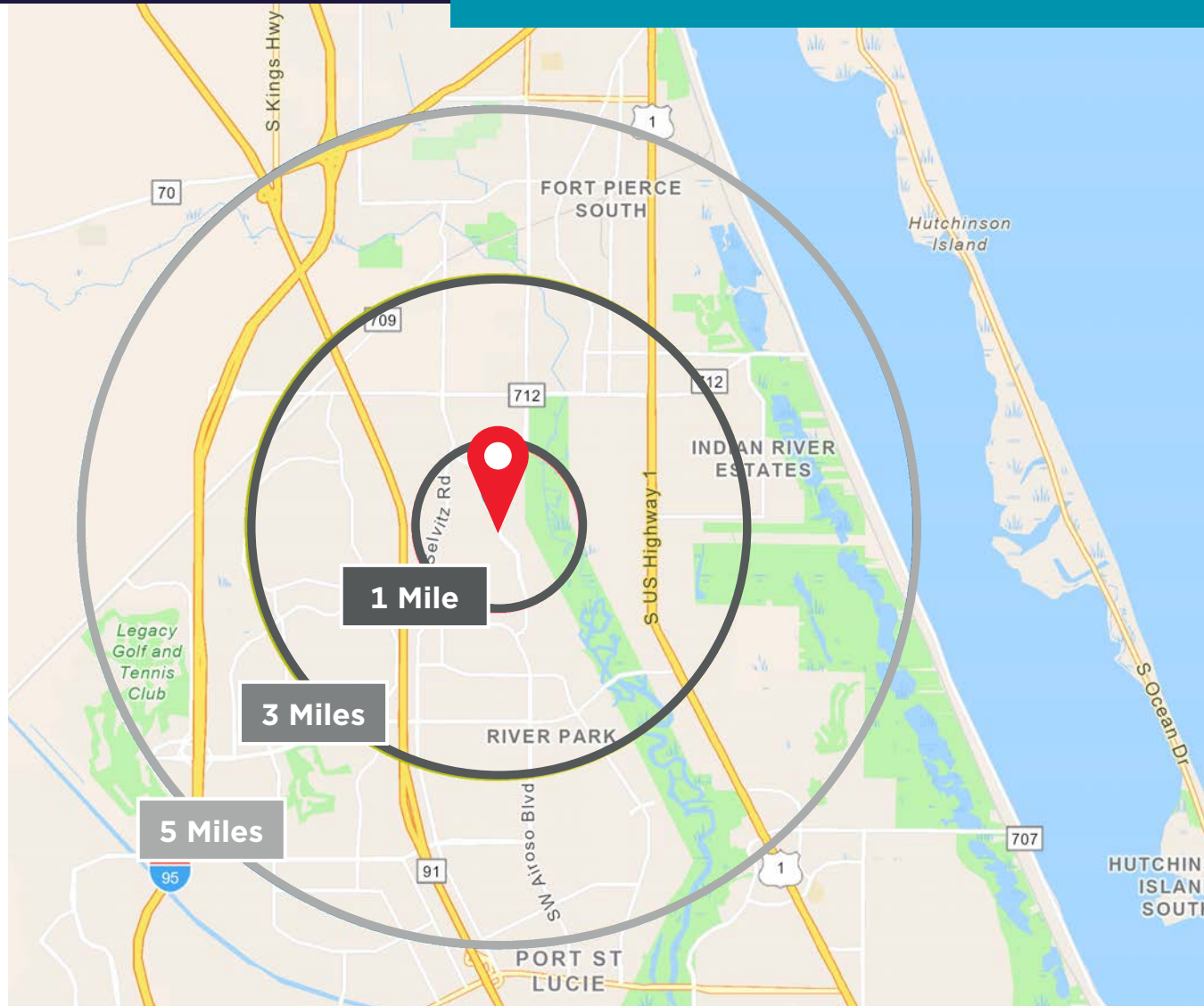
2.53

2025 Average Household Size



\$421,403

2025 Average Home Value



Population

- 1 Mile: 5,561
- 3 Mile: 57,663
- 5 Mile: 128,186

Average Household Income

- 1 Mile: \$96,426
- 3 Mile: \$97,260
- 5 Mile: \$89,879

Median Age

- 1 Mile: 47.8
- 3 Mile: 45.4
- 5 Mile: 46.6

CITY OVERVIEW

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.



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 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.



CUSHMAN & WAKEFIELD

±2.21 Acre Commercial Site
NW Pine Trail Circle
Port St Lucie, FL 34983

Sale Price:
\$1,250,000



CONTACTS



NIKOLAUS SCHROTH, CCIM
Senior Director
Mobile: +1 772 403 3752
Office: +1 772 678 7601
nik.schroth@cushwake.com



JEFF ALLMAN
Senior Director
Mobile: +1 772 283 1555
Office: +1 772 6787608
jeff.allman@cushwake.com



JAMES MCKINNEY
Senior Associate
Mobile: +1 772 349 3414
Office: +1 772 678 7602
james.mckinney@cushwake.com

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