

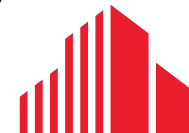
**±10,801 RSF AVAILABLE**



**FOR LEASE \$33.00/SF NNN**

## **MEDICAL/SURGERY CENTER OFFICE SPACE IN TRADITION**

**10521 SW VILLAGE CENTER DRIVE  
PORT ST LUCIE, FL 34987**



**CUSHMAN &  
WAKEFIELD**

# TRADITION STATION OFFICE SPACE

10521 SW VILLAGE CENTER DR, PORT ST LUCIE, FL 34987

## Offering Summary

**Address:** 10521 SW Village Center Drive, Port St Lucie, FL 34987

**Available Size:** ±10,801 RSF

**Building Size:** ±32,071 RSF

**Lease Rate:** \$33.00/SF NNN

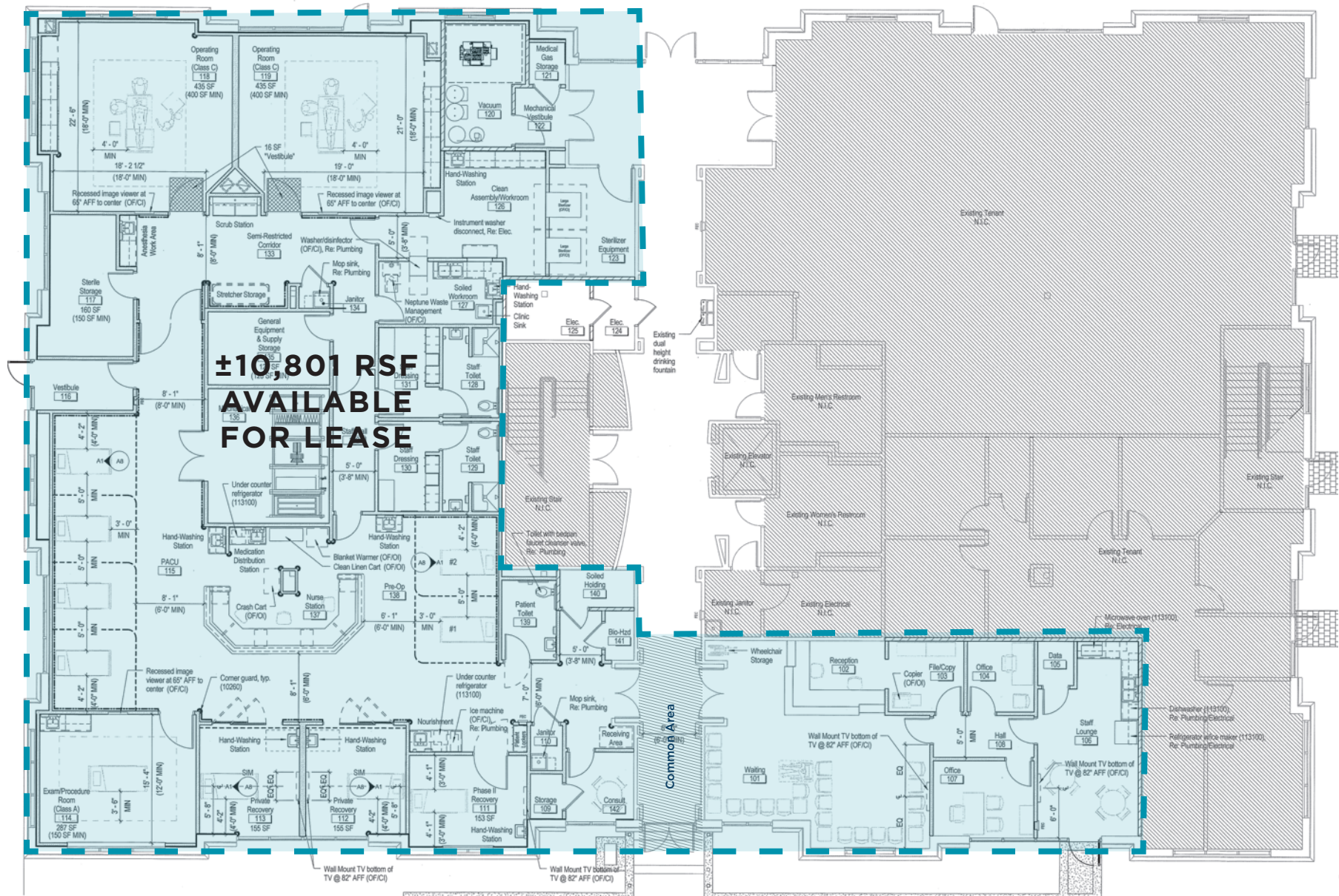
Tradition Station offers a rare opportunity to lease ±10,801 RSF of Class A Surgery Center space in the heart of Tradition, one of Florida's premier master-planned communities. Located within Tradition Square, the property is surrounded by an exceptional mix of retail, dining, healthcare, and lifestyle amenities, creating a vibrant and walkable environment for employees and visitors alike. With immediate access to Interstate 95, proximity to Cleveland Clinic Tradition Hospital, and a location within one of the Treasure Coast's fastest-growing business and residential markets, Tradition Station provides an unparalleled setting for professional, corporate, and healthcare users seeking a premier business address.

## Property Highlights

- Former Surgery Center. Save millions on buildout.
- Class A Office Building located in Tradition, Port St. Lucie, FL
- Close to Cleveland Clinic Tradition hospital and First Class Amenities
- Class A buildout featuring high end finishes
- ± 10,801 RSF Class A Professional Office Space
- Elevator to 2nd Floor space
- Ample Parking
- Great Location off I-95 in the heart of Tradition
- Close to shops and restaurants



# FLOOR PLAN





**PROPERTY** PHOTO



94,000 AADT

TRADITION VILLAGE CENTER

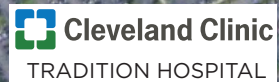
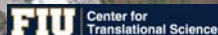
SW VILLAGE CENTER DR



SW VILLAGE PKWY

SW TRADITION PARKWAY

58,500 AADT



PROPERTY  
AERIAL

TRADITION STATION

Tradition Station, Class "A" Offices

# AREA DEMOGRAPHICS

## KEY MARKET METRICS



**138,411**

Population  
(5 mile Radius)



**\$123,416**

Average Household Income  
(5 mile Radius)



**3,615**

Businesses  
(5 mile Radius)



**\$520,779**

Projected Home Value  
(2031, 5 mile Radius)



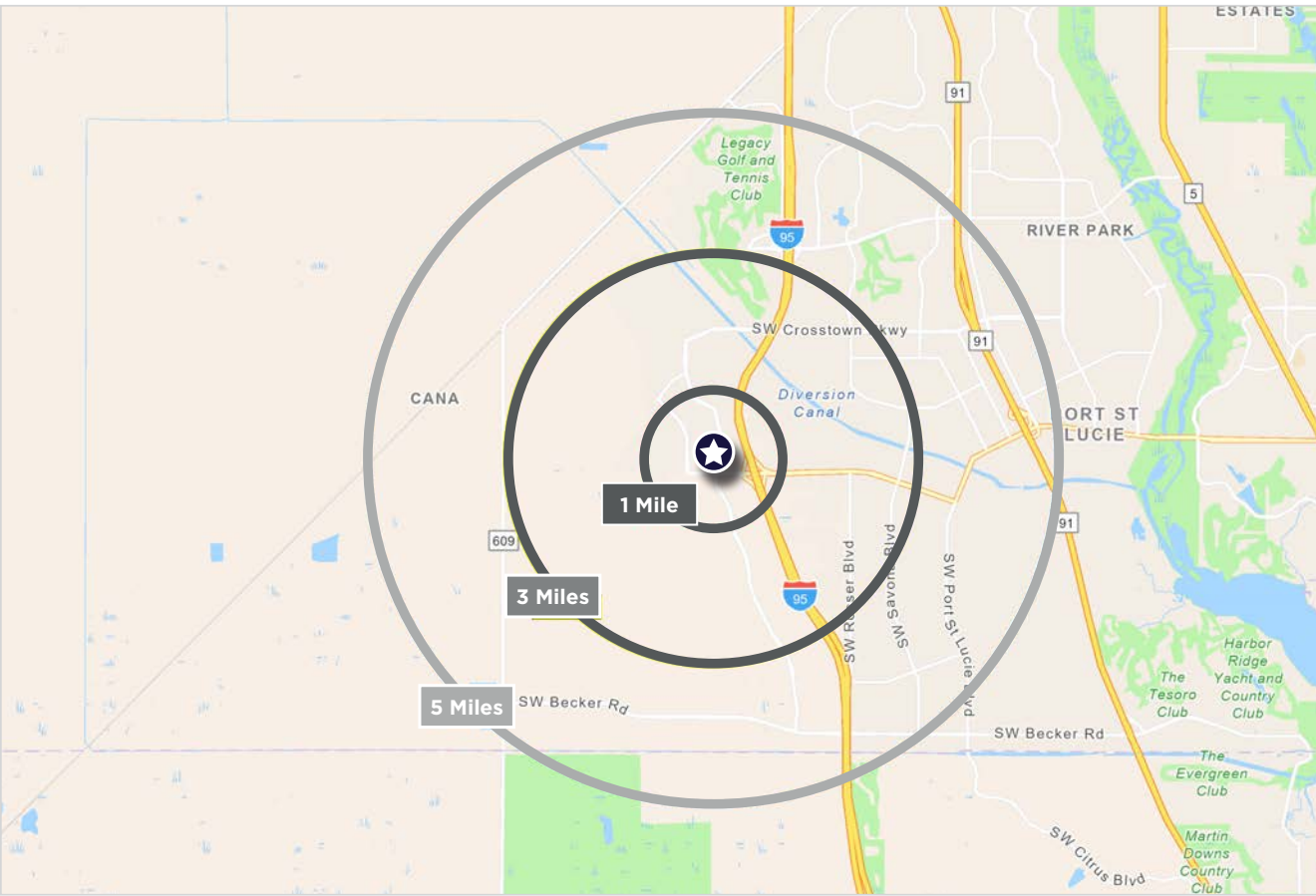
**47.4**

Median Age  
(5 mile Radius)



**39,218**

Daytime Population  
(5 mile Radius)



## CONSUMER SPENDING (AVERAGE, 5 MILE RADIUS)



Travel

**\$3,791.34**



Food at Home

**\$7,666.02**



Apparel

**\$2,503.96**



Entertainment

**\$4,362.51**



Healthcare

**\$8,497.64**

## DEMOGRAPHIC SUMMARY

|                          | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| Population               | 7,602     | 65,983    | 138,411   |
| Average Household Income | \$121,586 | \$130,188 | \$123,416 |
| Median Age               | 55.4      | 51.5      | 47.4      |

# AREA OVERVIEW



## *Port St Lucie, Florida*

Incorporated in 1961, Port St. Lucie has grown into one of Florida's fastest-growing cities and the largest municipality within St. Lucie County. Encompassing approximately 120 square miles and home to more than 230,000 residents, Port St. Lucie is the seventh-largest city in Florida and serves as the economic engine of the Treasure Coast region. The city operates under a Council-Manager form of government led by a five-member elected City Council.

Growth throughout the city has been driven by continued residential and commercial development, particularly within the master-planned Tradition community west of I-95. Tradition has emerged as a major regional destination for healthcare, retail, office, industrial, and mixed-use development, anchored by Cleveland Clinic Tradition Hospital and a growing employment base. Combined with ongoing infill development throughout the city and continued population growth across St. Lucie County, Port St. Lucie offers a business-friendly environment supported by expanding infrastructure, a skilled workforce, and strong long-term economic fundamentals.



### **STRATEGIC LOCATION**

CENTRALLY LOCATED WITHIN THE TREASURE COAST, PROVIDING ACCESS TO KEY POPULATION CENTERS THROUGHOUT FLORIDA.



### **TOP GROWTH MARKET**

A RAPIDLY EXPANDING MARKET ATTRACTING RESIDENTS, BUSINESSES, AND INVESTMENT FROM ACROSS THE REGION.



### **STRONG GROWTH & DEMOGRAPHICS**

BENEFITING FROM CONTINUED POPULATION GROWTH, WORKFORCE EXPANSION, AND SUSTAINED ECONOMIC INVESTMENT THROUGHOUT THE REGION.



### **PRO-GROWTH ENVIRONMENT**

STRONG PUBLIC AND PRIVATE INVESTMENT CONTINUES TO DRIVE COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

**±10,801 RSF AVAILABLE**

## TRADITION STATION

**FOR MORE INFORMATION, CONTACT:**



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