

INDUSTRIAL FLEX SPACE

2772 SW EDGARCE ST
PORT ST LUCIE, FL 34953

LEASE RATE
\$1,700/Month Gross



PROPERTY DETAILS

LOCATION

2772 SW EDGARCE ST
PORT ST LUCIE, FL 34953

ZONING

SERVICE COMMERCIAL

AVAILABLE SIZE

1,087 SF

CEILING HEIGHT

15.5'

GRADE LEVEL DOORS

10'X12' ROLL UP DOOR - FRONT
10'X8' ROLL UP DOOR - REAR

LEASE RATE

\$1,700/MONTH GROSS

WAREHOUSE FLEX SPACE

OVERVIEW

Excellent small bay industrial flex space located just off of Gatlin Boulevard near The Home Depot, Bass Pro Shops and Floor & Decor. Each unit will have small air-conditioned office space. There is a 10' x 12' roll-up door at the front of the unit and an 10' x 8' roll-up door in the rear of the building. The building was built in 2007 using concrete block construction.

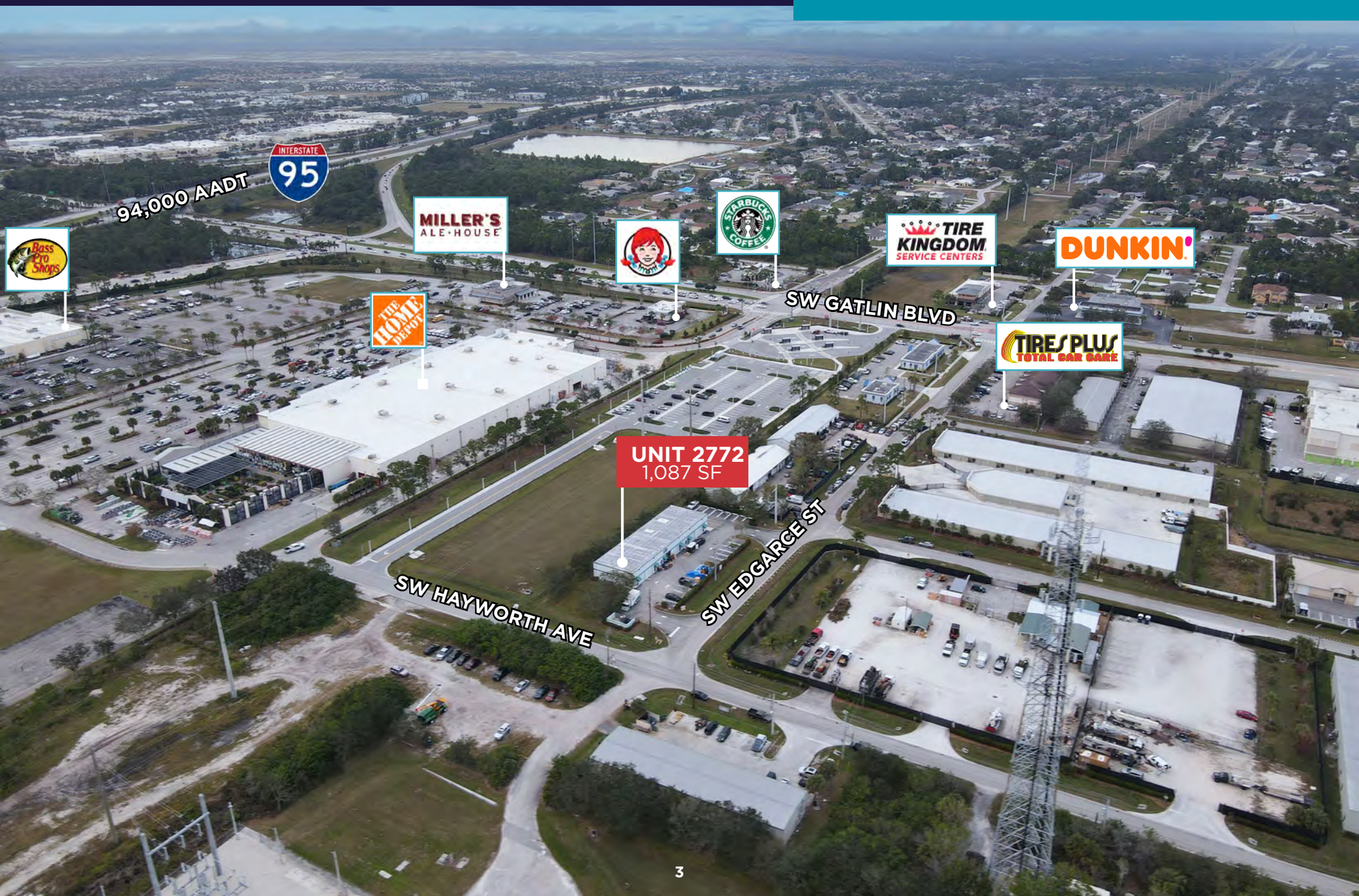
With quick access to Interstate-95 and the Florida Turnpike you can conveniently cover the surrounding market area. Access to Florida's Turnpike is available at the intersection of SW Port St. Lucie Boulevard.



LOOKING NORTH

INDUSTRIAL FLEX SPACE

2772 SW EDGARCE ST, PORT ST LUCIE, FL 34953



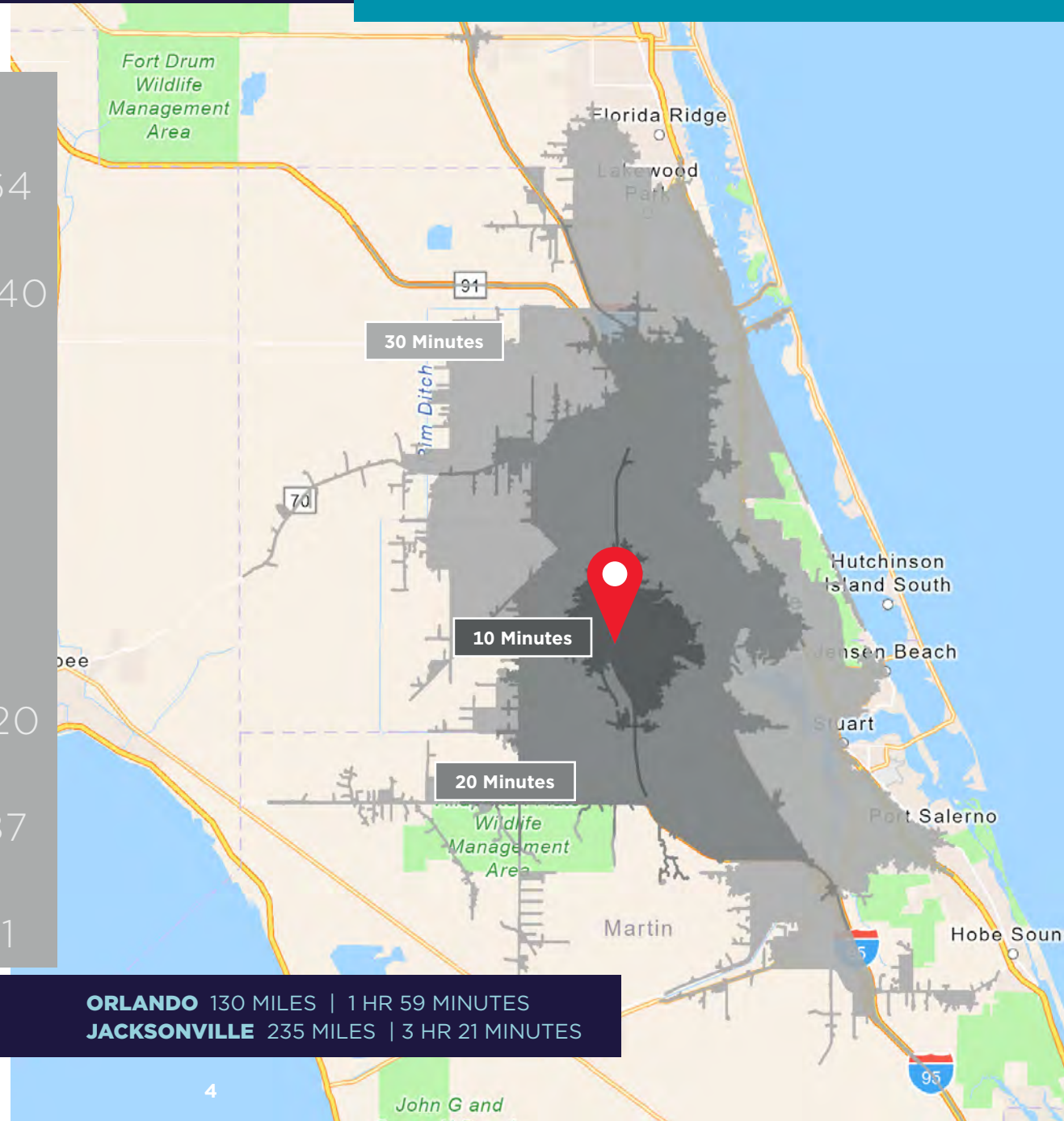
POPULATION GROWTH

INDUSTRIAL FLEX SPACE

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DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 47,779	175,957	347,264
2026 Population 80,166	279,769	490,440
2010-2025 Population Growth 67.7%	58.9%	41.2%
2024-2029 (Annual) Est. Population growth 2.59%	2.53%	1.94%
2025 Median Age 42.7	44.8	46.5
Average Household Income \$120,261	\$117,126	\$113,720
2026 Total Housing Units 30,217	113,087	214,087
Total Employees 21,351	84,139	169,281



MIAMI 119 MILES | 2 HR 25 MINUTES
TAMPA 165 MILES | 2 HR 57 MINUTES

ORLANDO 130 MILES | 1 HR 59 MINUTES
JACKSONVILLE 235 MILES | 3 HR 21 MINUTES

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 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.



CUSHMAN & WAKEFIELD

Industrial Flex Space For Lease

2772 SW Edgarc St
Port St Lucie, FL 34953

Lease Rate:

\$1,700/Month Gross



CONTACTS



NIKOLAUS SCHROTH, CCIM

Senior Director

Mobile: +1 772 403 3752

Office: +1 772 678 7601

nik.schroth@cushwake.com



JAMES MCKINNEY

Senior Associate

Mobile: +1 772 349 3414

Office: +1 772 678 7602

james.mckinney@cushwake.com

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