

FOR LEASE

SHOPPES AT THE HEART OF TRADITION

11325 SOUTHWEST DISCOVERY WAY, PORT ST. LUCIE, FL 34987



PROPERTY DESCRIPTION

Thriving retail destination located on SWC Village Parkway & Discovery Way in Port St. Lucie. Anchored by Aldi and featuring a strong mix of national and local retail tenants, this center sits at the commercial heart of the master-planned Tradition community.

PROPERTY HIGHLIGHTS

- 1374 SF 2nd gen restaurant space available
- Over 38,000 new homes in seven residential communities planned for development in the surrounding area
- Site is situated near a busy signalized intersection of SWC Village Parkway & Discovery Way
- Strong trade-area demographics: 124,397 population and \$102,899 average HH Income within a 5-mile radius

OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 1,374 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	911	15,021	38,008
Total Population	2,358	41,925	106,770
Average HH Income	\$90,907	\$107,515	\$102,892

BRYAN COHEN

561.471.0212

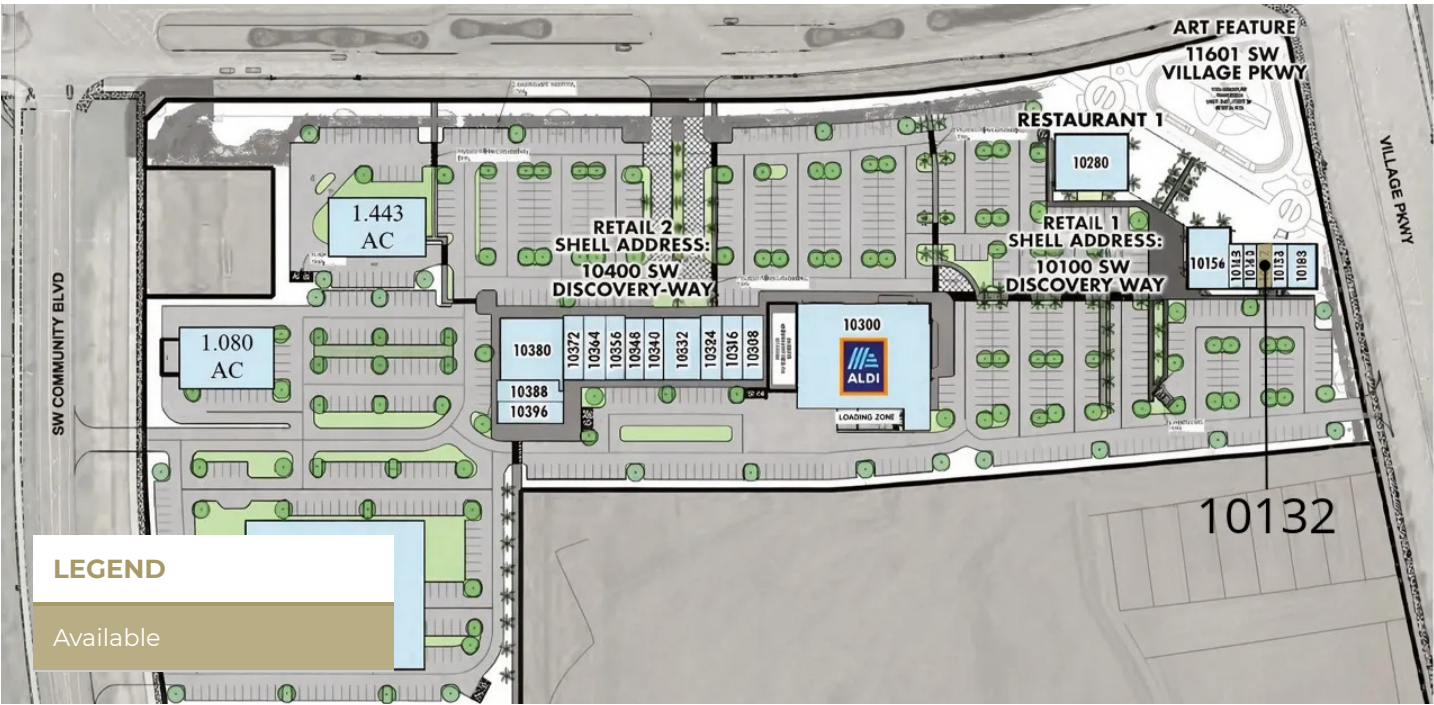
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,374 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
10132	Available	1,374 SF	NNN	Negotiable	-

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SUITE	TENANT NAME	SIZE SF
10200	Kyle G's Amore Chophouse	5,806 SF
10156	Sara's Kitchen	3,600 SF
10148	Le Bistro De Paris	1,608 SF
10140	Rita's Italian Ice	1,374 SF
10132	AVAILABLE	1,374 SF
10124	Field Of Greens	1,340 SF
10108	Swift Mediterranean Grill	2,770 SF
10300	Aldi	26,472 SF
10308	Carmela's Coffee	1,800 SF
10316	Picasso Nails	1,800 SF
10324	Hair Salon	1,800 SF
10332	Southpaw Brewing Company	3,204 SF
10340	Papa John's Pizza	1,602 SF
10348	The Joint Chiropractic	1,602 SF
10356	Cooper Orthodontics	1,800 SF
10364	Woof Gang Pet Bakery & Grooming	1,800 SF
10372	Tomalty Dental	1,800 SF
10380	Port Tradition	5,500 SF
10388	Window & Blind Store	1,814 SF
10396	Ace of Carts Golf Carts	1,950 SF

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SUITE	TENANT NAME	SIZE SF
TOTALS		70,816 SF
AVERAGES		3,541 SF

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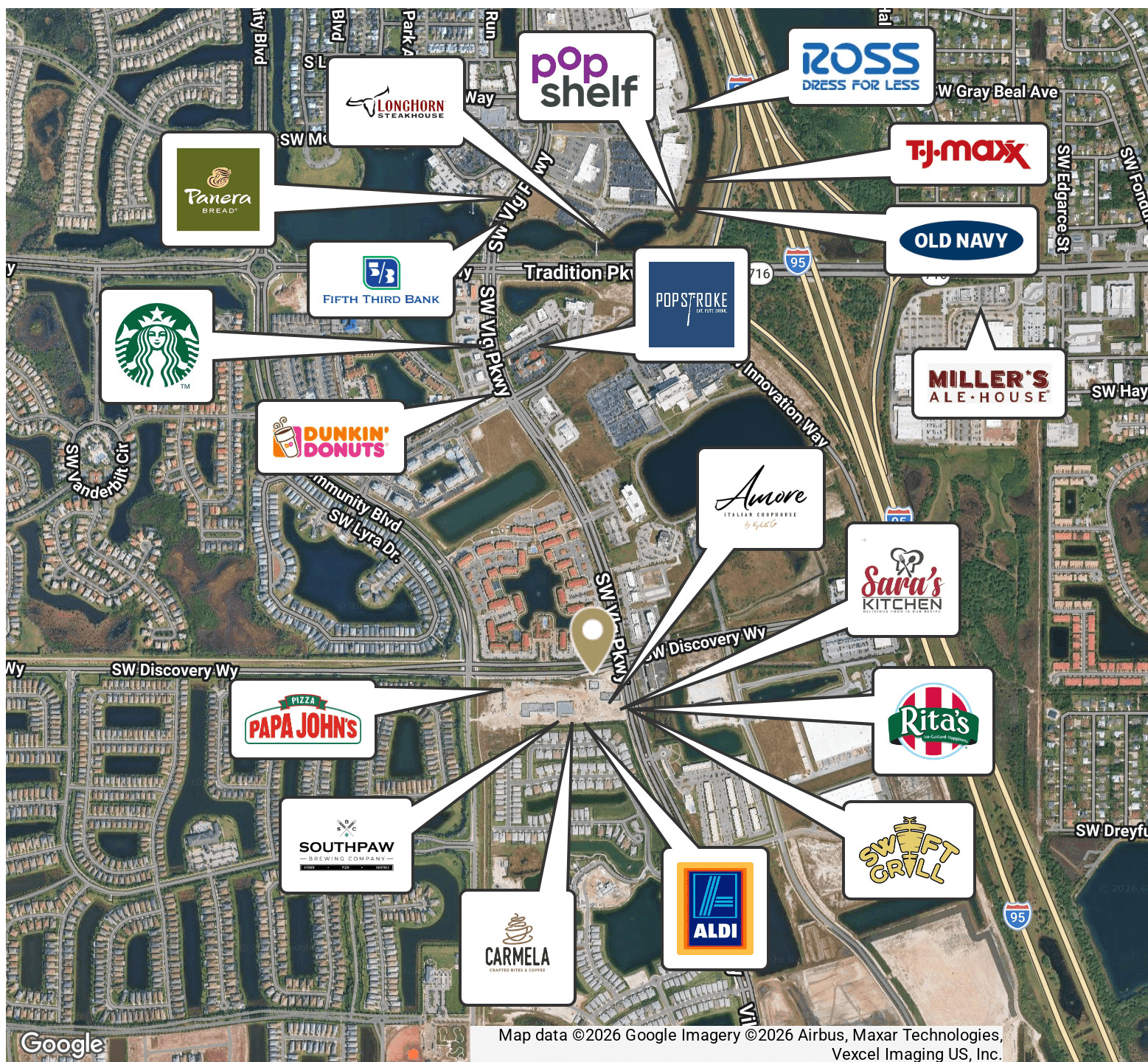
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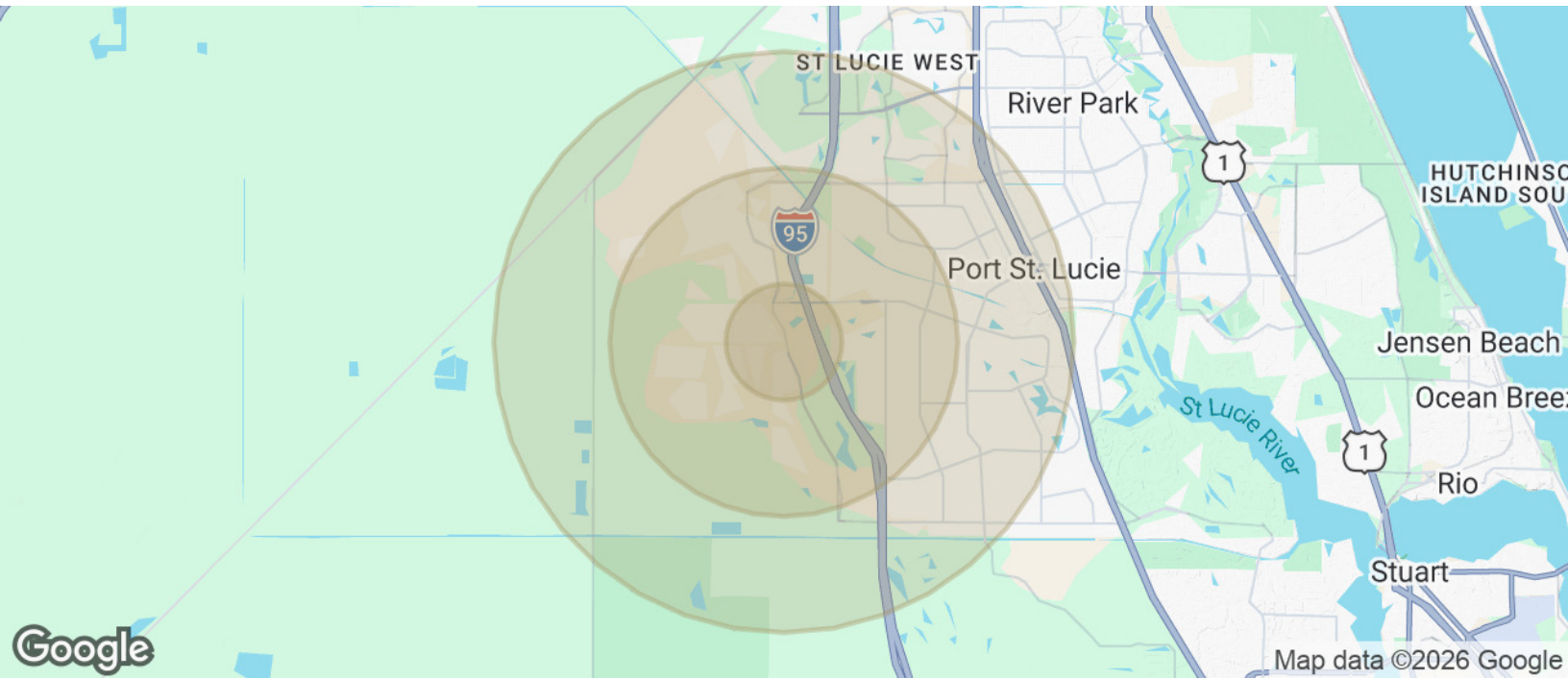
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,358	41,925	106,770
Average Age	46.3	45.4	44.7
Average Age (Male)	45.6	45.6	44.2
Average Age (Female)	46.6	45.0	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	911	15,021	38,008
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$90,907	\$107,515	\$102,892
Average House Value	\$400,783	\$367,787	\$359,898

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