

Shops at Crosstown

Crosstown Pkwy & Verano Pkwy, Port St Lucie, FL 34987

NAI Southcoast



Available Leased LOI in Process In Lease Review

A DEVELOPMENT BY:



Presented by

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FOR LEASE

\$45/SF NNN (END CAPS)

\$39/SF NNN (INLINE)

Outparcels

\$135K NNN (GROUND LEASE)

\$45/SF (LAND PURCHASE)

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Property Details

- Address: Crosstown Pkwy & Verano Pkwy
- Parcel IDs: 3332-700-0032-000-1
3332-700-0030-000-7
- Pricing: \$45/SF NNN (End Caps) / \$39/SF NNN (Inline)
Outparcels: \$135K NNN (Ground Lease)
\$45/SF (Land Purchase)
- Space Size: 1,500 - 14,000 SF
0.88 Acres
0.61 Acres
(Build-to-Suit & Ground Lease Options Available)
- Frontage: ±350' on SW Village Parkway
±700' on Crosstown Parkway
- Estimated Delivery: Oct/Nov 2025
- Access: Signalized / Lighted
- AADT: 40,000 and growing with major communities under construction

Property Overview

Prime commercial leasing opportunity in Tradition, the fastest growing town on the Treasure Coast. The property has been conceptually laid out for inline space with two outparcels. The site is in an ideal location with the recent completion of the Crosstown Parkway extension which is planned to be open in Q2 of 2024 and will connect to Rangeline Road to the West.

The site is located nearby Publix and residential developments from homebuilders, including DR Horton, Ryan Homes, Mattamy Homes, Kolter, Taylor Morrison, GHO Homes, and more.

The property is situated at the signalized intersection of Crosstown Parkway and Verano Parkway. This site enjoys the benefits of its location on a main east/west thoroughfare with an interchange with I-95, just 1 mile east. Moreover, there is a limited amount of commercial (existing and proposed) in the vicinity of this property, providing insulation from competitors on this crucial entrance to Tradition and Verano.

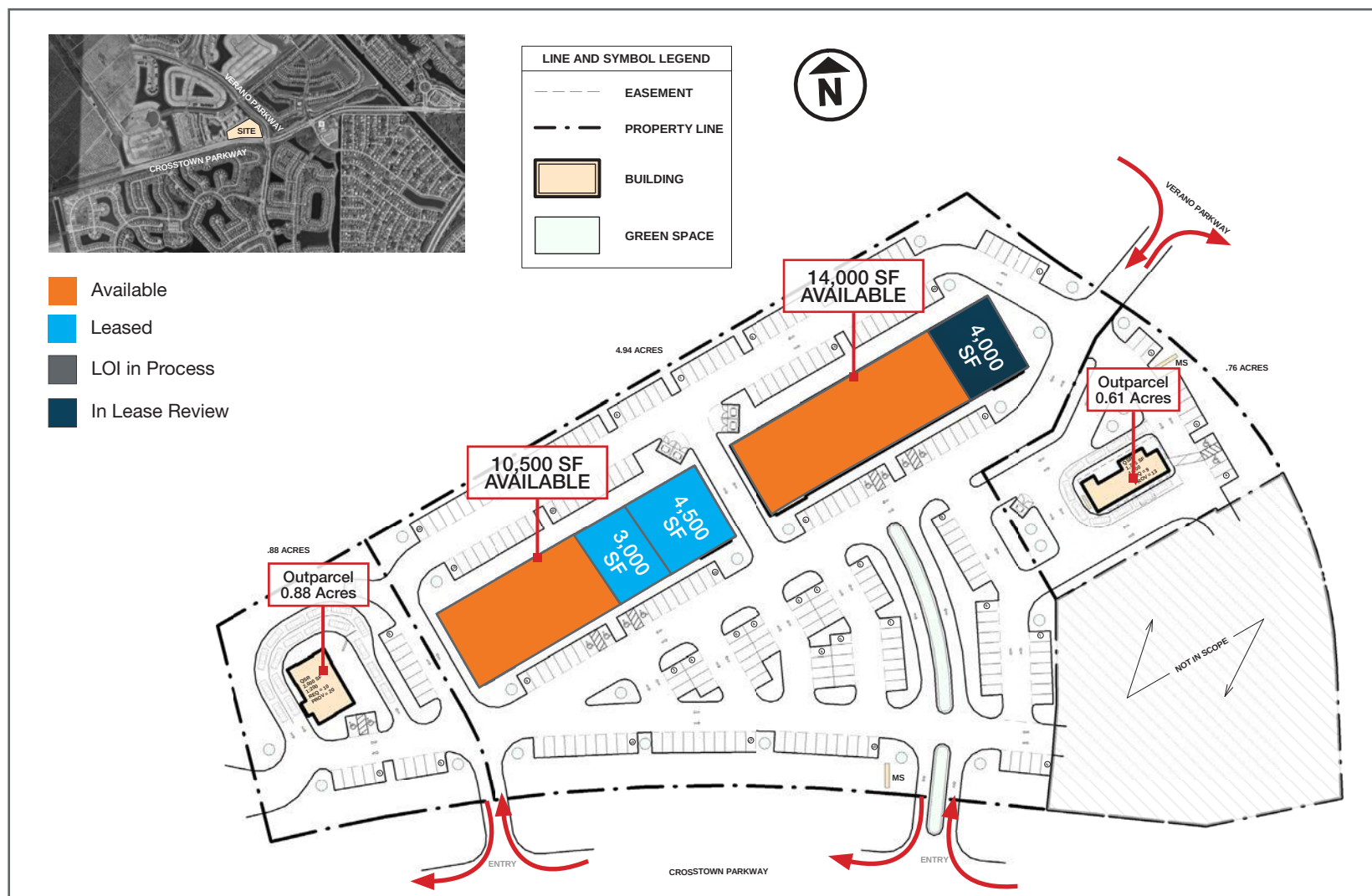


Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$108,814	56.2
3 Miles	\$101,983	51.6
5 Miles	\$99,472	45.5

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Concept Site Plan



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88,000 AADT



40,000 AADT

SW VILLAGE PKWY

13,800 AADT



SW VERANO PKWY



SW CROSSTOWN PKWY EXTENSION - COMPLETED & PROJECTED TO BE OPEN IN Q2 2024



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Renderings

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Renderings

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EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH

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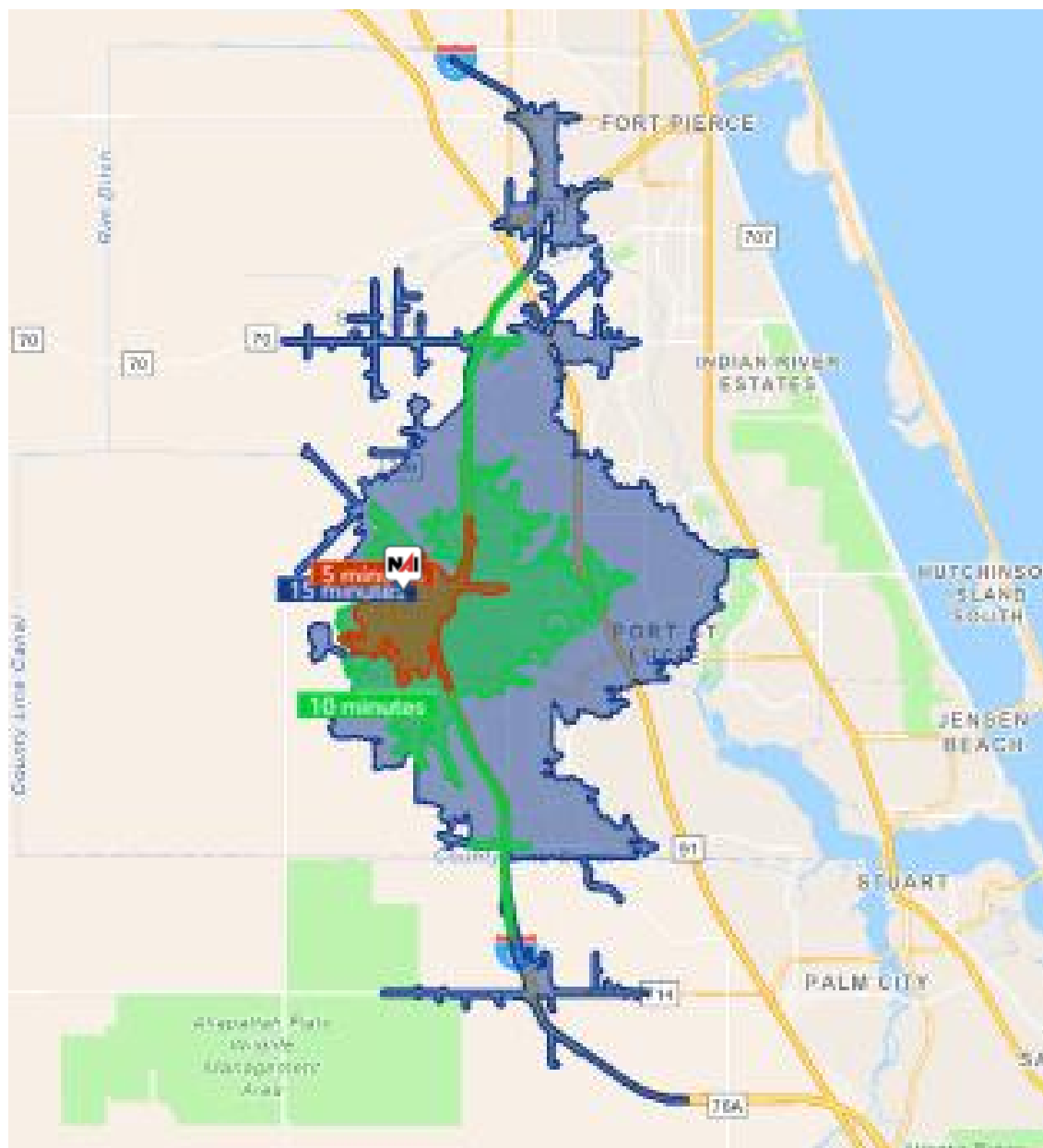
Tradition Residential Development



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Drive Time



5 Minutes	10 Minutes	15 Minutes
3,674 2010 Population	24,801 2010 Population	108,786 2010 Population
8,915 2024 Population	46,170 2024 Population	165,532 2024 Population
83.26% 2010-2024 Population Growth	60.21% 2010-2024 Population Growth	41.37% 2010-2024 Population Growth
2.84% 2023-2029 (Annual) Est. Population Growth	4.16% 2023-2029 (Annual) Est. Population Growth	2.76% 2023-2029 (Annual) Est. Population Growth
56.2 2024 Median Age	51.6 2024 Median Age	45.5 2024 Median Age
\$108,814 Average Household Income	\$101,983 Average Household Income	\$99,472 Average Household Income
47.4% Percentage with Associates Degree or Better	50.6% Percentage with Associates Degree or Better	44.1% Percentage with Associates Degree or Better
74.9% Percentage in White Collar Profession	60.0% Percentage in White Collar Profession	60.1% Percentage in White Collar Profession

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Strong Economic Expansion
2019-Present

Economic Expansion by Year

Calendar Year 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
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
Calendar Year 2020	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
	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
Calendar Year 2021	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

Calendar Year 2022	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
					2,864	804	982	3,384,924
Calendar Year 2023	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
					1,641	361	194	2,490,310

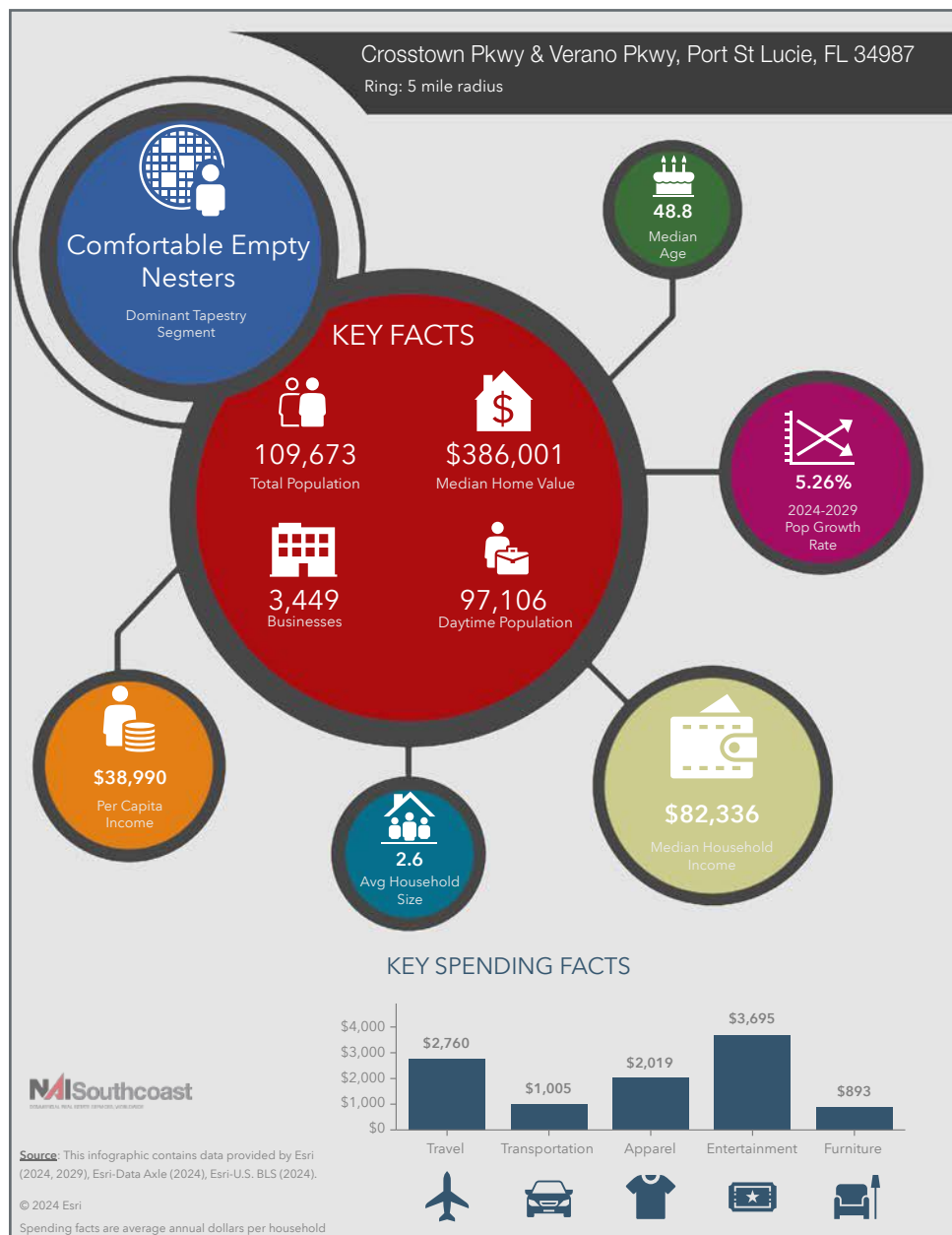
* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500 ** Jobs transferred to Port St. Lucie facility in 2022. Projected new jobs and facility square footage net of announced projects within the park.

*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 2029 project. Includes full-time, part-time and per diem workers

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2024 Demographics



Population

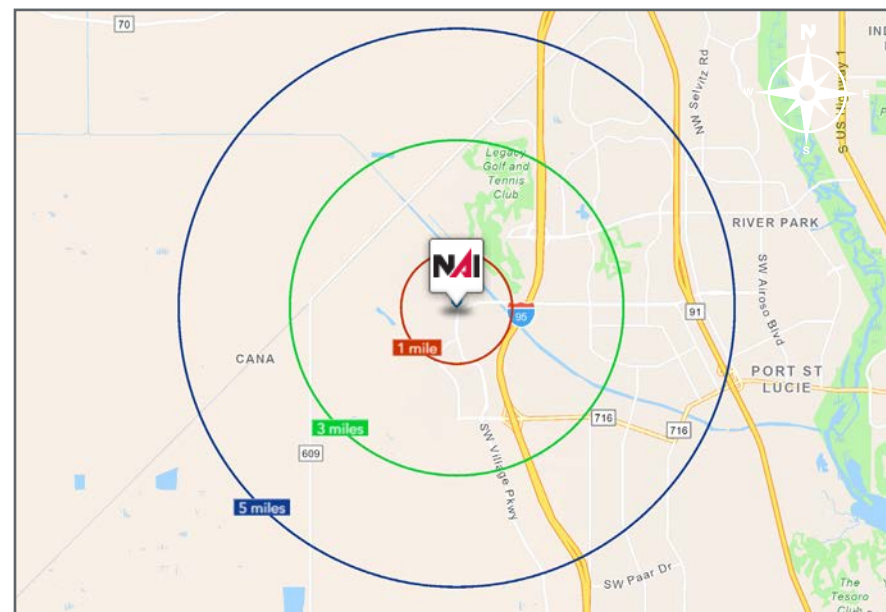
- 1 Mile: 6,391
- 3 Mile: 41,083
- 5 Mile: 109,673

Average Household Income

- 1 Mile: \$111,473
- 3 Mile: \$106,831
- 5 Mile: \$100,673

Median Age

- 1 Mile: 57.1
- 3 Mile: 55.0
- 5 Mile: 48.8





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