



FOR LEASE

■ 872 SE Becker Road

872 SE Becker Road

Port Saint Lucie, FL 34984

LOCATION OVERVIEW

The Shoppes at Veranda Falls is located at the SE quadrant of Becker Road & Florida's Turnpike. The Shoppes are a part of a +/- 1,000 acre PUD master planned community of +/- 3,200 home sites. Tesoro, a 1,400 acre community with 990 private homes, is located directly across from the Shoppes eastern entrance. Also close to the Veranda Falls Shoppes are many gated golf and country club communities, including Harbour Ridge, The Floridian, Evergreen Club, and Windstone. Over 1000's single family homes have either been recently built, under construction, or proposed. 300+ apartments and 200+ townhome units are underway directly behind The Shoppes of Veranda Falls. Tenet has recently announced plans for the 54 bed Florida Coast Medical and Surgical Center on 25 acres immediately behind this site. Completion is slated for late 2024.



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LEASE RATE

Negotiable



SLC Commercial
Realty & Development



Property Description

THE SHOPPES AT VERANDA FALLS

FOR LEASE



PROPERTY DESCRIPTION

The Shoppes at Veranda Falls is a one of kind shopping experience, built in 2006. This Publix anchored upscale shopping center offers a Key West Style design that brings out the lush landscaping, beautiful ponds and waterfalls, large covered walkways and ample parking to create a welcoming, relaxed, and enjoyable experience for its patrons.

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SITE DESCRIPTION

Publix is the focal point of the center and attracts shoppers from the surrounding Port St. Lucie developments as well as several Palm City communities. Other tenants include Anytime Fitness, Oak & Ember Steakhouse, Bonefish Macs Sports Grill, Domino's Pizza, UPS, Mobil Service Station, Dunkin Donuts, Casa Vincenzo, ROK & WTR Frozen Treats, Edward Jones, Hair Cuttery, AR Workshop, State Farm Insurance Agency, Dr. Timothy Salib DMD, Veranda Nail Spa, Greenpointe Realty, Trendi Now Boutique and Legacy Martial Arts.



Site Plan

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1	Mobil Gas Station	D-103	ROK & WTR Frozen Treat Co.
A-100	Bonefish Macs Sports Grill	D-104	Edward Jones
B-101	The UPS Store	D-105	Hair Cuttery
B-102	Domino's	D-106	AR Workshop
B-103	State Farm Insurance Agency	D-107	Casa Vincenzo
B-104-105	Dr. Timothy Salib DMD	E-101	Oak & Ember by Kyle G's
B-107	Veranda Cleaners	E-104	Green Pointe Holdings
B108-109	Veranda Nail Spa	E-105	Shades Gallery
B-110	Publix	F-101	AVAILABLE- 3,410 SF
C-101-103	Anytime Fitness	F-102	Publix Liquors
C-104	Life Financial Growth	H-OP	Tenet Urgent Care
D-101-102	Legacy Martial Arts	OP-1	Dunkin Donuts

Available Space F-101

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SPACE SUMMARY

SPACE	Veranda Falls - F-101
SPACE USE	Retail
LEASE RATE	Negotiable
LEASE TYPE	NNN
SIZE (SF)	3,410 SF

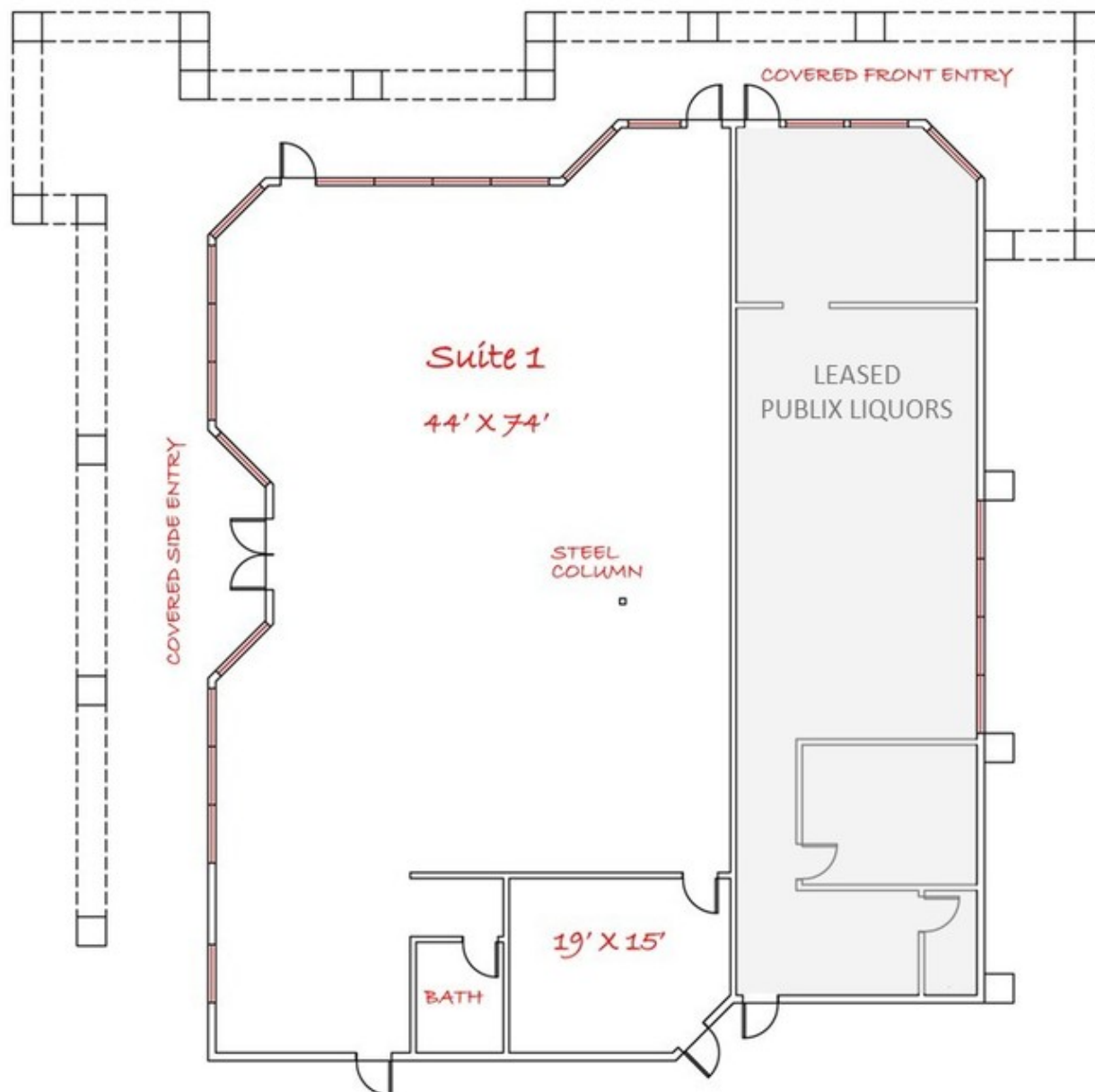
COMMENTS

Formerly occupied by an interior decorator/home design business. This end cap features a fairly open floor plan that is adaptable to many uses.

Conceptual Floor Plan F-101

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1 SUITE F-101 FLOOR PLAN CONCEPT

5010 s/f - divided into Suite 1 - 3,410 s/f, Suite 2 - 1,600 s/f



Waterfall Features

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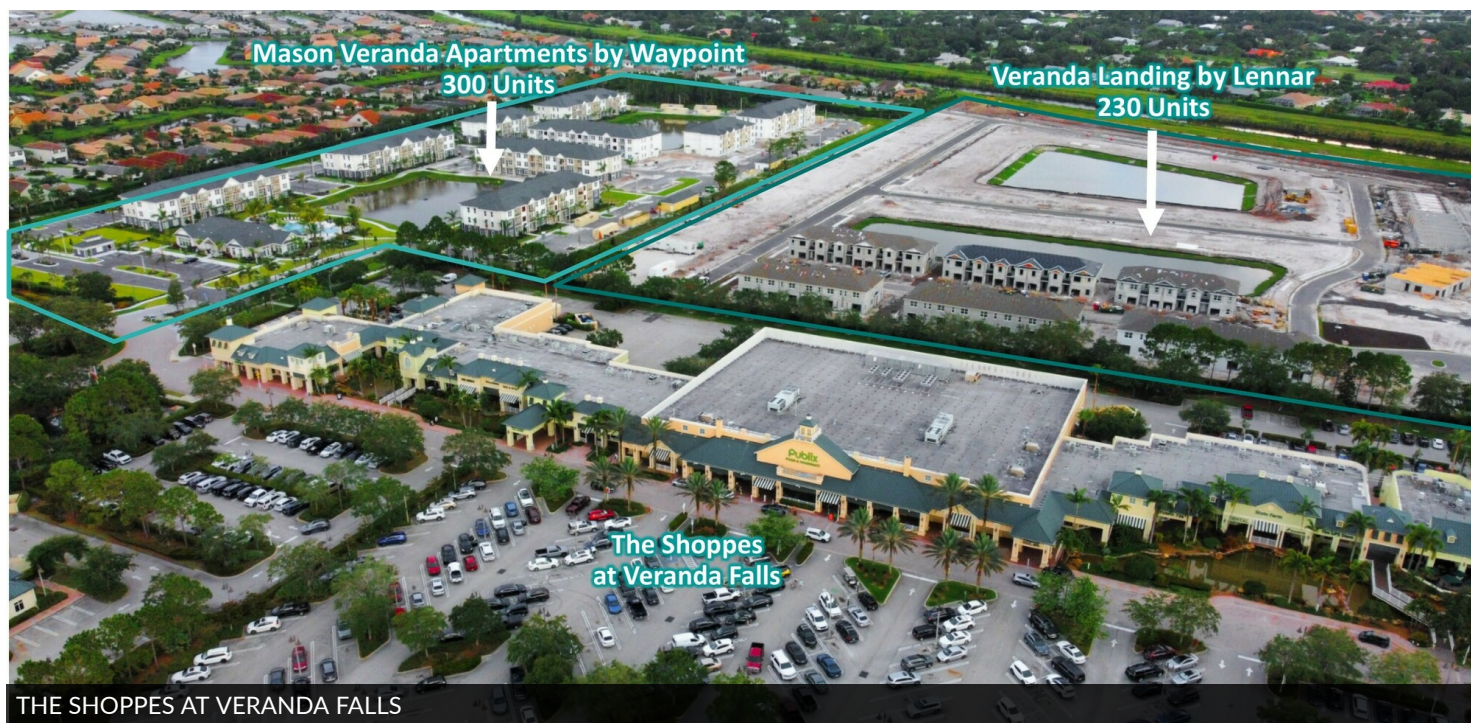
Additional Photos

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SPACE F-101 AVAILABLE 3,410 S/F- EXTERIOR AERIAL VIEW



THE SHOPPES AT VERANDA FALLS

Additional Photos

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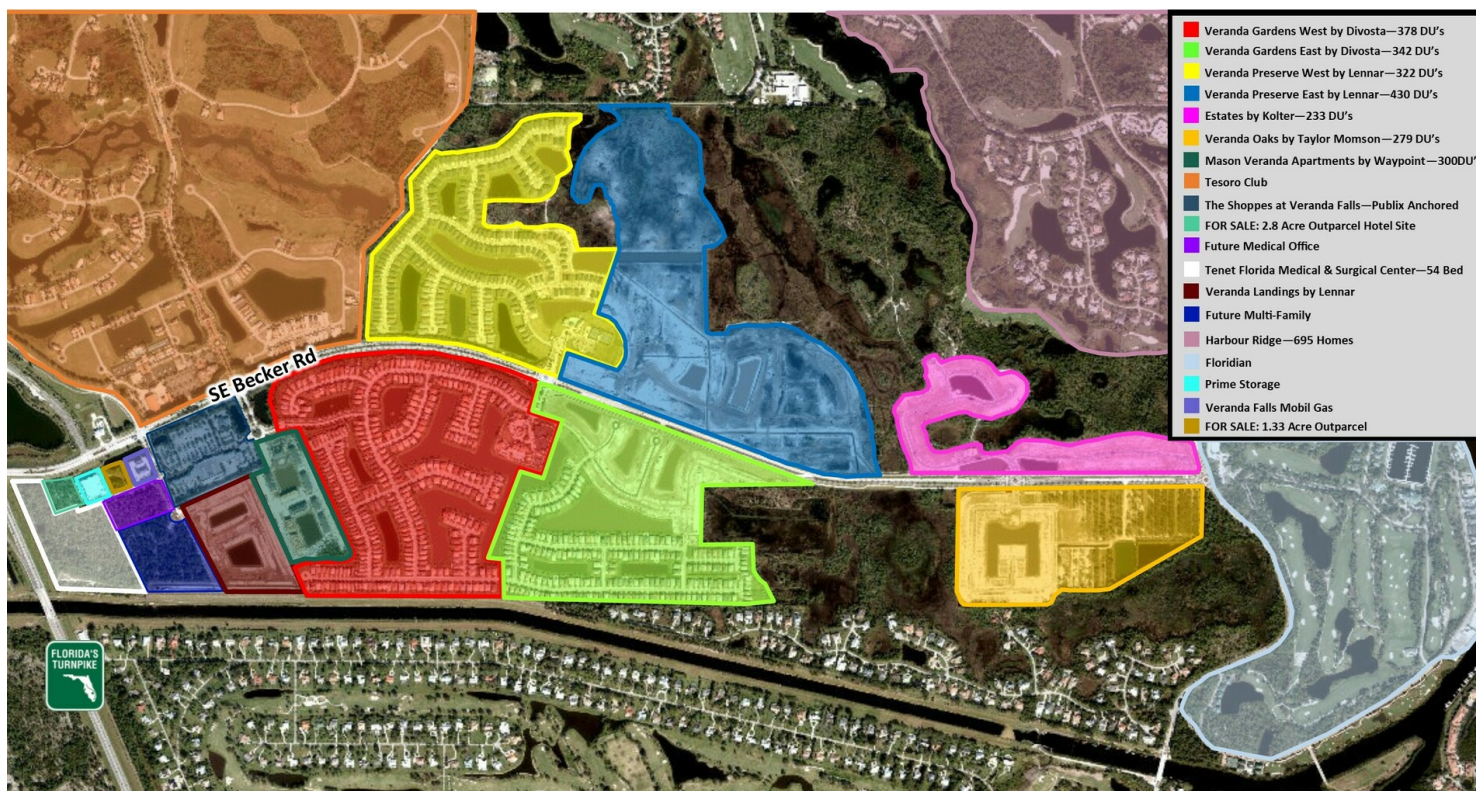
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Development Map

THE SHOPPES AT VERANDA FALLS

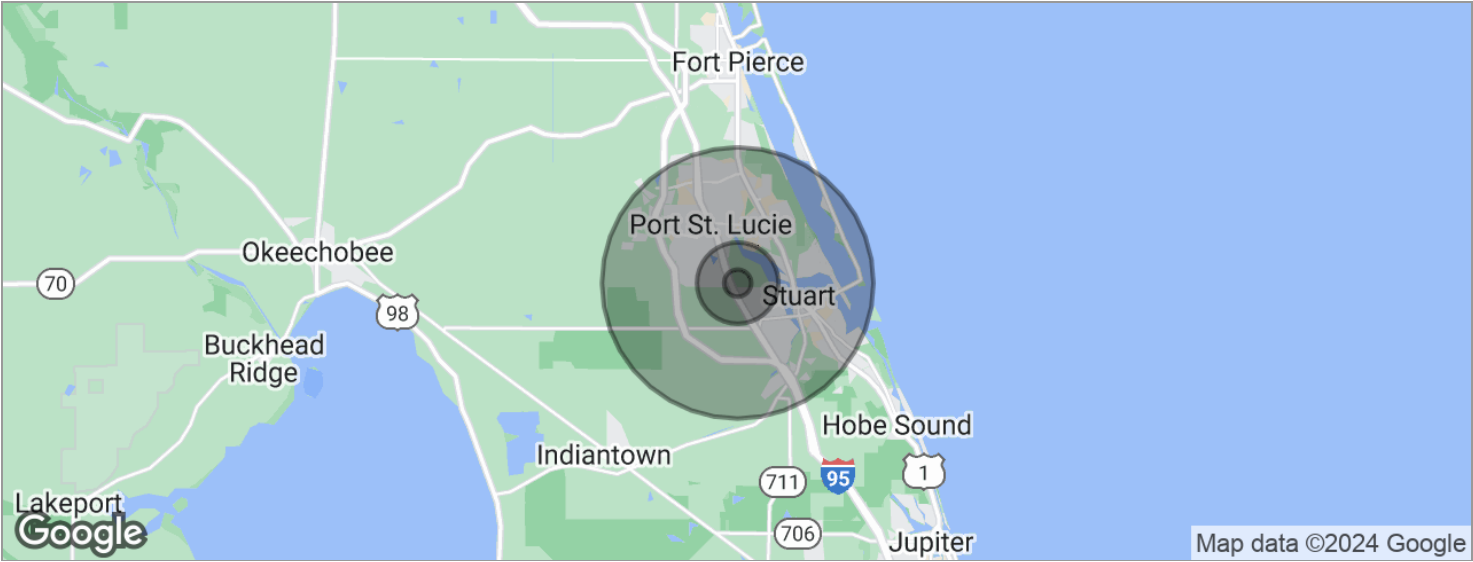
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Demographics Map

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POPULATION	1 MILE	3 MILES	10 MILES
Total population	2,589	24,219	280,119
Median age	44.4	43.0	43.9
Median age (Male)	44.0	42.4	42.3
Median age (Female)	45.0	43.9	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total households	982	9,024	109,691
# of persons per HH	2.6	2.7	2.6
Average HH income	\$84,767	\$81,146	\$68,580
Average house value	\$210,663	\$246,919	\$245,122

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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