

Discovery Plaza at Tradition

11554 - 11586 SW Village Pkwy, Port St. Lucie, FL 34987

NAISouthcoast



Presented By

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FOR SALE:

\$6,250,000

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Property Details

Recently Constructed:

- Address: 11554 - 11586 SW Village Pkwy
Port St. Lucie, Florida 34987
- Pricing: \$6,250,000
- Building Size: 10,476 SF
- Land Size: 1.30 Acres
- Frontage: Signalized Corner
355' on SW Village Parkway
325' on SW Discovery Way
- Occupancy: 100% - NNN Leases
- Ample Parking: 64
- Year Bult: 2022
- Construction: Concrete Block
- Zoning: MPUD, Tradition DRI,
City of Port St. Lucie

Property Overview

Class A quality construction in Booming Tradition, Port St. Lucie FL. Out parcel to a Tru Hotel by Hilton.

Nearby to major medical centers and employers such Cleveland Clinic, Tradition Surgery Center, Florida International University, Keiser University, FedEx, Cheney Brothers, Amazon and more.

Two-building design with a central courtyard perfect for outdoor dining.

Modern high-end design and quality construction are hallmarks of this well positioned asset. Triple net leases and hurricane rated construction make this property an easy to manage asset in a premium, high growth market.

Property Highlights

- Outparcel to a TRU by Hilton
- 3,152 homes in development within Tradition from 2020 - 2021
- Signalized intersection/corner location
- Three in-ground grease traps
- Two buildings with a central courtyard



	Average Household Income	Median Age
1 Mile	\$101,256	48.9
3 Miles	\$87,152	40.2
5 Miles	\$84,093	40.3

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Sprouts anchored retail plaza



SW DISCOVERY WAY

SW VILLAGE PKWY

Office Building under construction



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RESIDENTIAL
DEVELOP • BUILD • MANAGE

FIU

ATLANTIC
PACIFIC
COMPANIES




Cleveland Clinic
Tradition Hospital



HEINZ RESEARCH CENTER
TURNER PIONEER INSTITUTE
TRADITION MEDICAL CENTER
WEST GARDEN

TRADITION
HOSPITAL



OCULUS
SURGICAL

Site

GLHOMES®
RIVERLAND



The image displays four logos arranged vertically. At the top is the FedEx logo, featuring the word 'FedEx' in purple and orange. Below it is the Cheney Brothers logo, with 'Cheney' in black and 'Brothers' in a stylized black font, accompanied by a red circular emblem containing the text 'C-B-I'. The third logo is for Legacy Park, showing the words 'LEGACY PARK' in white capital letters on a dark blue rectangular background, with 'AT TRADITION' in smaller white capital letters below it. At the bottom is the Amazon logo, consisting of the word 'amazon' in black lowercase letters with a curved orange arrow underneath it.



AMERICA WALKS

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Monthly Market Detail St. Lucie County

Key Statistics

Inventory: 704
Average Sales Price: \$367,863
Months Supply of Inventory: 1.2

Key Statistics

Inventory: 169
Average Sales Price: \$288,678
Months Supply of Inventory: 1.2

Single Family Homes

Summary Statistics	November 2021	November 2020	Percent Change Year-over-Year
Closed Sales	592	548	8.0%
Paid in Cash	152	115	32.2%
Median Sale Price	\$335,000	\$259,575	29.1%
Average Sale Price	\$367,863	\$274,190	34.2%
Dollar Volume	\$217.8 Million	\$150.3 Million	44.9%
Median Percent of Original List Price Received	100.0%	99.6%	0.4%
Median Time to Contract	9 Days	15 Days	-40.0%
Median Time to Sale	53 Days	64 Days	-17.2%
New Pending Sales	669	597	12.1%
New Listings	652	614	6.2%
Pending Inventory	1,408	1,262	11.6%
Inventory (Active Listings)	704	994	-29.2%
Months Supply of Inventory	1.2	1.9	-36.8%

Townhomes

Summary Statistics	November 2021	November 2020	Percent Change Year-over-Year
Closed Sales	116	146	-20.5%
Paid in Cash	61	74	-17.6%
Median Sale Price	\$225,500	\$235,000	-4.0%
Average Sale Price	\$288,678	\$268,622	7.5%
Dollar Volume	\$33.5 Million	\$39.2 Million	-14.6%
Median Percent of Original List Price Received	98.8%	96.5%	2.4%
Median Time to Contract	9 Days	37 Days	-75.7%
Median Time to Sale	51 Days	80 Days	-36.3%
New Pending Sales	103	136	-24.3%
New Listings	100	148	-32.4%
Pending Inventory	148	196	-24.5%
Inventory (Active Listings)	169	362	-53.3%
Months Supply of Inventory	1.2	3.3	-63.6%

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New Home Starts

2020 New Home Construction Permits in Port St. Lucie

<i>Jan. 2020</i>	<i>Feb. 2020</i>	<i>Mar. 2020</i>	<i>Apr. 2020</i>	<i>May 2020</i>	<i>Jun. 2020</i>	<i>Jul. 2020</i>	<i>Aug. 2020</i>	<i>Sept. 2020</i>	<i>Oct. 2020</i>	<i>Nov. 2020</i>	<i>Dec. 2020</i>	TOTAL
125	133	177	126	140	169	173	183	178	219	160	207	1990

2021 New Home Construction Permits in Port St. Lucie*

<i>Jan. 2021</i>	<i>Feb. 2021</i>	<i>Mar. 2021</i>	<i>Apr. 2021</i>	<i>May 2021</i>	<i>Jun. 2021</i>	<i>Jul. 2021</i>	<i>Aug. 2021</i>	TOTAL
307	152	214	255	293	232	256	189	1898

*8 months of 2021

2020 New Home Construction Permits in Tradition

<i>Jan. 2020</i>	<i>Feb. 2020</i>	<i>Mar. 2020</i>	<i>Apr. 2020</i>	<i>May 2020</i>	<i>Jun. 2020</i>	<i>Jul. 2020</i>	<i>Aug. 2020</i>	<i>Sept. 2020</i>	<i>Oct. 2020</i>	<i>Nov. 2020</i>	<i>Dec. 2020</i>	TOTAL
108	143	119	124	105	182	149	155	108	211	125	158	1687

2021 New Home Construction Permits in Tradition*

<i>Jan. 2021</i>	<i>Feb. 2021</i>	<i>Mar. 2021</i>	<i>Apr. 2021</i>	<i>May 2021</i>	<i>Jun. 2021</i>	<i>Jul. 2021</i>	<i>Aug. 2021</i>	TOTAL
149	126	193	171	239	226	247	114	1465

*8 months of 2021

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Strong Economic Expansion
2019-Present

Calendar Year 2021

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
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	0	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	0	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	380	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	0	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	NR	32	NR	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	90	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	0	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	0	32,000
				2,631	632	112	3,873,568

*Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = median square feet per worker at 1,500

Calendar Year 2020

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	43	75ft. Tower
FedEx Ground	Warehouse/Distribution	Port St. Lucie	NEW	490	0	458	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	3,005*‡	0	0	4,508,000‡
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolfcube	Warehouse/Distribution	St. Lucie County	NEW	15	0	00	30,000
				4,330	79	564	5,997,780

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

‡ Projected new jobs and facility square footage net of announced projects within the park



CALIFORNIA CLOSETS®



Calendar Year 2019

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2021 Total Employment	Facility Square Footage
A-1 Roof Trusses	Manufacturing	St. Lucie County	EXPANSION	28	257	315	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	NR	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	200	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	NR	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	43	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	31	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	NR	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	34	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	634	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
				1,015	770	1,297	707,000

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Port St. Lucie in the News

DeSantis announces \$3.5 million state infrastructure grant to expand Tradition development

August 6, 2021

<https://www.tcpalm.com/story/news/2021/08/06/gov-ron-desantis-tamco-manufacturing-facility-port-st-lucie-tradition/5509937001/>

Port St. Lucie named safest large city in Florida for tenth straight year

July 26, 2020

https://knowherenews.com/event/AXOM0_hYgaWmPMqE8Ckw?stance=0

Accel to Build New Manufacturing Facility in Port St. Lucie - 150,000 Square Foot Project is Expected to Bring 125 New Jobs to the Community

July 2, 2020

<https://www.cityofpsl.com/Home/Components/News/News/4823/1747>

Cleveland Clinic Establishes Center for Global and Emerging Pathogens Research

April 22, 2020

<https://tambonetradition.com/images/uploads/pages/cleveland-clinic-feature-story.pdf>

Proposed development would add 3.2 million square feet of industrial and distribution facilities to Tradition Center for Commerce

April 23, 2020

https://knowherenews.com/tc/event/AXGi0eZu76aOtLKltZEd?origin=newsletter&referral_code=270TDGYJ1JBBQ

Port St. Lucie adopts ambitious Southern Grove master plan, hoping for thousands of jobs

February 23, 2021

<https://www.tcpalm.com/story/news/2021/02/23/port-st-lucie-adopts-ambitious-masterplan-could-bring-29-600-jobs-southern-grove/4509457001/>

Consultants say Port St. Lucie's Southern Grove requires over \$1.7 billion in investment

February 8, 2021

<https://www.tcpalm.com/story/news/2021/02/08/developing-southern-grove-could-create-thousands-jobs-and-cost-billions/4410626001/>

Port St. Lucie approves multiple Southern Grove development deals

September 29, 2020

<https://knowherenews.com/tc/event/AXTXi04vgaWmPMqEBfeM>

'Construction is booming' and Mattamy Homes hiring in St. Lucie County

May 27, 2021

<https://traditionfl.com/construction-is-booming-and-mattamy-homes-hiring-in-st-lucie-county/>

Fast-growing Florida food service company coming to Tradition

June 2, 2021

<https://www.cityofpsl.com/Home/Components/News/News/5572/1747>

Sansone Group Celebrates Legacy Park At Tradition, A Multi-Building Industrial Commerce Park In The City Of Port St. Lucie

April 30, 2021

<https://sansonegroup.com/about-us/news/2021/sansone-group-celebrates-legacy-park-at-tradition-a-multi-building-industrial-commerce-park-in-the-city-of-port-st-lucie>

FedEx sorting center in Port St. Lucie's Legacy Park to be operational by November

February 3, 2021

<https://www.tcpalm.com/story/news/2021/02/03/fedex-regional-sorting-center-coming-port-st-lucie-operational-nov/6677420002/>

Amazon announces first fulfillment center in St. Lucie County

August 5, 2021

<https://www.cityofpsl.com/Home/Components/News/News/5674/1747>

Miami developer targets western Port St. Lucie for 372-unit apartment complex

November 11, 2019

<https://www.tcpalm.com/story/news/local/shaping-our-future/growth/2019/11/11/psl-city-council-oks-372-unit-apt-complex-tradition-commerce-center/2534666001/>

Palm Beach County 2030: Retirees, young families moving north in search of less expensive homes

December 18, 2019

<https://www.palmbeachpost.com/news/20191218/palm-beach-county-2030-retirees-young-families-moving-north-in-search-of-less-expensive-homes>

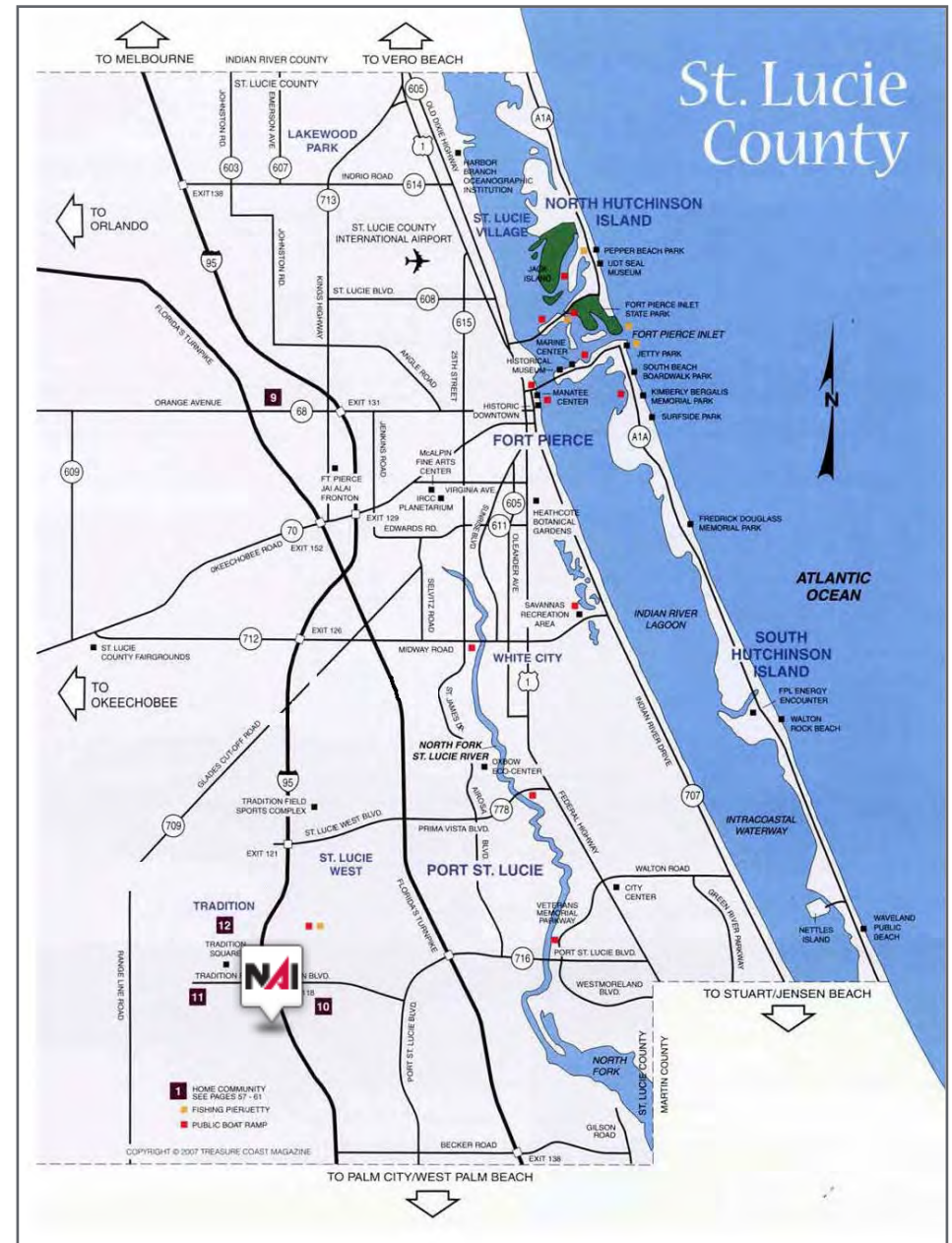
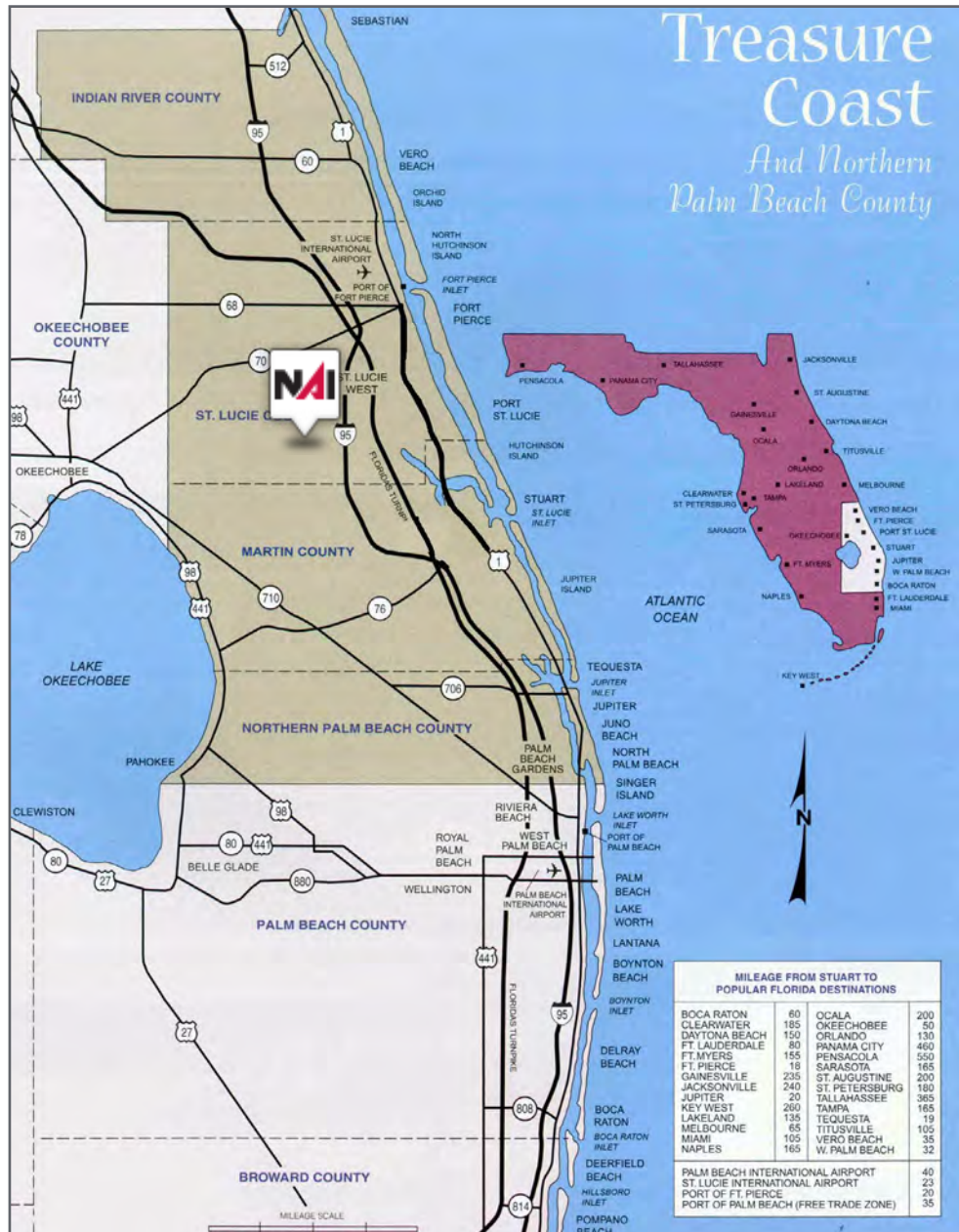
Cheney Brothers distribution center welcomed by City of Port St. Lucie

June 15, 2021

<https://mailchi.mp/9b4b353b7915/whats-next-in-tourism-for-florida-and-st-lucie-county-13393415?e=b68ab1ff3d>

Maps

Saint Lucie County, Florida



County Overview

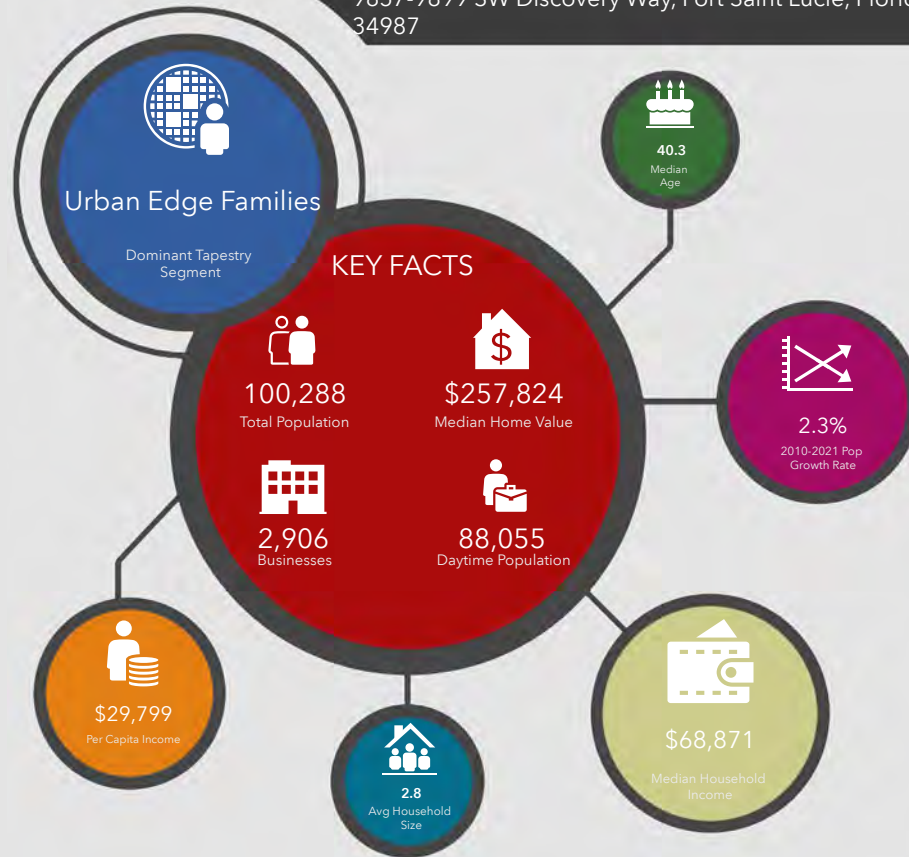
St. Lucie County, Florida

St. Lucie County, Florida is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island. It is located on the east coast of Florida about 120 miles southeast of Orlando and about 115 miles north of Miami. St. Lucie County is proud of its most valuable assets such as the 21 miles of uncrowded and unspoiled beaches, over 10,000 acres of parks and preserves, world record sport fishing, horseback riding on the beach, NY Mets Spring Training baseball, championship golf at PGA Village and other top-notch golf courses, the one and only museum dedicated to the US Navy SEALs, a charming and award-winning waterfront downtown, year round arts and cultural activities, a rich history and so much more.

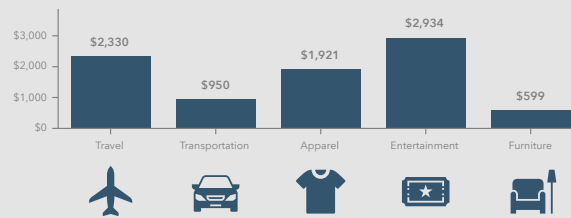
Admirers of the outdoors will be delighted to discover the beautiful natural gardens, including the Port St. Lucie Botanical Gardens and Heathcote Botanical Gardens in Fort Pierce which features the largest public display of tropical bonsai trees in the United States. Eco-tourists will appreciate St. Lucie's dedication to protecting the environment through environmental education facilities such as the Oxbow Eco-Center, Harbor Branch Ocean Discovery Center, the St. Lucie County Aquarium featuring the Smithsonian Marine Ecosystems Exhibit and the Manatee Education and Observation Center.



9857-9899 SW Discovery Way, Port Saint Lucie, Florida, 34987



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE TECHNOLOGY PARTNERSHIP

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2021, 2026.

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Spending facts are average annual dollars per household

Population

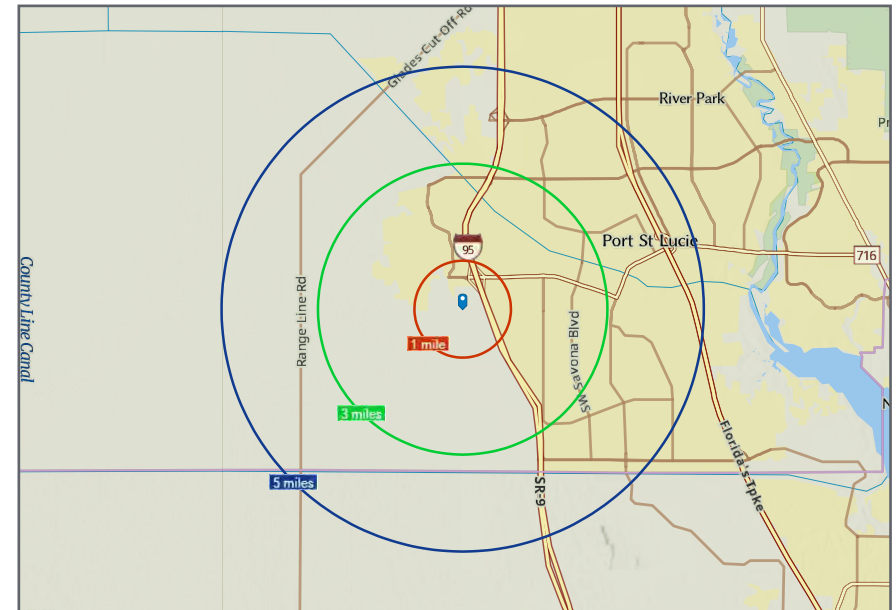
- 1 Mile: 3,158
- 3 Mile: 41,677
- 5 Mile: 100,288

Average Household Income

- 1 Mile: \$101,256
- 3 Mile: \$87,152
- 5 Mile: \$84,093

Median Age

- 1 Mile: 48.9
- 3 Mile: 40.2
- 5 Mile: 40.3



LISTING AGENTS



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