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TRADITION CENTER FOR COMMERCE
BY SANSOME GROUP & OTHERS
1,247 ACRES - 10,000,000SF OF INDUSTRIAL

FUTURE MIXED USE DEVELOPMENT

FUTURE
GAS STATION

UNIT #2
BLDG 1A
3,568 SF

SW BECKER ROAD - 14,200 AADT

95

103,500 AADT

For Lease | Becker road & I-95, Port St Lucie, FL

Retail space available Q4 2026

Prime Endcap Opportunity: Secure the final unit in a brand new, 2-tenant building directly adjacent to Chipotle, Panda Express, Wendy's, and Tesla.

Benefit from the rapid expansion of the Southern Grove corridor, featuring a new Lowe's-anchored retail hub currently rising only a quarter-mile away.

\$50/SF

\$19.50/NNN

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Suite 350
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Location Overview

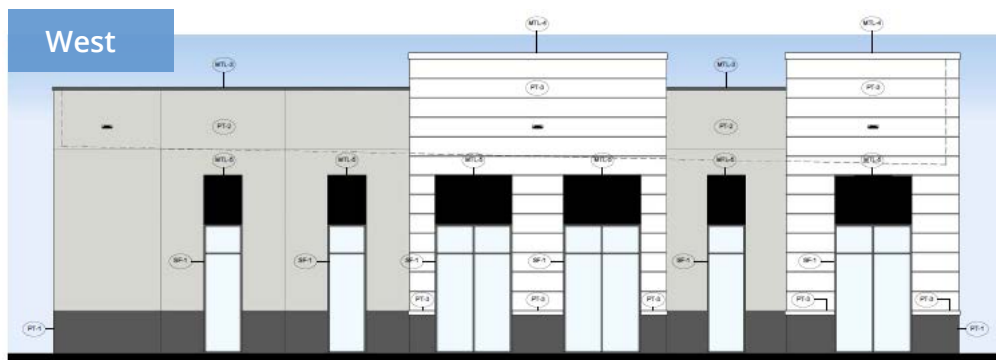
Port St. Lucie (PSL) has rapidly transformed from a quiet suburban community into the 6th largest city in Florida and a major economic engine for the Treasure Coast. Strategically located halfway between Miami and Orlando, it offers a high quality of life that has made it one of the nation's fastest-growing metropolitan areas.

Rapid Expansion: The city's population reached approximately 258,575 in 2024, a staggering 24% increase since 2020.

National Ranking: Port St. Lucie has consistently ranked among the top 5 fastest-growing cities in the U.S.

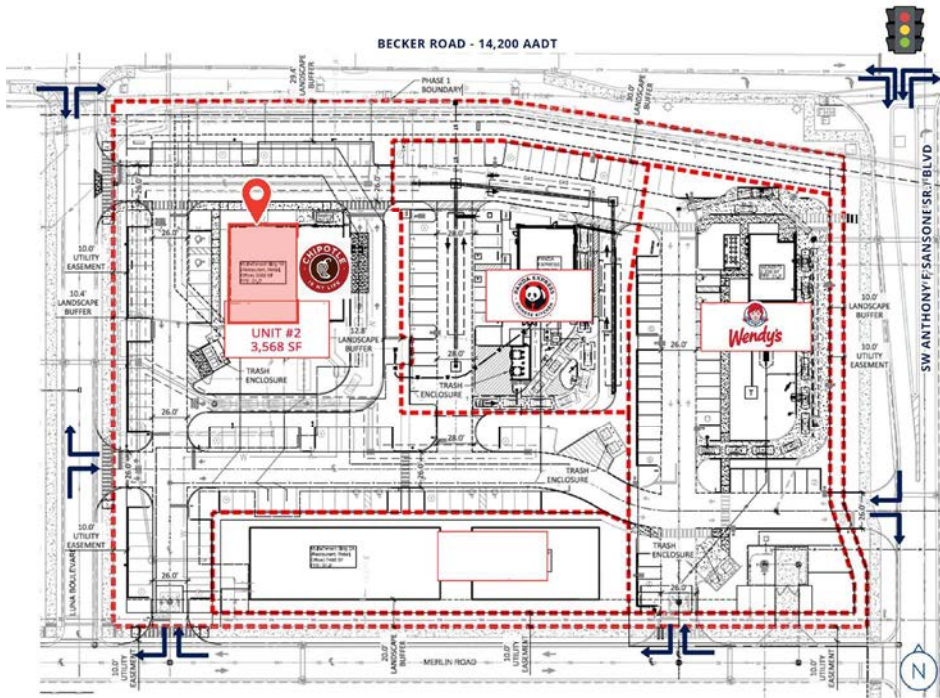
Demographic Shift: While traditionally a retiree haven, the city is seeing a massive influx of families and young professionals drawn by its safety, affordability, and A-rated schools.





Floor Plan

Ground Floor | Unit 2



Building Features

3,568 SF available

- Endcap Space adjacent to Chipotle
- Strong Co-Tenants
- Located off major highway
- High Population Density
- Several development projects in local area
- Estimated 25,000+ new residents to the immediate area
- A new 1.8M sf Costco distribution facility is also planned, expected to bring over 260 full-time jobs.



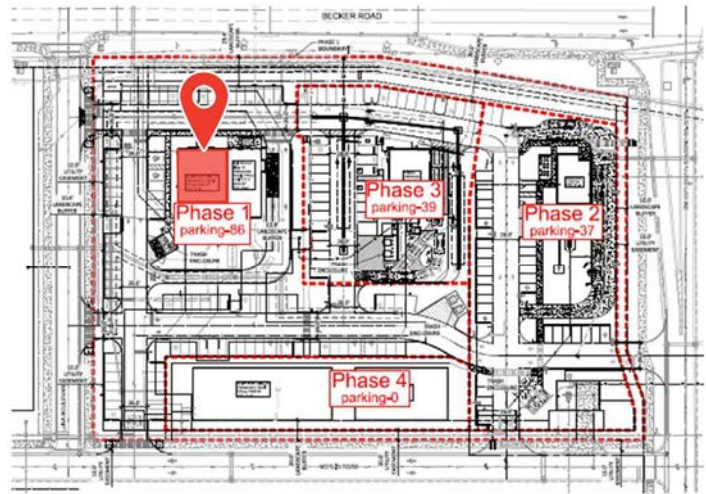
Property Location



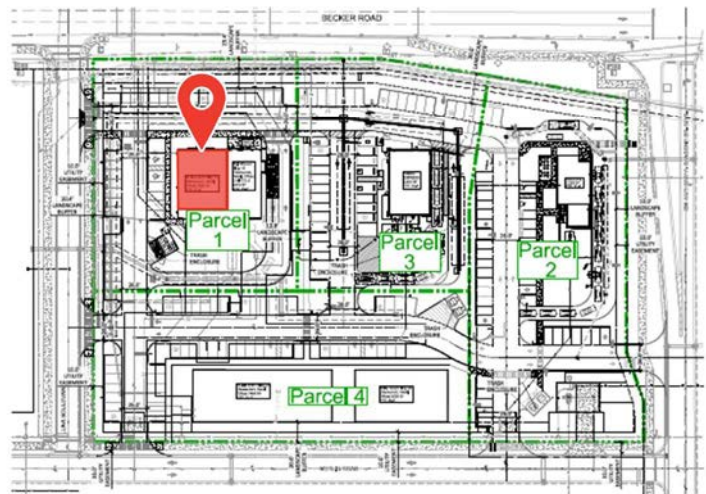
Phase/Parcels

Travel Distances

Highway 95	0.4 mi 1 Mins
Florida Turnpike	4.4 mi 8 Mins
West Palm Beach	46.6 mi 46 Mins
Palm Beach Airport	47.1 mi 42 Mins
Delray Beach	62.9 mi 1 hr
Fort Lauderdale	88.9 mi 1 hr 30 Mins
Orlando	133 mi 2 hrs



Phasing Plan



Parcel Plan

Demographics



Current
population

110,226



2030 Projected
population

128,937



Average
household
income

\$113,321



Unemployment
rate within 5 mi

4.2%



Owner occupied
housing units

87.5%



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