

±5,000 - 6,000 SF FLEX WAREHOUSE

792 SW GROVE AVE
PORT ST LUCIE, FL 34983

FOR LEASE

\$18.00/SF NNN



PROPERTY DETAILS

LEASE PRICE

\$18.00/SF NNN

AVAILABLE SIZE

±5,000 - 6,000 SF

ROLL-UP DOORS

4 (14' X 12')

PARKING SPACES

30

ZONING

SERVICE COMMERCIAL

MUNICIPALITY

PORT ST LUCIE

AVAILABLE FOR OCCUPANCY

MARCH 1, 2026

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OVERVIEW

±5,000 - 6,000 SF of available warehouse space within a well-located multi-unit industrial property in Port St Lucie. This 5,000-6,000 SF block is a prime opportunity for businesses seeking functional, flexible warehouse space.

The available area features high-clear ceilings, four 14'x12' roll-up doors, and open interior configurations suitable for a wide range of

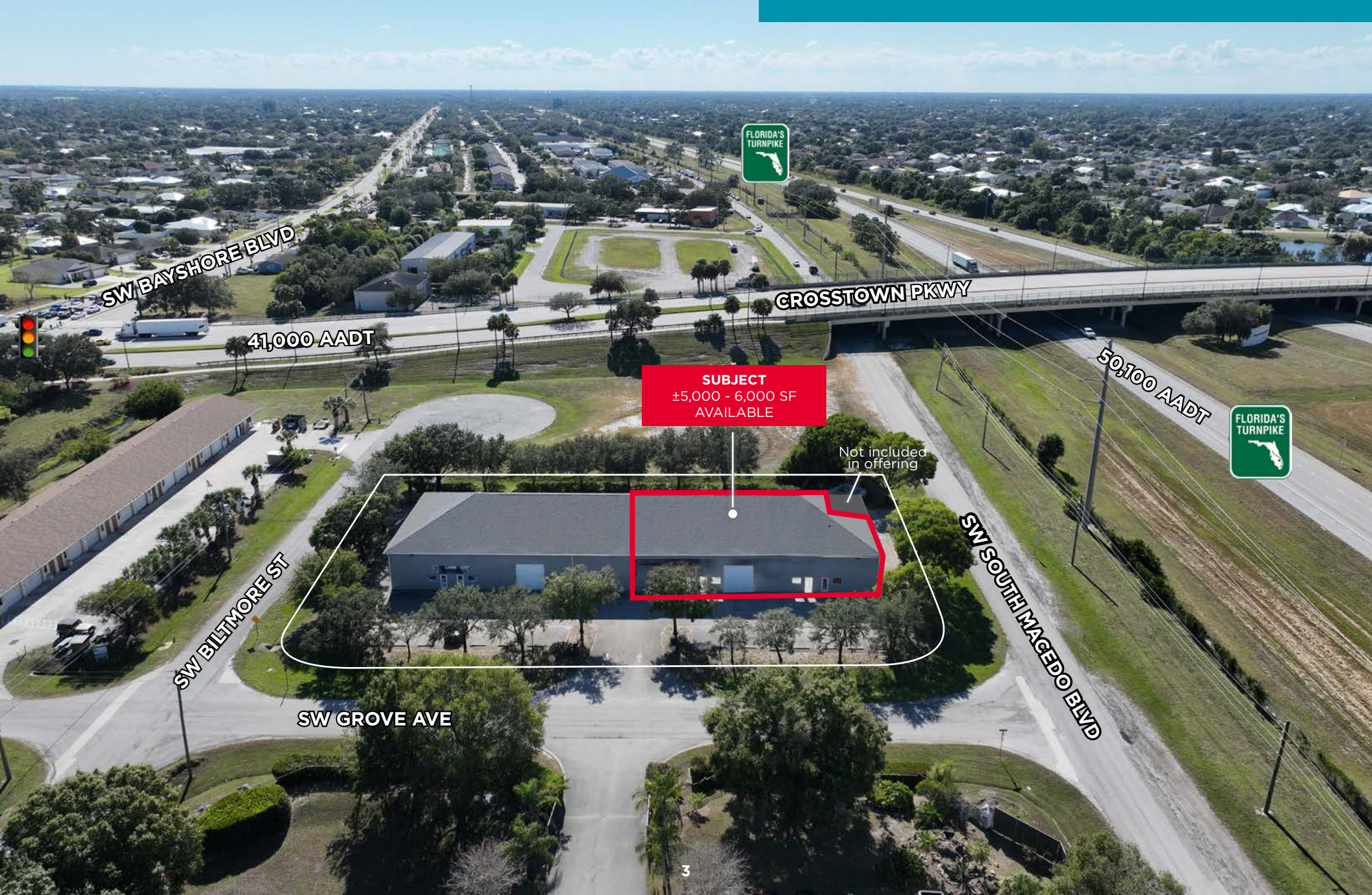
industrial, service, or storage uses.

This location offers exceptional regional accessibility being strategically positioned near Crosstown Parkway providing direct connectivity to US-1 and the I-95 access ramp. This property is also just minutes from Florida's Turnpike!



AREA MAP (Looking South)

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AREA MAP (Looking Southeast)

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41,000 AADT

22,000 AADT

CROSSTOWN PKWY

SW BAYSHORE BLVD

SW BILTMORE ST

SW GROVE AVE

SW SOUTH MACEDO BLVD

SUBJECT
±5,000 - 6,000 SF
AVAILABLE

Not included
in offering

AREA MAP (Looking Northeast)

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AREA MAP (Looking East)

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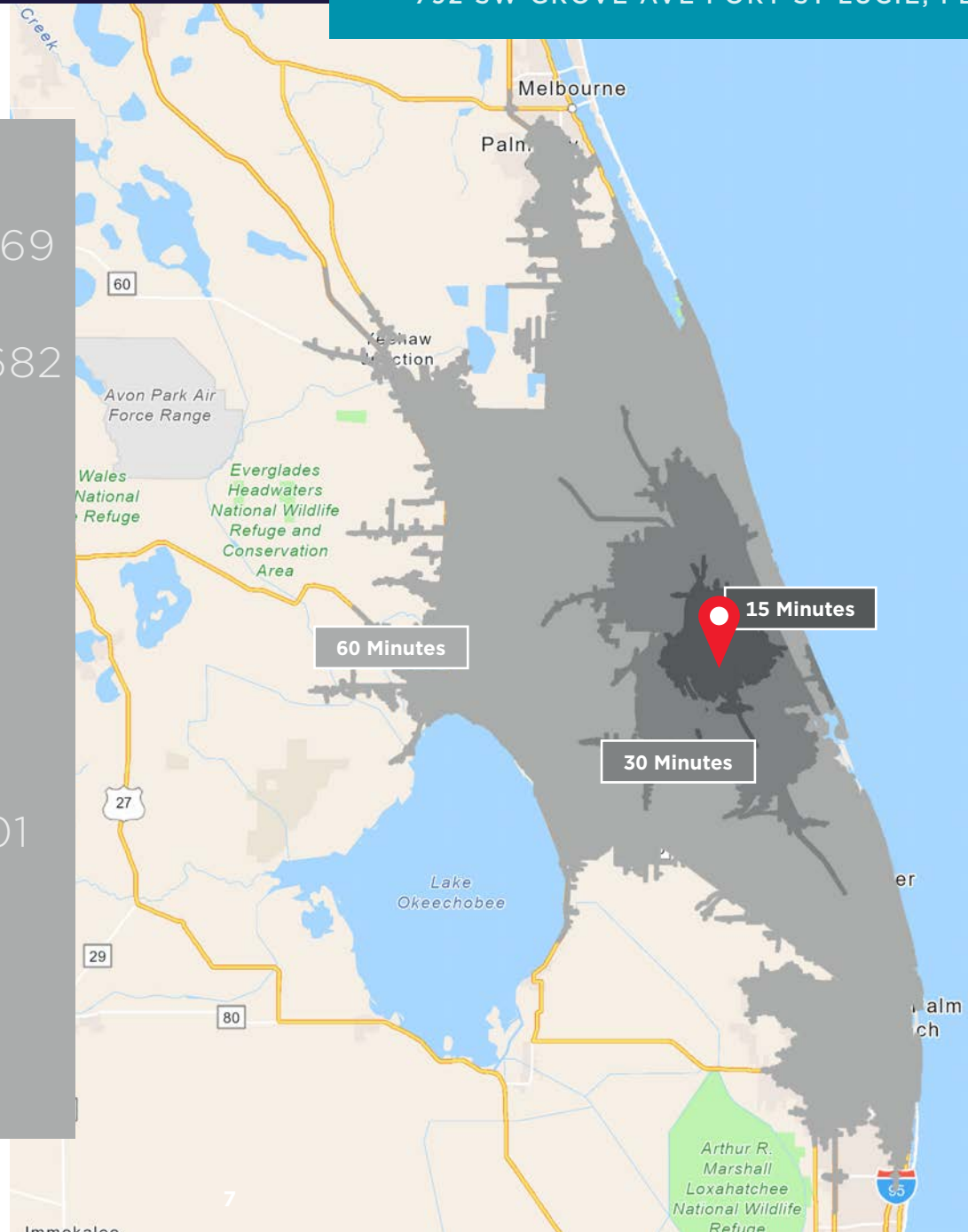


POPULATION GROWTH

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DRIVE TIME

15 Minutes	30 Minutes	60 Minutes
2010 Population 150,710	349,541	1,342,769
2025 Population 204,161	461,103	1,640,682
2010-2025 Population growth 35.4%	31.9%	22.1%
2025-2030 (Annual) Est. Population growth 2.46%	2.09%	1.17%
2025 Median Age 45.4	46.9	46.1
Average Household Income \$97,962	\$101,673	\$118,001
Percentage with Associates Degree or Better 40.1%	42.3%	46.0%
Percentage in White Collar Profession 58.0%	58.3%	59.0%



2025 DEMOGRAPHICS

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KEY FACTS (10 MILE RADIUS)



359,739

Total Population



\$412,814

Median Home Value



12,109

Businesses



321,327

Daytime Population



47.0

Median Age



2.4%

Population Growth Rate (2025-2030)



2.5

Average Household Size



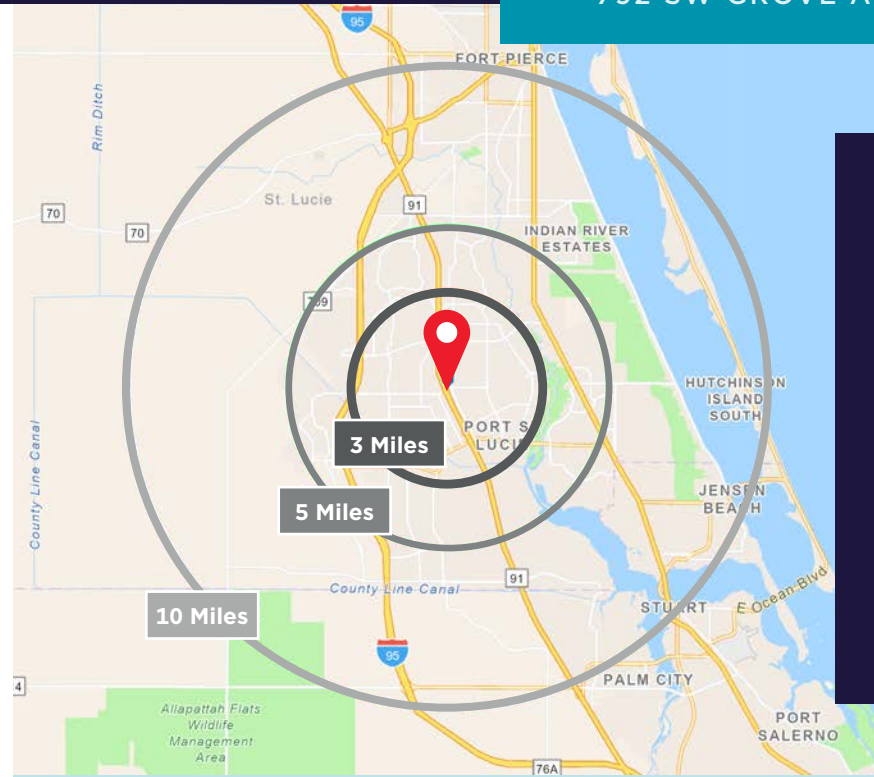
\$76,425

Median Household Income



\$41,343

Per Capita Income



Population

- 3 Miles: 94,014
- 5 Miles: 201,062
- 10 Miles: 359,739

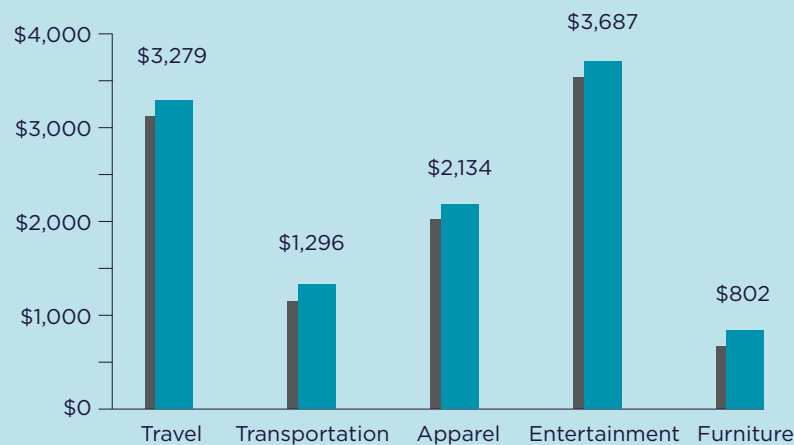
Average Household Income

- 3 Miles: \$96,648
- 5 Miles: \$100,352
- 10 Miles: \$103,607

Median Age

- 3 Miles: 43.9
- 5 Miles: 45.4
- 10 Miles: 47.0

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri(2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

CITY OVERVIEW

City of Port Saint Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 230,000, the City of Port St. Lucie is the 7th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



REGIONAL OVERVIEW

St Lucie County, Florida



Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a customserved international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging

from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring Training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more highpaying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%) and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%) and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job-creating projects with a net growth of building area of approximately 6,500,000 square feet.



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CONTACTS



DOUGLAS LEGLER

Senior Director

Mobile: +1-772-405-7778

Office: +1-772-678-7606

doug.legler@cushwake.com



CASEY COMBS

Director

Mobile: +1-772-285-8769

Office: +1-772-678-7611

casey.combs@cushwake.com

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Stuart Office

100 SW Albany Avenue 2nd Floor
Stuart, Florida 34994