

PROJECT DETAILS

NWC OF CROSSTOWN PKWY & SW CRESSWIND WAY · MULTIPLE OUTPARCELS FOR LEASE

PROPERTY HIGHLIGHTS

- High profile outparcel opportunities with easy access to I-95
- OP A - 1.44 Acres - Available
- OP B - 1.03 Acres - Lease Negotiations
- OP C - 1.29 Acres - Under Contract
- OP D - +/- 0.66 Acres - Available
- OP E - +/- 0.86 Acres - Available
- OP F - 0.90 Acres - In Negotiations
- Surrounded by over 40,000 future residential units within 4 miles of site
- Adjacent to Legacy High School - 2,000 Students
- Saint Lucie County has seen annual population growth of 3.79%
- Multiple points of ingress/egress

ZONING

PUD

COUNTY

St. Lucie

DEMOGRAPHICS

3 MILE

5 MILE



2025 POPULATION

25,168

62,530



2030 POPULATION

30,694

74,703



POPULATION GROWTH

4.05%

3.62%



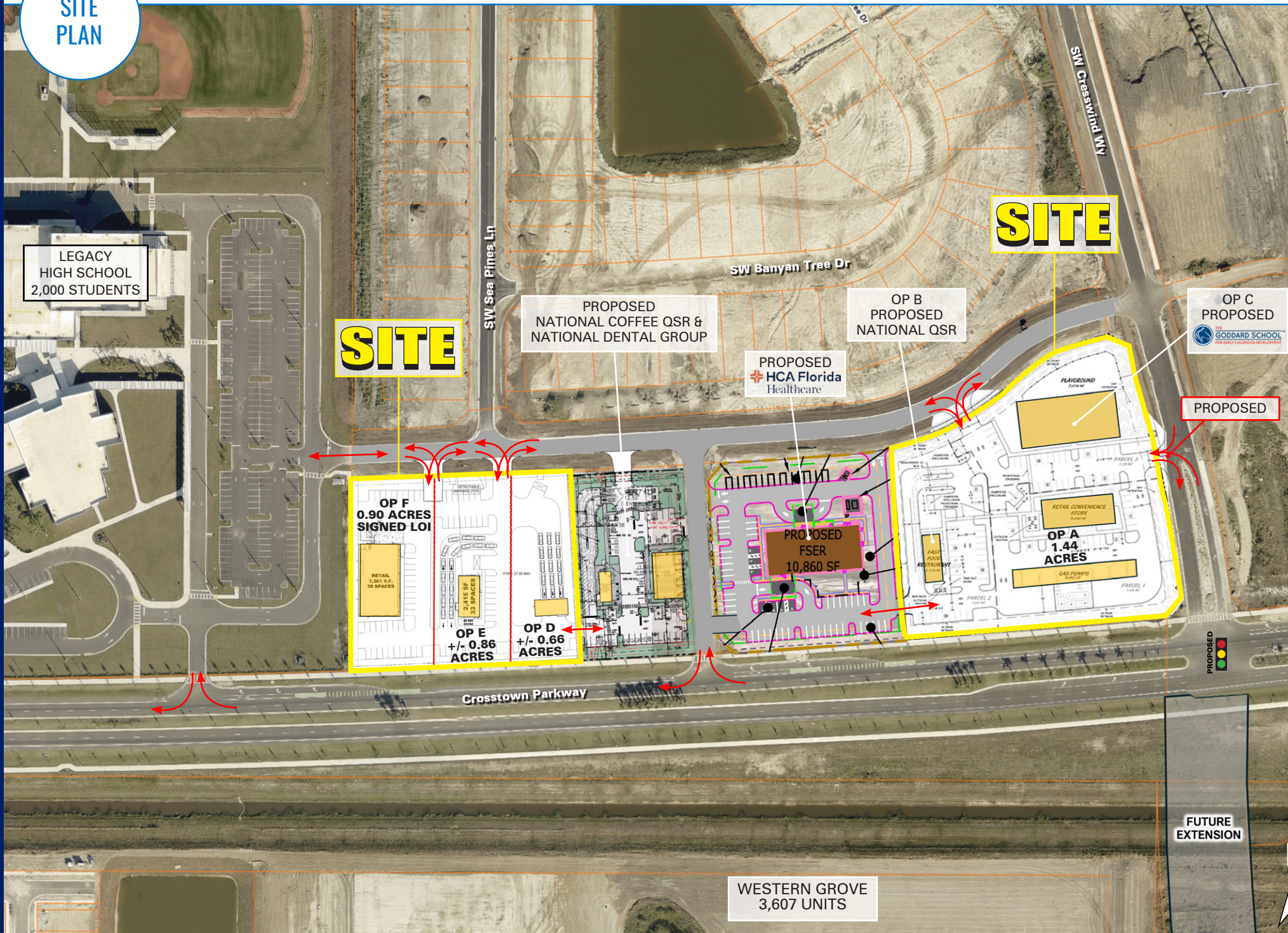
AVERAGE HH INCOME

\$118,032

\$114,858



SITE PLAN



LEGACY HIGH SCHOOL
2,000 STUDENTS

SITE

PROPOSED NATIONAL COFFEE QSR & NATIONAL DENTAL GROUP

PROPOSED HCA Florida Healthcare

OP B PROPOSED NATIONAL QSR

OP C PROPOSED THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

PROPOSED

OP F 0.90 ACRES SIGNED LOI
RETAIL 7,261 S.F., 38 SPACES
2,415 SF 33 SPACES

OP E +/- 0.86 ACRES

OP D +/- 0.66 ACRES

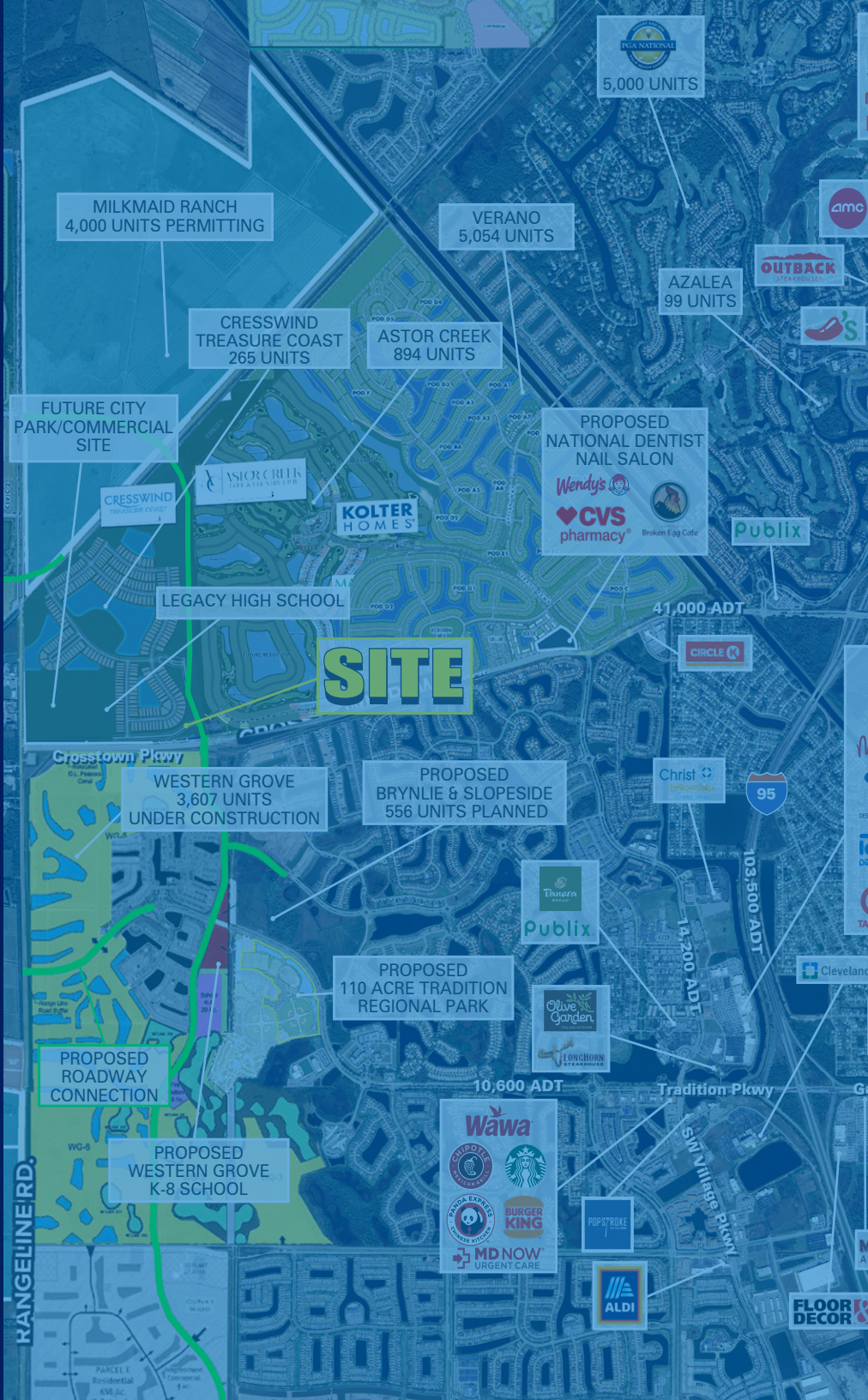
PROPOSED FSER 10,860 SF

OP A 1.44 ACRES
RETAIL CONVENIENCE STORE 8,000 S.F.
GAS PUMPS 2,000 S.F.

WESTERN GROVE 3,607 UNITS

FUTURE EXTENSION





PORT ST LUCIE, FL

NWC OF CROSTOWN PKWY & SW CRESSWIND WAY

MULTIPLE OUTPARCELS FOR LEASE

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