



PEBB ENTERPRISES



THE SHOPPES AT THE HEART OF TRADITION

SWC VILLAGE PARKWAY & DISCOVERY WAY | PORT ST. LUCIE, FL 34987
OUTPARCEL, END CAPS & SHOP SPACE AVAILABLE



HIGHLIGHTS

- Over 38,000 new homes in 7 residential communities planned for development in the surrounding area
- Future site is situated near a busy signalized intersection of SWC Village Parkway & Discovery Way
- Close proximity to some major new developments including Wawa, Culver's, Panda Express, Verizon & Cleveland Clinic Tradition Hospital
- Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses & the creation of approximately 30,000 jobs at full build-out.
- This unique community captures the charm of America's small towns of yesterday & combines that with the amenities today's home buyers expect.
- Tradition's varied neighborhoods surround this central retail district - shopping & dining are just a short stroll or bike ride away!

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Current Square Footage & Availability

RESTAURANT 1	5,806 SF TOTAL	RETAIL 2	Continued
10200	5,806 SF Kyle G's Amore Chophouse	10332	3,204 SF AVAILABLE
RETAIL 1	12,076 SF TOTAL	10340	1,602 SF Papa John's Pizza
10156	3,600 SF Sara's Kitchen	10348	1,602 SF LEASE NEGOTIATIONS
10148	1,608 SF Le Bistro De Paris	10356	1,800 SF Cooper Orthodontist
10140	1,374 SF Rita's Italian Ice	10364	1,800 SF AVAILABLE
10132	1,374 SF Peach Cobbler Factory	10372	1,800 SF Tomalty Dental
10124	1,340 SF Robeks Smoothie	10380	5,500 SF Port Tradition
10108	2,770 SF Swift Mediterranean Grill	10388	1,814 SF AVAILABLE
RETAIL 2	50,542 SF TOTAL	10396	1,950 SF LEASE NEGOTIATIONS
10300	26,472 SF Aldi	RETAIL 3	3,650 SF AVAILABLE
10308	1,800 SF Carmela Coffee	RETAIL 4	5,100 SF AVAILABLE
10316	1,800 SF Picasso Nails	PARCEL 1	2.33 Acres AVAILABLE
10324	1,800 SF Hair Salon		





RESIDENTIAL GROWTH IN THE SURROUNDING AREA

Single-Family

- Verano/Kolter - 6,500 Units
- Vitalia at Tradition - 1,208 Units
- The Estates at Tradition - 209 Units
- Tradition Emery - 131 Units
- Townpark at Tradition - 214 Units
- Manderlie at Tradition - 173 Units
- City of PSL Southern Grove - 1,686 Units
- Heron Preserve - 212 Units
- Wilson Groves - 7,700 Units

Single-Family (Coming to Market)

- Cadence - 439 Units | 3Q22
- Seville Phase 1 & 2 - 186 Units | 2Q23
- Kenley - 214 Units | 2Q23
- Tresello - (SF & Duplex) Active Adult Community - 727 Units | 3Q24
- GHO Homes - 300 Units | 1Q24 Selling Now

Single-Family and Townhomes

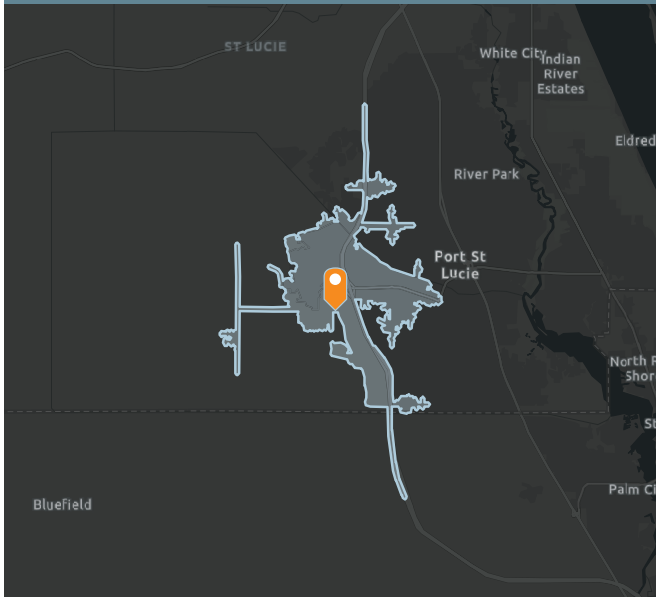
- Victoria Parc at Tradition - 1,208 Units
- Bedford Park - 442 Units
- Del Webb Tradition - 1,350 Units
- Town Place at St. Lucie West - 72 Units

Senior Living

- The Brenny at Tradition - 129 Units
- Valencia Cay at Riverland Senior Living - 1,087 Units
- Lake Park at Tradition - 130 Units
- Tradition Telaro - 400+ Units
- GL Homes - 11,000 Units
- Valencia Grove at Riverland - 1,040 Units
- Valencia Walk at Riverland - 900 Units

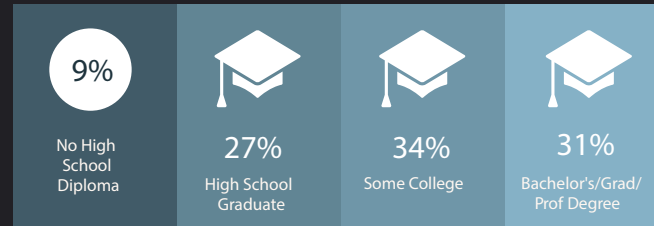
DEMOGRAPHIC PROFILE

Tradition
Drive time of 10 minutes

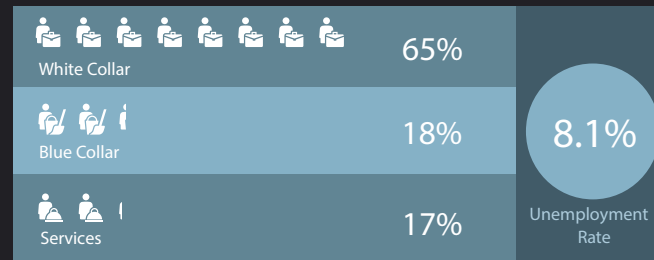


This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.
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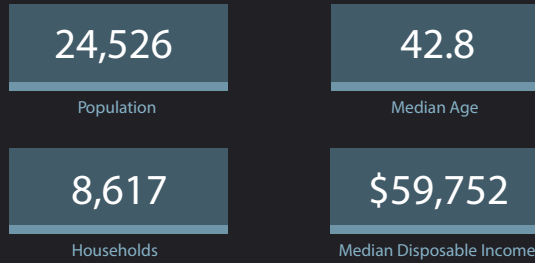
EDUCATION



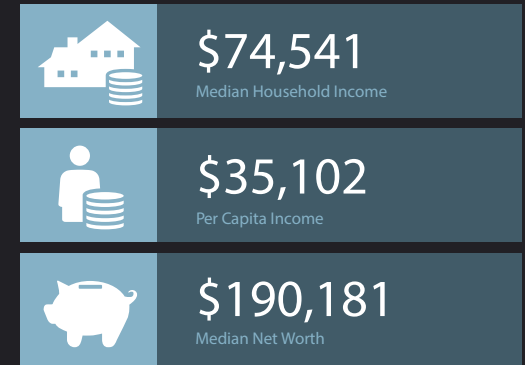
EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

