



PEBB ENTERPRISES



SHOPPES AT SOUTHERN GROVE

NWC BECKER RD & VILLAGE PKWY | PORT ST. LUCIE, FL 34987
OUTPARCELS AVAILABLE



HIGHLIGHTS

- Over 38,000 new homes in 7 residential communities planned for development in the surrounding area
- Future site is situated near I-95 and Becker Rd. with heavy traffic
- Close proximity to some major new developments including residential, industrial, medical and retail
- 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 distance

Jenny Schuemann | VP of Leasing, Senior Director
561.939.1801 | 954.790.1514 (cell) | jschuemann@pebbent.com



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 and Townhomes

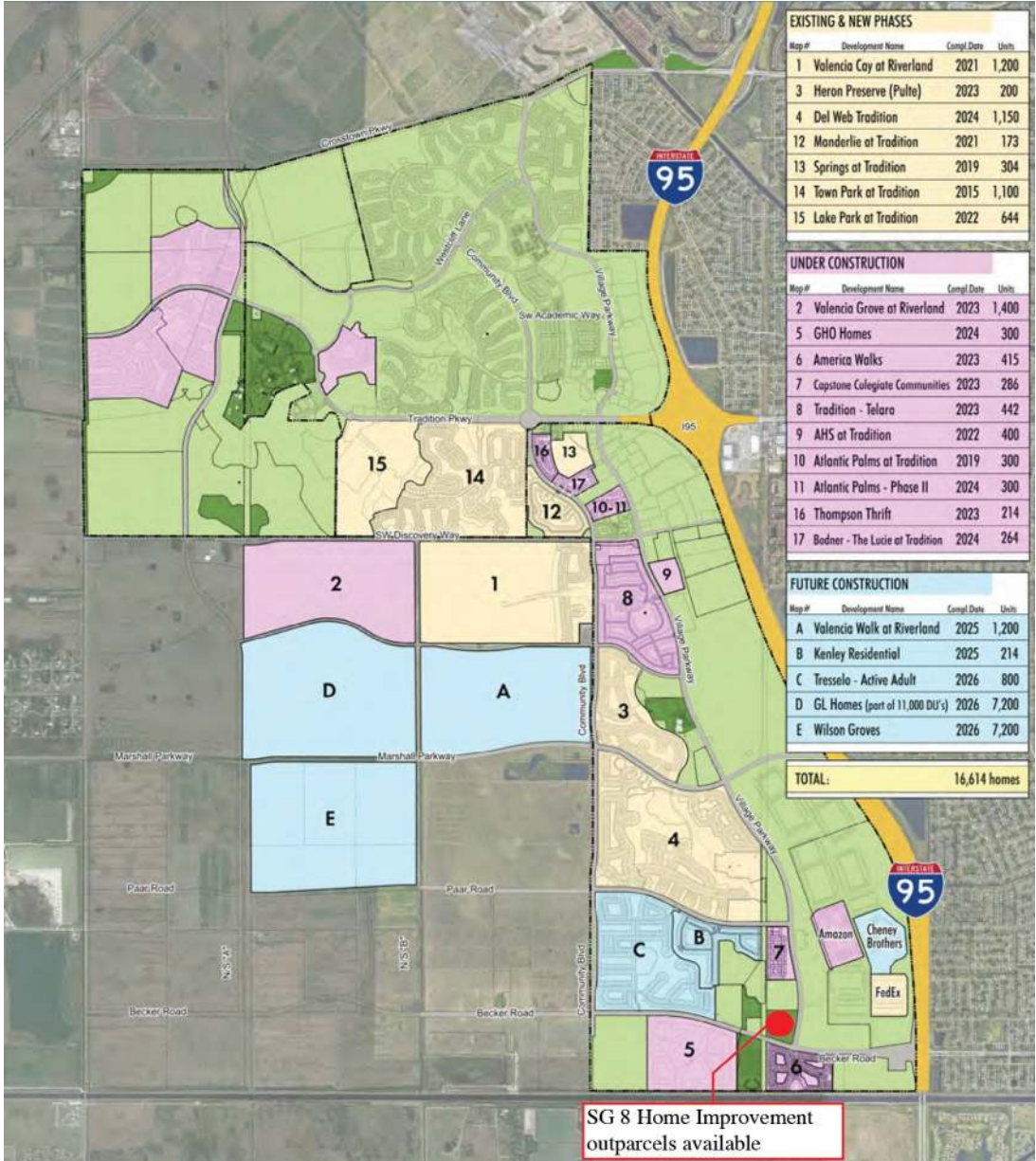
- Victoria Parc at Tradition - 1,208 Units
- Bedford Park - 442 Units
- Del Webb Tradition - 1,350 Units
- Town Place at St. Lucie West - 72 Units

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

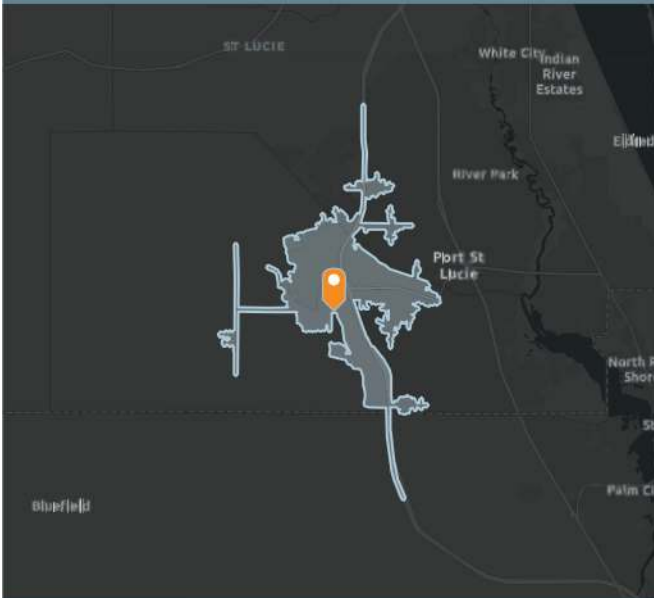
Single-Family (Coming to Market)

- 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



DEMOGRAPHIC PROFILE

Tradition
Drive time of 10 minutes

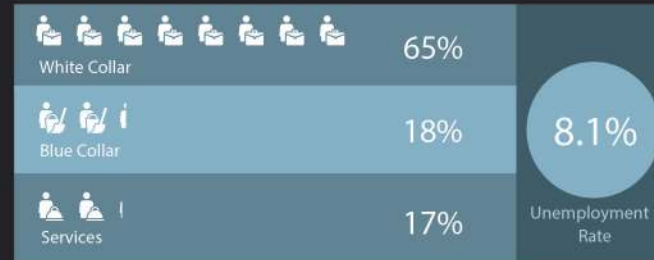


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EDUCATION



EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

