

SHOPPES AT THE HEART OF TRADITION

SWC of Village Pkwy. & Discovery Way | Port St. Lucie, FL



PEBB ENTERPRISES
SINCE 1973



BANYAN
DEVELOPMENT

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PROPERTY HIGHLIGHTS

- Outparcel, end caps & shop space available.
- Over 38,000 new homes in seven residential communities planned for development in the surrounding area.
- Site is situated near a busy signalized intersection of SWC Village Parkway & Discovery Way.
- Close proximity to Wawa, Culver's, Panda Express, Verizon & Cleveland Clinic Tradition Hospital.
- Port St. Lucie was ranked the fifth-fastest growing places in the US in 2023-2024 based on new migration, according to US news and world report.
- 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!



AREA DEMOGRAPHICS



Population

1-Mile 4,081

3-Mile 58,397

5-Mile 124,397



Daytime Population

1-Mile 5,290

3-Mile 42,855

5-Mile 100,557



Average HH Income

1-Mile \$101,393

3-Mile \$98,143

5-Mile \$102,899



Households

1-Mile 1,657

3-Mile 21,713

5-Mile 45,926

SITE PLAN



RESTAURANT 1 | 5,806 SF

10200	Kyle G's Amore Chophouse	5,806 SF
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RETAIL 1 | 12,076 SF

10156	Sara's Kitchen	3,600 SF
10148	Le Bistro De Paris	1,608 SF
10140	Rita's Italian Ice	1,374 SF
10132	Peach Cobbler Factory	1,374 SF
10124	Robeks Smoothie	1,340 SF
10108	Swift Mediterranean Grill	2,770 SF

RETAIL 2 | 50,542 SF

10300	Aldi	26,472 SF
10308	Carmela's Coffee	1,800 SF
10316	Picasso Nails	1,800 SF
10324	Hair Salon	1,800 SF

10332	Southpaw Brewing Company	3,204 SF
10340	Papa John's Pizza	1,602 SF
10348	The Joint Chiropractic	1,602 SF
10356	Cooper Orthodontics	1,800 SF
10364	Woof Gang Pet Bakery & Grooming	1,800 SF
10372	Tomalty Dental	1,800 SF
10380	Port Tradition	5,500 SF
10388	Window & Blind Store	1,814 SF
10396	Ace of Cards Golf Carts	1,950 SF

RETAIL 3 | 14,400 SF Available

PARCEL 1 | 2.33 AC | National Gym PSA

MARKET AERIAL



RESIDENTIAL GROWTH



Future Single-Family

Cadence I 3Q22	439 Units
Seville Phase 1 & 2 I 2Q23	186 Units
Kenley I 2Q23	214 Units
Tresello Active Adult Community I 3Q24	727 Units
GHQ Homes I 1 Q24	300 Units

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	408 Units
Wilson Groves	7,700 Units

Single-Family & Townhomes

Victoria Pare 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 Brennlty at Tradition	129 Units
Valencia Cay at Riverland Senior Living	1,087 Units
Lake Park at Tradition	400+ Units
Tradition Telaro	131 Units
GLHomes	11,000 Units
Valencia Grove at Riverland	1,040 Units
Valencia Walk at Riverland	900 Units

Total 37,854 Units

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