

SHOPPES AT THE HEART OF TRADITION

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



PEBB ENTERPRISES
SINCE 1973



BANYAN
DEVELOPMENT

Zach Feldman | Vice President of Leasing
Zfeldman@pebbent.com | 561-601-4474



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 5,577
3-Mile 60,532
5-Mile 129,406



Daytime Population

1-Mile 6,240
3-Mile 45,327
5-Mile 105,167



Average HH Income

1-Mile \$119,637
3-Mile \$113,538
5-Mile \$111,510



Households

1-Mile 2,329
3-Mile 23,209
5-Mile 49,222

SITE PLAN

-  Available
-  Lease Pending
-  Leased



SITE PLAN



JOIN THESE NATIONAL TENANTS



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

SHOPPES AT THE HEART OF TRADITION

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



PEBB ENTERPRISES
SINCE 1973



BANYAN
DEVELOPMENT

Zach Feldman | Vice President of Leasing
Zfeldman@pebbent.com | 561-601-4474