

SHOPPES AT THE HEART OF TRADITION

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



PEBB ENTERPRISES
SINCE 1973



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PROPERTY HIGHLIGHTS

- 1,512 SF inline space available for lease.
- 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

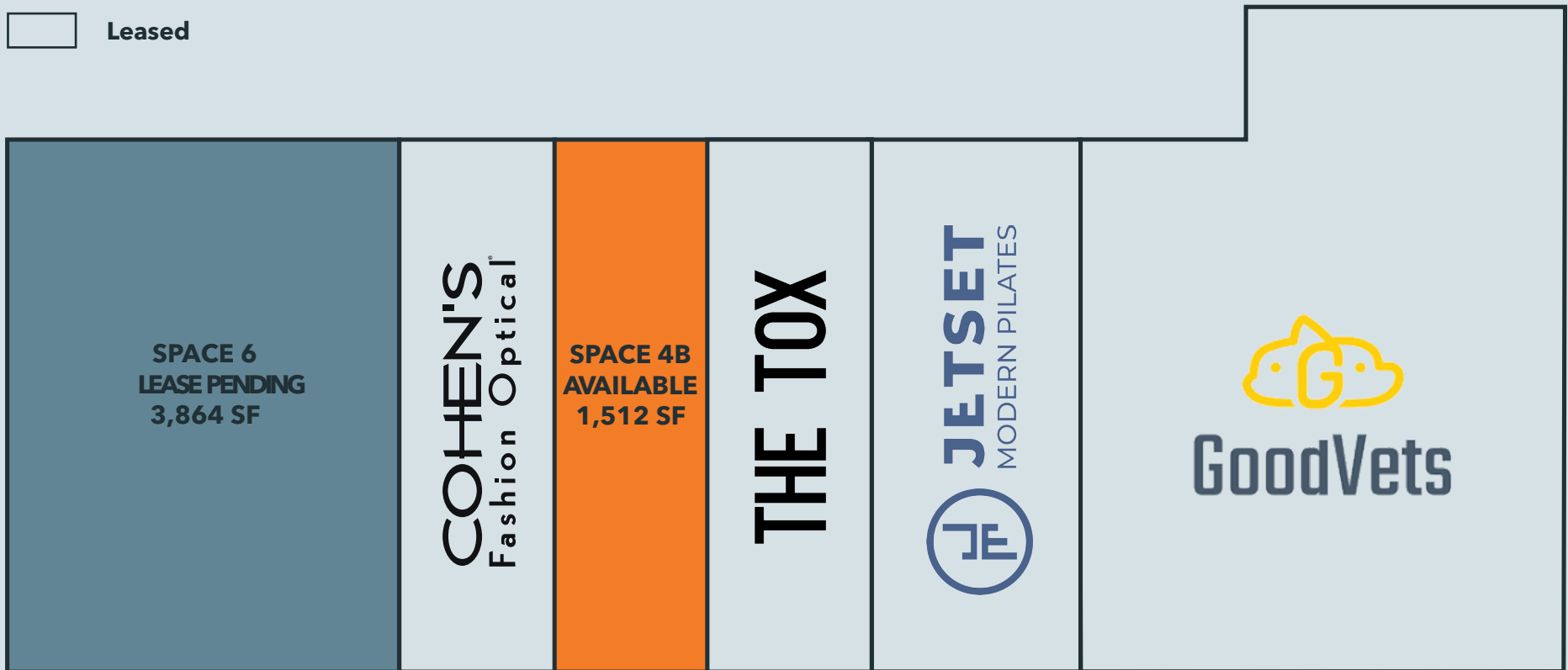
1-Mile 2,329

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

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