

# Veranda Falls Plaza

788 SE Becker Road, Port St. Lucie, FL 34984

# NAI Southcoast



## Presented by:

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Lease Price:

**\$14.00/SF to \$19.00/SF**



# Key West Style Shopping Center

## Property Details

- **LOCATION:** 662 SE Becker Rd, Port St. Lucie
- **PRICING:** \$14.00/SF to \$19.00/SF
- **BUILDING SIZE:** ±125,996
- **YEAR BUILT:** 2007
- **ZONING:** PUD (Planned Unit Development)
- **SUITE SIZES:** 1,112 SF TO 5,010 SF



## Property Overview

The Shoppes at Veranda Falls is an upscale Publix Anchored Shopping Center located at the southeast quadrant of Becker Road & the Florida's Turnpike. Veranda Falls is part of a 1,000 acre master planned community of 3,500+/- home sites, and across the street from the entrance to Tesoro, a 1,400 acre, 990 home and lot, private community comprised of two signature championship golf courses and in close proximity to many gated golf and country club communities including Harbour Ridge, Floridian, Evergreen Club, and Windstone. A new development called Veranda Gardens by Divosta Homes featuring 350+ homes is underway immediately to the east of the center. Riverbend by Standard Pacific Homes will feature 47 estate homes on the St. Lucie River within 1.5 miles of the center.

Veranda Falls is a uniquely designed Key West Style Shopping Center with lush landscaping, beautiful ponds and waterfalls, creating a welcoming, relaxed, and comfortable environment for its patrons. Built in 2006, the center includes a 45,000 sq. ft. Publix. The center is well maintained, with convenient access, extensive landscaping, covered walkways, and ample parking.

Publix is the focal point of the center and attracts shoppers from the surrounding Port St. Lucie developments as well as several Palm City communities. Other tenants include Anytime Fitness, Bonefish Macs Sports Grill, Mobil Service Station with United States Postal Service located within, Subway, Dunkin Donuts, Cornerstone Bistro, Davant Interiors, Town & Country Dry Cleaners, Hair Cuttery and State Farm - Craig C. Campbell Insurance Agency. A dental office, nail salon and a martial arts dojo are among some of the other professionals and retailers.



FOR LEASE VERANDA FALLS  
Key West Style Shopping Center



A-100	BONEFISH MAC'S
<b>B-102</b>	<b>AVAILABLE - 2,760 SF</b>
B-103	STATEFARM
B-104	DR. BARBER, DENTAL
B-106-107	STUDIO 730
B-108-109	VERANDA NAIL SPA
B-110	PUBLIX
C-101 -103	ANYTIME FITNESS
C-104	LIFETIME FINANCIAL GROWTH
D-101	LEGACY MARTIAL ARTS
<b>D-102</b>	<b>AVAILABLE - 1,112 SF</b>
<b>D-103</b>	<b>AVAILABLE - 1,125 SF</b>
D-104	TBD
D-105	HAIR CUTTERY
D-106	AR WORKSHOP
D-107	STONEBROOK SPA
E-101 & 102	MAMMA MIA
E-103	VF STORAGE
E-104	GREEN POINTE, LLC
E-105	VF STORAGE
E-106	MANAGEMENT OFFICE
<b>F-101</b>	<b>AVAILABLE 2,005 SF TO 5,010 SF</b>





# Veranda Gardens

As soon as you arrive at Veranda Gardens, you are home. Located in Port St. Lucie, east of Florida's Turnpike, the community features a gated entry, natural gas, and community amenities including a heated resort-style pool, fire pit, dog park and sports courts. Our collection of single-family homes offer lake and preserve views with open floor plans and a low-maintenance lifestyle where you can relax and spend more time enjoying the things you love.

Veranda Gardens West Map



## LENNAR® Veranda Preserve West

320 Lots Under Contract  
Assume 7-8 Sales/Month  
1st Closing Feb 2020

5,033

Businesses  
within 5 Miles



## Veranda Gardens East

220 Lots Under Contract  
Assume 7-8 Sales/Month  
1st Closing Nov 2019



## Veranda Gardens West

267 Homes-Sales to date  
221 Homes-Closings to date

100,612

Total Population  
within 5 Miles

## Veranda Apartments

Assume 300-units (15/acre)  
2019 Design & Permit  
1st Move-ins July 2020

\$351,724

Median Home Value



FOR LEASE VERANDA FALLS  
Key West Style Shopping Center





FOR LEASE VERANDA FALLS

# Key West Style Shopping Center

## 2,005 upto 5,010 SF Inline Space

Available - F-101





# 4,025 SF Outparcel

Available - H-OP

FOR LEASE VERANDA FALLS  
Key West Style Shopping Center

Fully functional bank branch with safe and three drive through lanes and one ATM lane. Great location right off I-95 on Becker Road located in the gorgeous Veranda Falls Plaza.





FOR LEASE VERANDA FALLS  
Available D-103

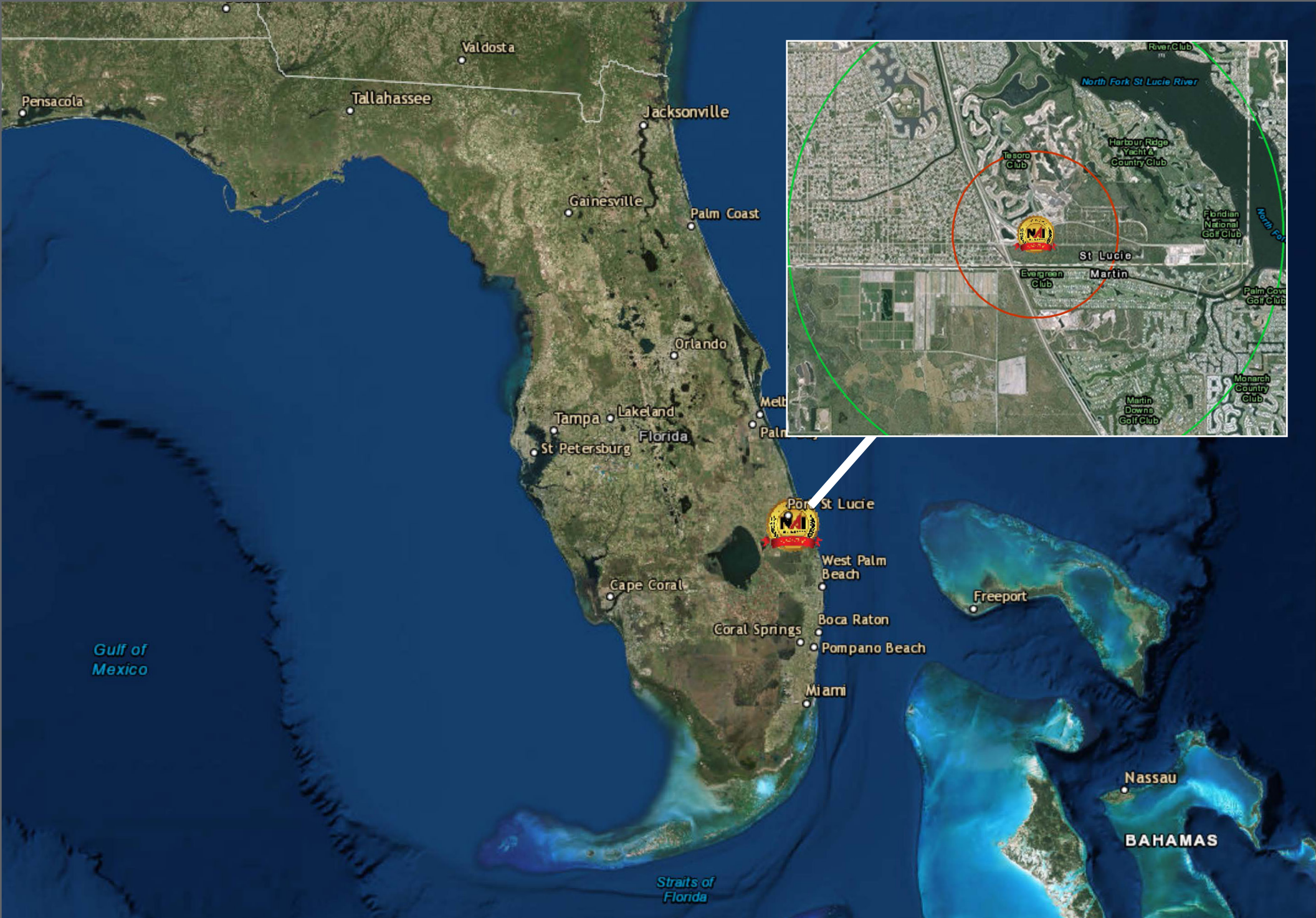




FOR LEASE VERANDA FALLS  
Available B-102









# Regional Overview

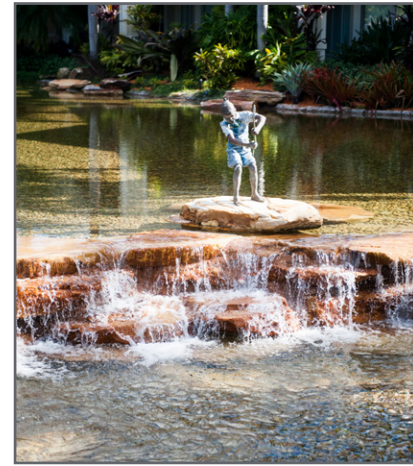
Port St. Lucie, FL

FOR LEASE VERANDA FALLS  
Key West Style Shopping Center

St. Lucie County, Florida is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island. It is located on the east coast of Florida about 120 miles southeast of Orlando and about 115 miles north of Miami. St. Lucie County is proud of its most valuable assets such as the 21 miles of uncrowded and unspoiled beaches, over 10,000 acres of parks and preserves, world record sport fishing, horseback riding on the beach, NY Mets Spring Training baseball, championship golf at PGA Village and other top-notch golf courses, the one and only museum dedicated to the US Navy SEALs, a charming and award-winning waterfront downtown, year round arts and cultural activities, a rich history and so much more.

Admirers of the outdoors will be delighted to discover the beautiful natural gardens, including the Port St. Lucie Botanical Gardens and Heathcote Botanical Gardens in Fort Pierce which features the largest public display of tropical bonsai trees in the United States. Eco-tourists will appreciate St. Lucie's dedication to protecting the environment through environmental education facilities such as the Oxbow Eco-Center, Harbor Branch Ocean Discovery Center, the St. Lucie County Aquarium featuring the Smithsonian Marine Ecosystems Exhibit and the Manatee Education and Observation Center.

The area has also preserved nearly 11,000 acres for recreational enjoyment and nature observation. The City of Fort Pierce recognized its abundance of eco-assets and operates the Fort Pierce Authentic Tours program, a unified effort to showcase all the activities and natural assets that every eco-tourist is bound to enjoy. St. Lucie takes pride in preserving and promoting the arts. History buffs will be delighted to learn how Fort Pierce became the birthplace of the Navy Frogmen (the first version of today's Navy SEALs). Discover the story behind Fort Pierce's famous artists such as A.E. Backus, Zora Neale Hurston and the Florida Highwaymen. History buffs should also take time to visit the St. Lucie County Regional History Center, and anyone can enjoy a concert, musical or comedy show at the historic Sunrise Theatre in Fort Pierce, which first opened its doors in 1923. Sports enthusiasts will find award-winning golf courses, including the one-of-a-kind PGA Village in Port St. Lucie. Also in Port St. Lucie, baseball fans will be delighted to enjoy America's favorite pastime at Tradition Field — spring training home of the New York Mets and summer home of the minor league St. Lucie Mets.





## LISTING AGENTS



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