

# LEGACY PARK

A T T R A D I T I O N



For Lease or  
Build-to-Suit



2021  
Delivery



Quality Labor  
Market



Immediate  
Interstate Access



Highly Improved  
Infrastructure



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SW Becker Rd at I-95 | Port St Lucie, FL



**CBRE**

# PROPOSED SITE PLAN

AVAILABLE NOW FOR LEASE OR BUILD TO SUIT



## Building Overview

- + Institutional Class A Concrete Tilt Wall Buildings
- + New Construction Build-To-Suit Opportunity
- + +/-750,000 SF delivering 2021
- + 32' to 40' clear height
- + From 160' to 600' deep
- + Close Proximity To Amenities
- + Abundant Labor Supply
- + Major Distribution Neighbors:  
Wal-Mart (+/-1,200,000 SF), City Electric (+/-400,000 SF)



# PROPERTY DETAILS

## AND AREA INFORMATION



For Lease or  
Build to Suit



Total Site Size of  
+/- 300 Acres



Development Potential  
of +/- 3.2M SF



Building Sizes Range  
from +/-100k SF  
to +/-1,000,000 SF



Direct Frontage and  
Visibility Along I-95



Ideal for large box  
distribution space to  
service South Florida,  
Central Florida and  
the West Coast



Direct I-95 access via  
SW Becker Road



Abundant Amenities

## Tradition Community

The Tradition Center for Commerce is Located in Port St. Lucie, Florida within the Master Planned Community of Tradition

- + Port St. Lucie is the #1 Safest, Large City in Florida
- + Port St. Lucie is the Third Largest City in South Florida
- + 21 Miles of Pristine Beaches
- + 3,500+ Residences Built or Permitted in Immediate Area
- + Top in Nation for Millennials Buying Their First Home
- + Close to Cleveland Clinic, Keiser Univ., and City Electric

## Prime Location

- + Pro-business environment
- + Expedited plan review, Fast Track Permitting, Pro-growth Government
- + Very professional and aggressive local Economic Development Council
- + Low Cost of Living with Most Affordable Housing
- + ZERO state income tax
- + 3 to 5 times faster population growth projections for 2035 than any other South Florida County
- + Highway, rail and seaport connections

# LOCATION / DEMOGRAPHICS

AND AREA INFORMATION

## St. Lucie is the Best Location for Large Distribution Users.

### Key Industries

 Distribution / Logistics

 Pharma

 Agriculture

 Life Sciences

 Aviation/Marine

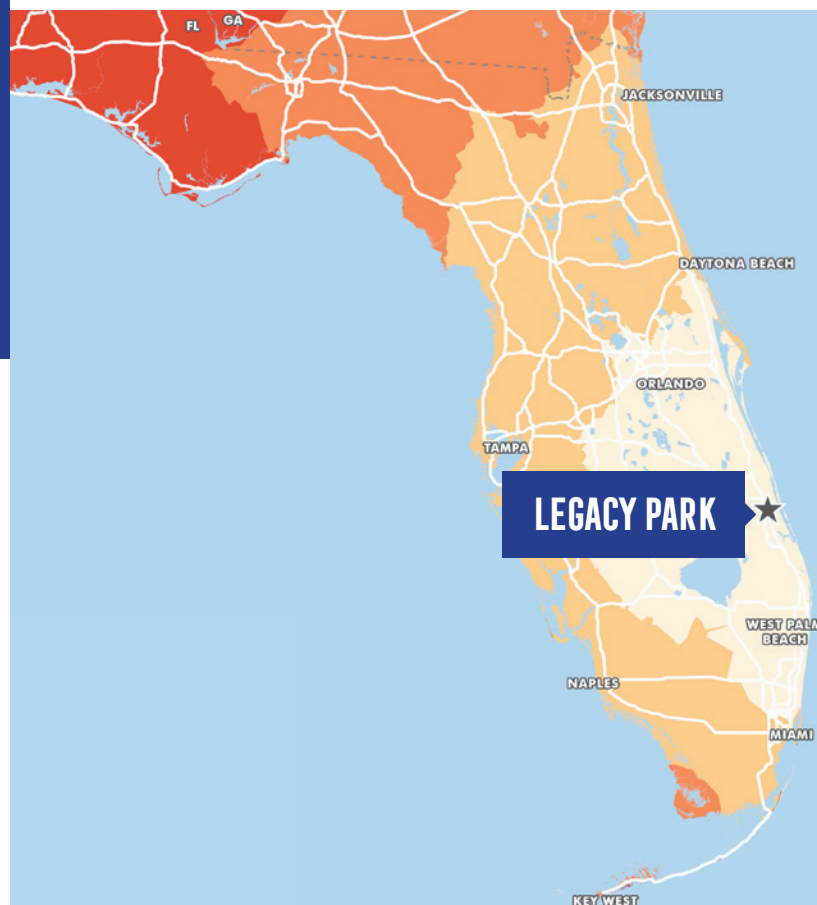
 Manufacturing

### Drive Time / Population Within

	0-2 Hours	7,893,421 People
	2-4 Hours	19,627,212 People
	4-6 Hours	21,630,977 People
	6-8 Hours	27,830,851 People
	8-10 Hours	44,773,521 People

### Demographics 2019

	15 Min	30 Min	45 Min	60 Min
<b>Population</b>	86,039	421,780	726,197	1,410,262
<b>Households</b>	30,380	166,366	294,133	574,630
<b>HH Income</b>	\$59,671	\$71,933	\$79,009	\$80,915
<b>Median Income</b>	\$40,995	\$51,674	\$53,125	\$54,221



# AREA AMENITIES



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