



PORT ST. LUCIE, FLORIDA

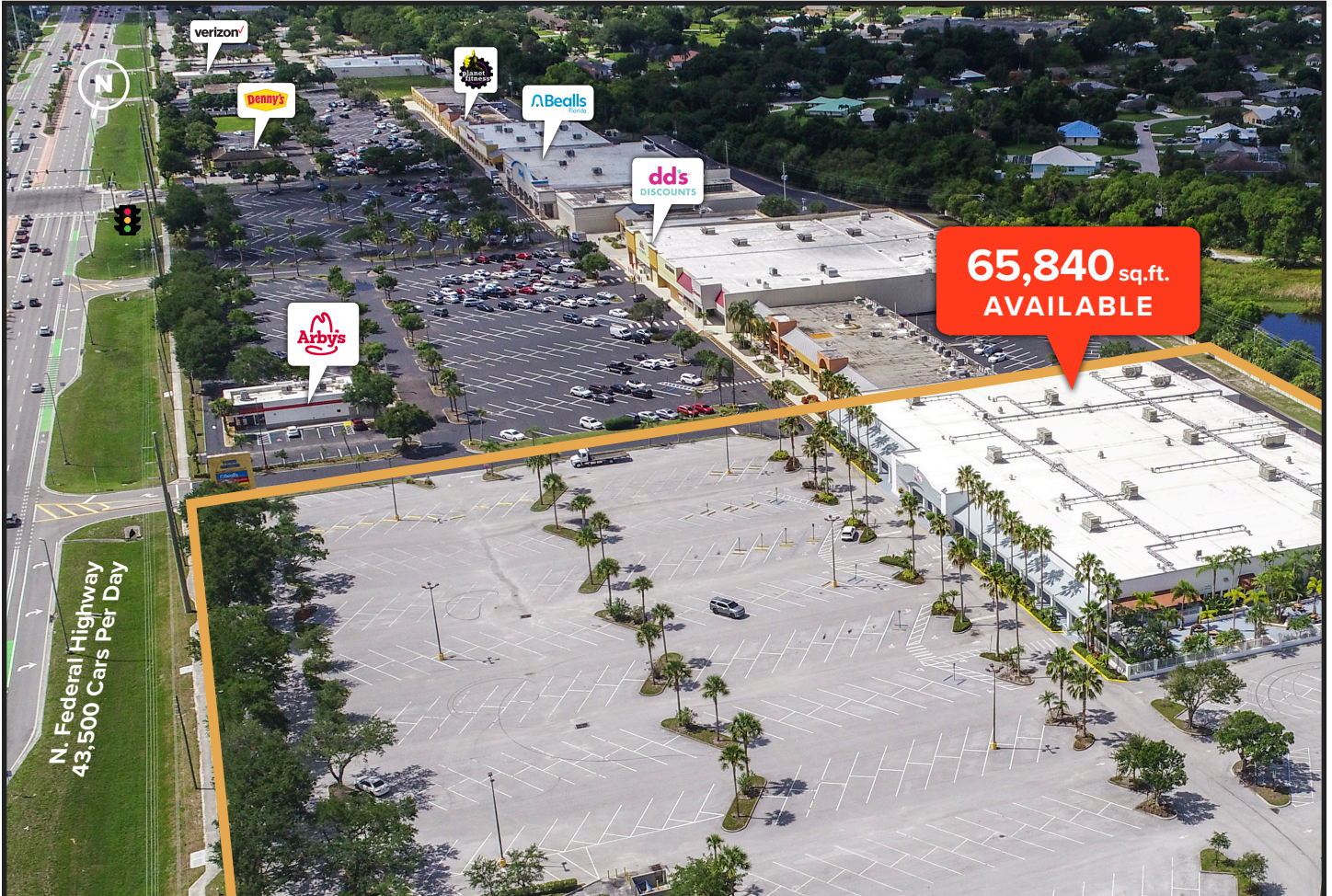
Town Centre North

10045 S U.S. Hwy 1
Port St. Lucie, FL 34952

LAT: 27.280471 | LONG: -80.295775

BOX SIZE: 65,840 SQ. FT

TRAFFIC COUNTS: 43,500 DAILY



Town Centre North occupies a prime spot in the coveted Regional Retail stretch of the Treasure Coast.

Spanning 4.5 miles along the main eastern corridor through Stuart, Jensen, and Port St Lucie, this area features the Treasure Coast Mall and hosts numerous national and regional tenants. Located in Port St Lucie, Town Centre North offers **65,840 sq.ft.** with **316' of frontage** on US1. The property is impeccably maintained, both inside and out.

The Property Includes:

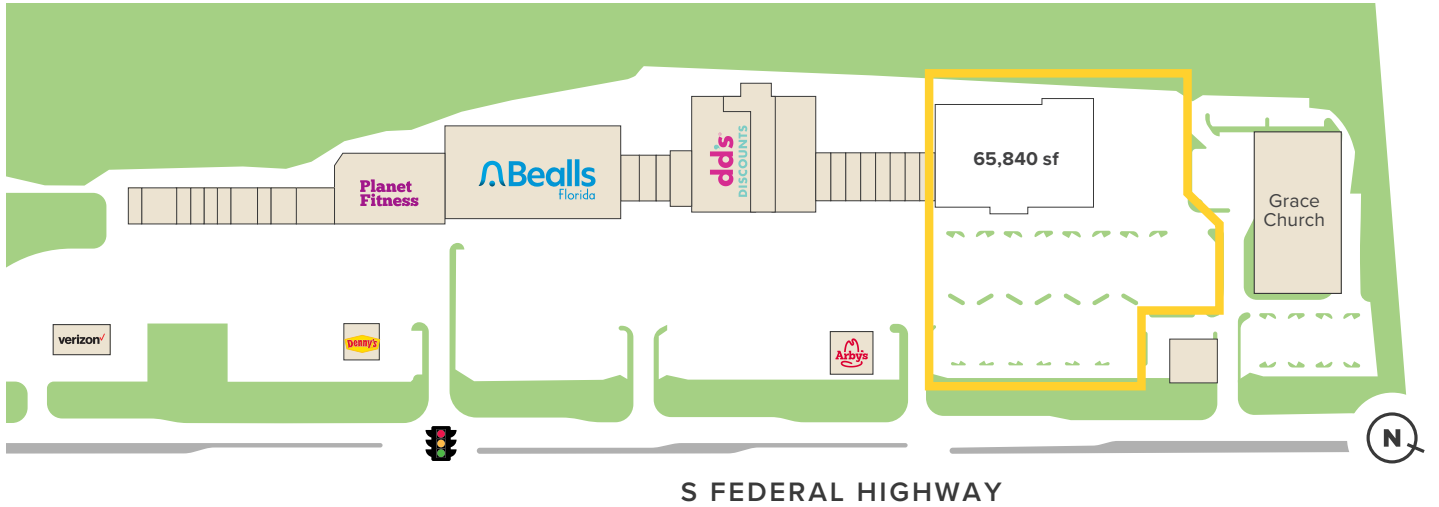
- ▶ 2 loading docks
- ▶ New roof
- ▶ Fresh paint
- ▶ Over 2,000 amps of electrical capacity
- ▶ Backup generator for 3 days of power
- ▶ Kitchen infrastructure

NOW LEASING!

Leasing Agent: **Jeff Kalil**
(954) 254-2292 | jkalil@woolbright.net

TOWNE CENTRE NORTH

Port St. Lucie, FL



2024 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	11,559	59,918	132,264
HOUSEHOLDS	4,737	25,965	54,562
AVERAGE HOUSEHOLD INCOME	\$69K	\$80K	\$91K
MEDIAN AGE	43	47	46
DAYTIME EMPLOYMENT	5,456	21,795	39,222
TRAFFIC COUNTS	43,500 Cars Daily		



NOW LEASING!

WOOLBRIGHT DEVELOPMENT, INC.

3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / woolbright.net