

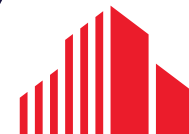
±10,801 RSF AVAILABLE

TRADITION STATION

FOR LEASE \$33.00/SF NNN

MEDICAL/SURGERY CENTER OFFICE SPACE IN TRADITION

**10521 SW VILLAGE CENTER DRIVE
PORT ST LUCIE, FL 34987**



**CUSHMAN &
WAKEFIELD**

TRADITION STATION OFFICE SPACE

10521 SW VILLAGE CENTER DR, PORT ST LUCIE, FL 34987

Offering Summary

Address: 10521 SW Village Center Drive, Port St Lucie, FL 34987

Available Size: ±10,801 RSF

Building Size: ±32,071 RSF

Lease Rate: \$33.00/SF NNN

Tradition Station offers a rare opportunity to lease ±10,801 RSF of Class A Surgery Center space in the heart of Tradition, one of Florida's premier master-planned communities. Located within Tradition Square, the property is surrounded by an exceptional mix of retail, dining, healthcare, and lifestyle amenities, creating a vibrant and walkable environment for employees and visitors alike. With immediate access to Interstate 95, proximity to Cleveland Clinic Tradition Hospital, and a location within one of the Treasure Coast's fastest-growing business and residential markets, Tradition Station provides an unparalleled setting for professional, corporate, and healthcare users seeking a premier business address.

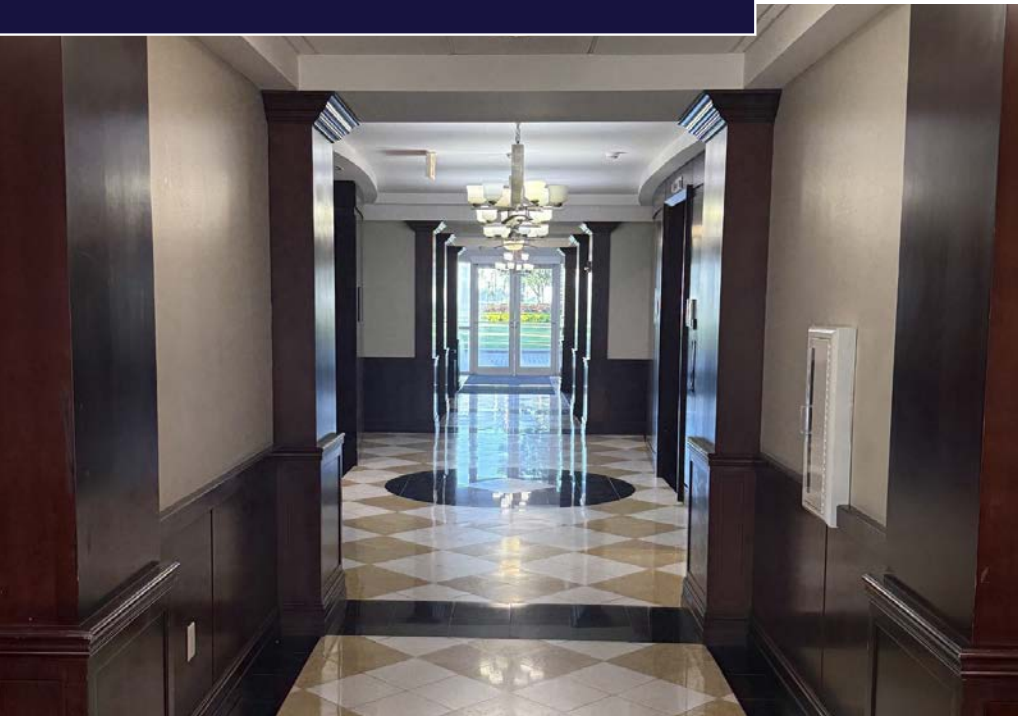
Property Highlights

- Former Surgery Center. Save millions on buildout.
- Class A Office Building located in Tradition, Port St. Lucie, FL
- Close to Cleveland Clinic Tradition hospital and First Class Amenities
- Class A buildout featuring high end finishes
- ± 10,801 RSF Class A Professional Office Space
- Elevator to 2nd Floor space
- Ample Parking
- Great Location off I-95 in the heart of Tradition
- Close to shops and restaurants

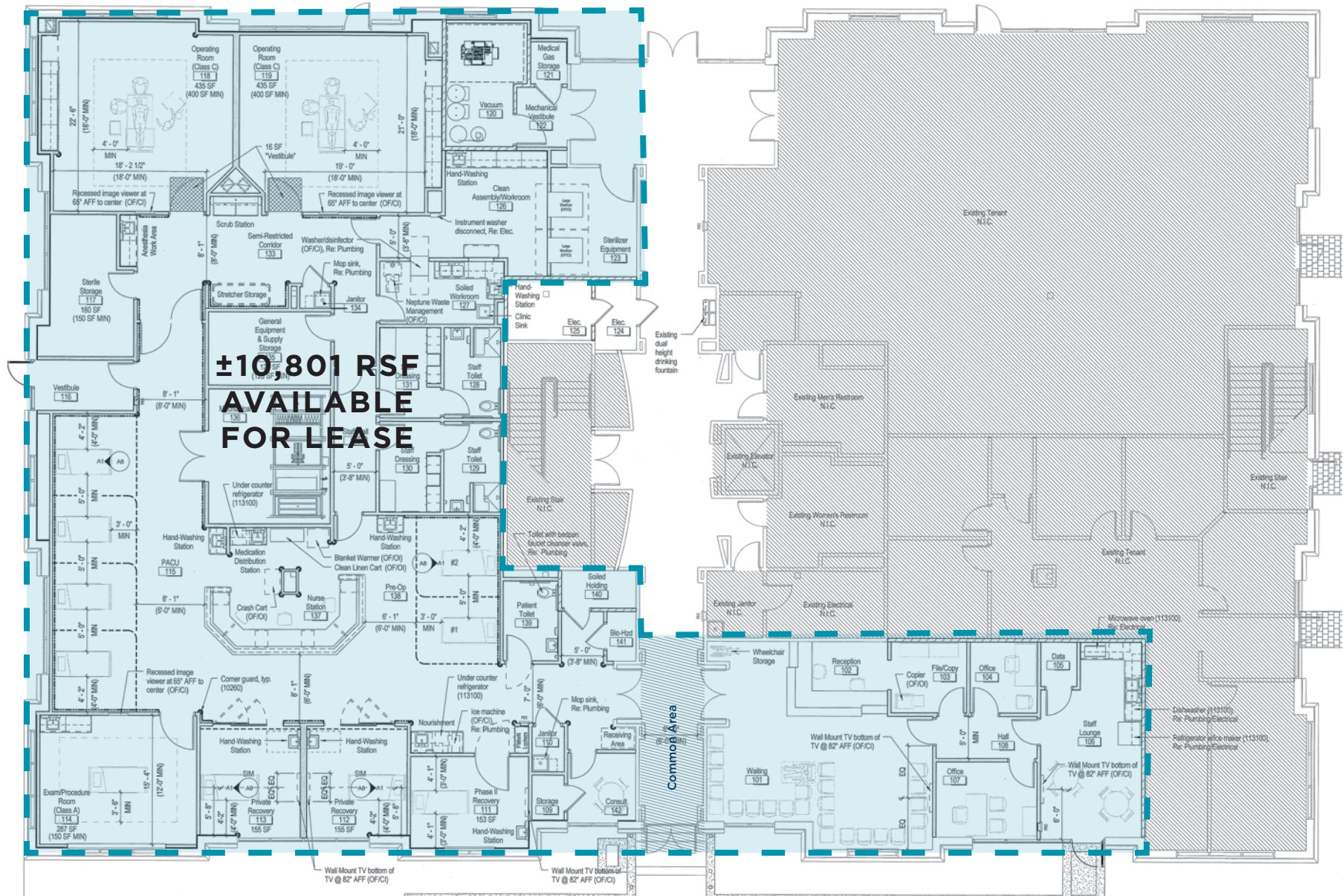




PROPERTY PHOTOS



FLOOR PLAN





PROPERTY PHOTO



94,000 AADT

TRADITION VILLAGE CENTER

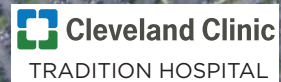
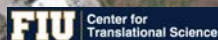
SW VILLAGE CENTER DR



SW VILLAGE PKWY

SW TRADITION PARKWAY

58,500 AADT



PROPERTY
AERIAL

Tradition Station, Class "A" Offices

AREA DEMOGRAPHICS

KEY MARKET METRICS



138,411

Population
(5 mile Radius)



\$123,416

Average Household Income
(5 mile Radius)



3,615

Businesses
(5 mile Radius)



\$520,779

Projected Home Value
(2031, 5 mile Radius)



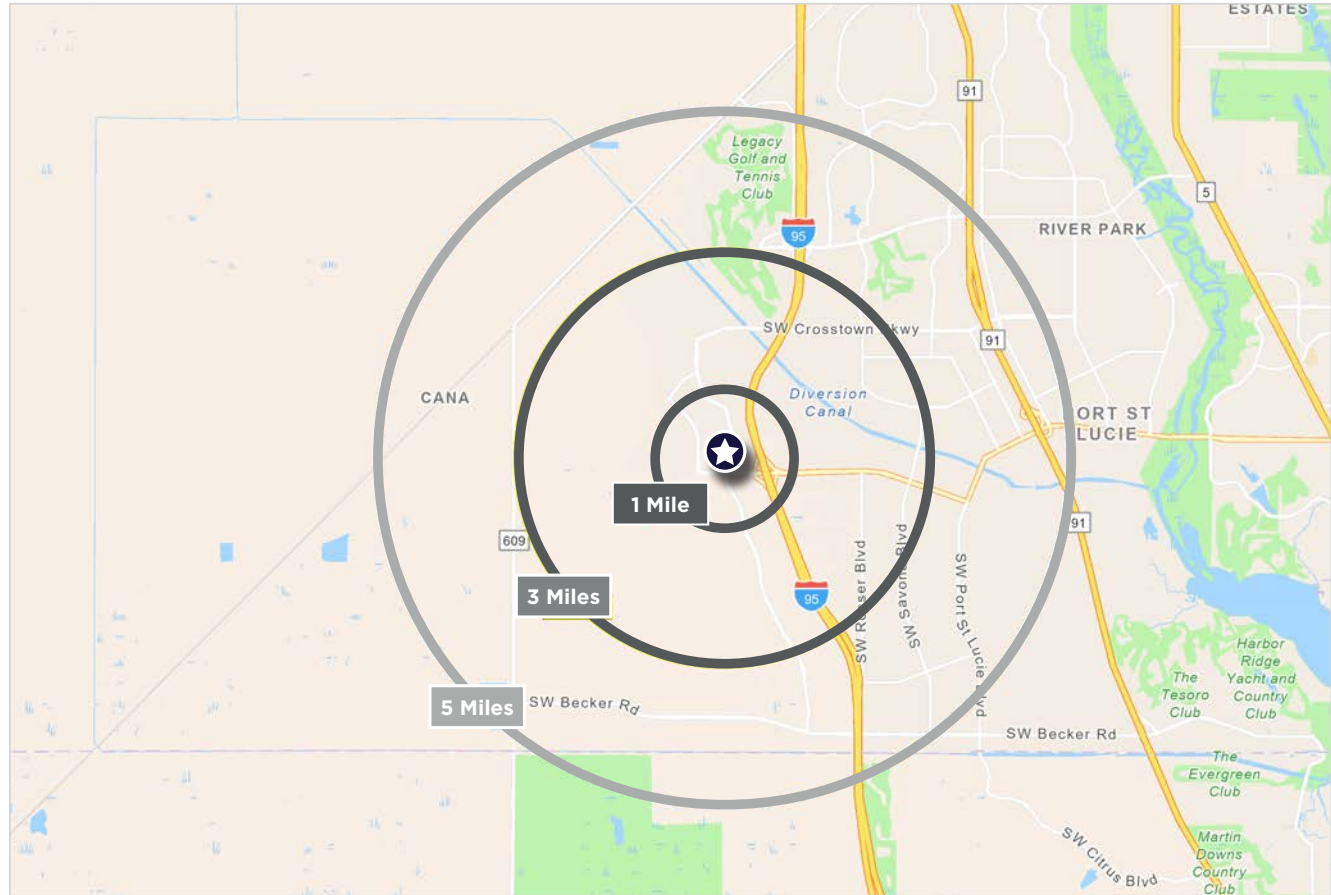
47.4

Median Age
(5 mile Radius)



39,218

Daytime Population
(5 mile Radius)



CONSUMER SPENDING (AVERAGE, 5 MILE RADIUS)



Travel

\$3,791.34



Food at Home

\$7,666.02



Apparel

\$2,503.96



Entertainment

\$4,362.51



Healthcare

\$8,497.64

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
Population	7,602	65,983	138,411
Average Household Income	\$121,586	\$130,188	\$123,416
Median Age	55.4	51.5	47.4

AREA OVERVIEW



Port St Lucie, Florida

Incorporated in 1961, Port St. Lucie has grown into one of Florida's fastest-growing cities and the largest municipality within St. Lucie County. Encompassing approximately 120 square miles and home to more than 230,000 residents, Port St. Lucie is the seventh-largest city in Florida and serves as the economic engine of the Treasure Coast region. The city operates under a Council-Manager form of government led by a five-member elected City Council.

Growth throughout the city has been driven by continued residential and commercial development, particularly within the master-planned Tradition community west of I-95. Tradition has emerged as a major regional destination for healthcare, retail, office, industrial, and mixed-use development, anchored by Cleveland Clinic Tradition Hospital and a growing employment base. Combined with ongoing infill development throughout the city and continued population growth across St. Lucie County, Port St. Lucie offers a business-friendly environment supported by expanding infrastructure, a skilled workforce, and strong long-term economic fundamentals.



STRATEGIC LOCATION

CENTRALLY LOCATED WITHIN THE TREASURE COAST, PROVIDING ACCESS TO KEY POPULATION CENTERS THROUGHOUT FLORIDA.



TOP GROWTH MARKET

A RAPIDLY EXPANDING MARKET ATTRACTING RESIDENTS, BUSINESSES, AND INVESTMENT FROM ACROSS THE REGION.



STRONG GROWTH & DEMOGRAPHICS

BENEFITING FROM CONTINUED POPULATION GROWTH, WORKFORCE EXPANSION, AND SUSTAINED ECONOMIC INVESTMENT THROUGHOUT THE REGION.



PRO-GROWTH ENVIRONMENT

STRONG PUBLIC AND PRIVATE INVESTMENT CONTINUES TO DRIVE COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

±10,801 RSF AVAILABLE

TRADITION STATION

FOR MORE INFORMATION, CONTACT:



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