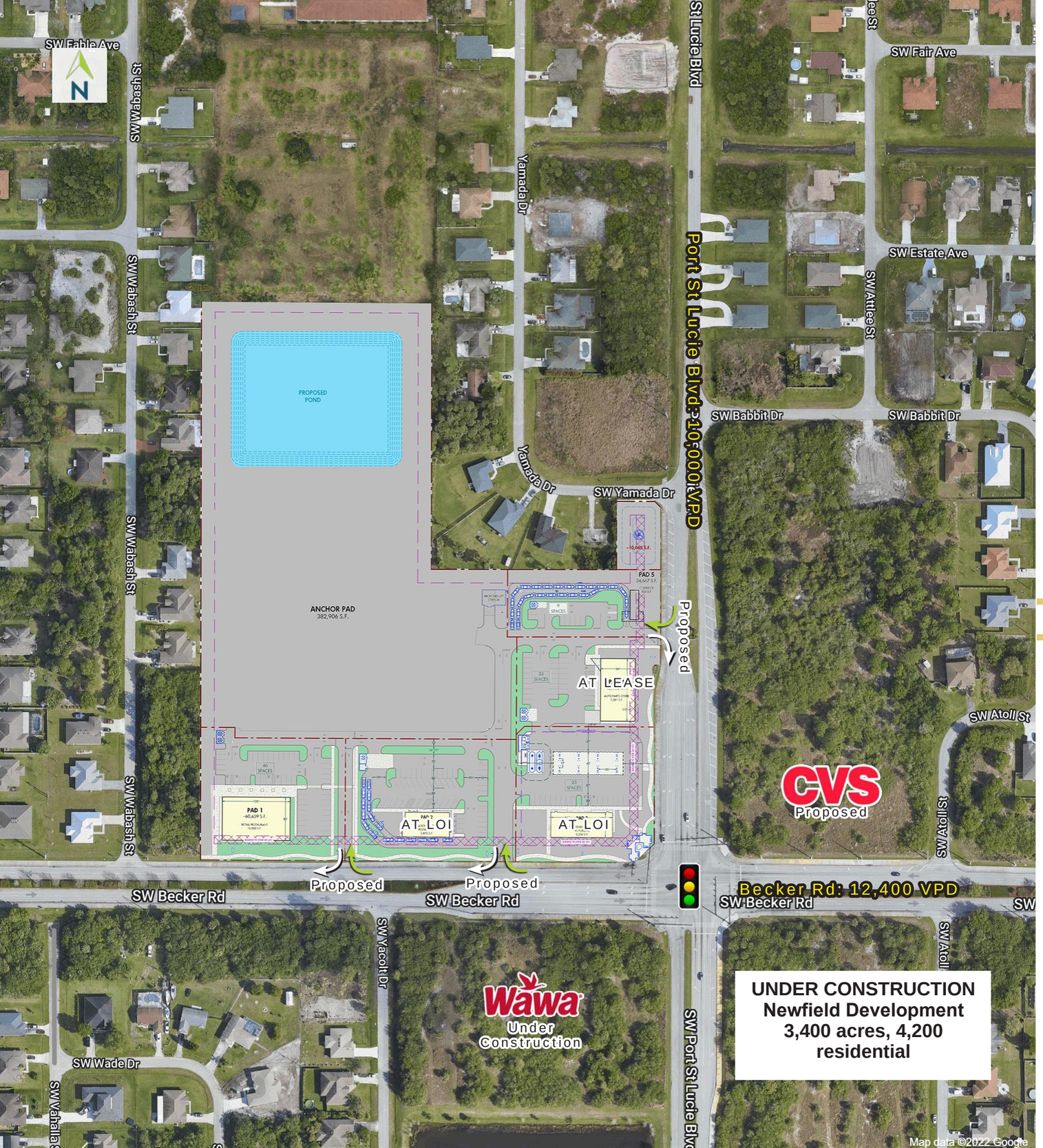
BECKER TOWN CENTER

Becker Rd & Port St. Lucie Blvd

PORT ST. LUCIE, FL

BRADEN
REAL ESTATE COMPANY

VERDAD



BECKER
TOWN CENTER

Coming Fall 2024

± 15 acre grocery anchored center

Retail pads & small shop space available

Major intersection with 22,400 vehicles per day

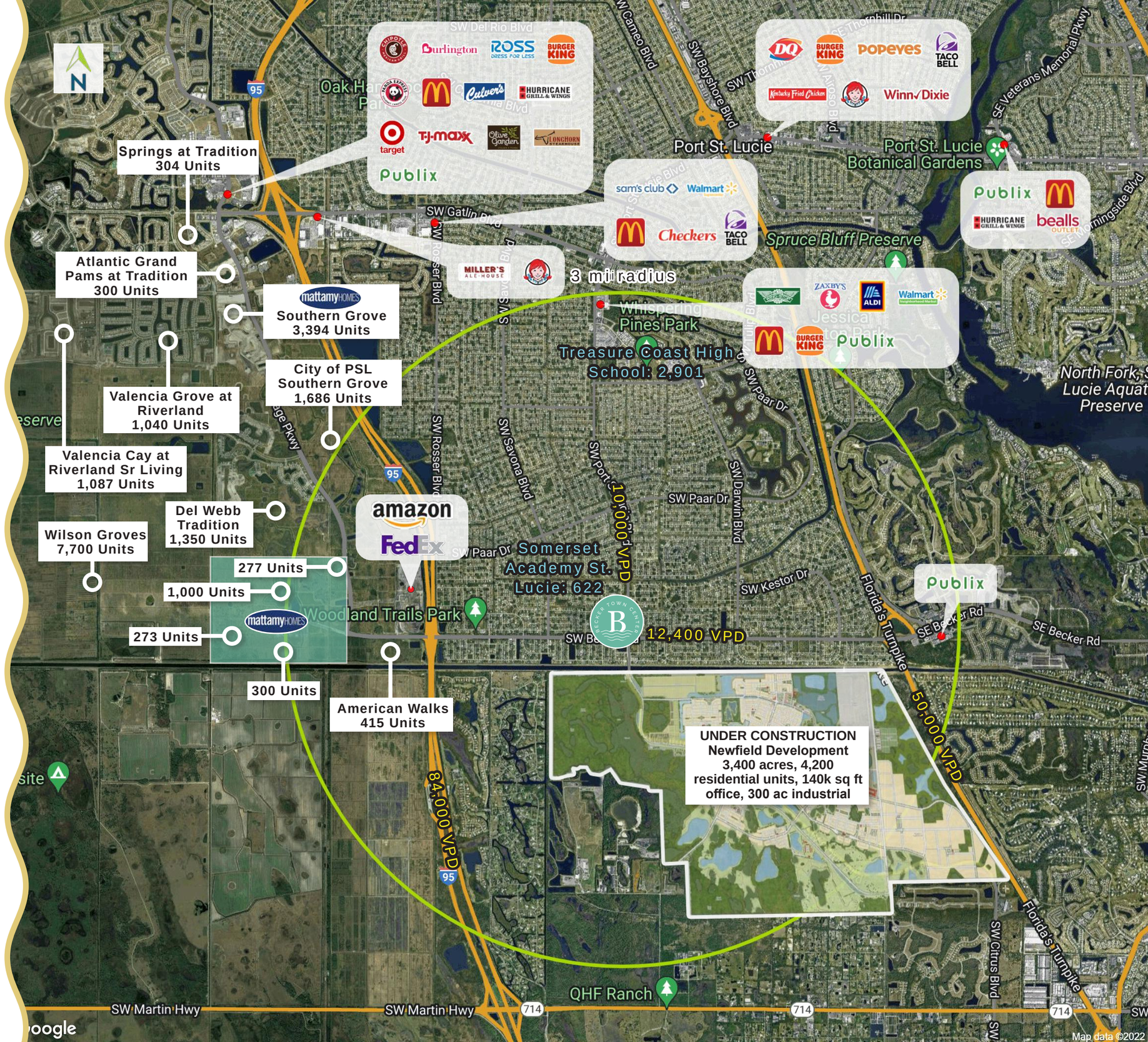
Huge void for daily needs users

A GROWING MARKET

NEARBY:
35,000+ homes under development within 5 miles

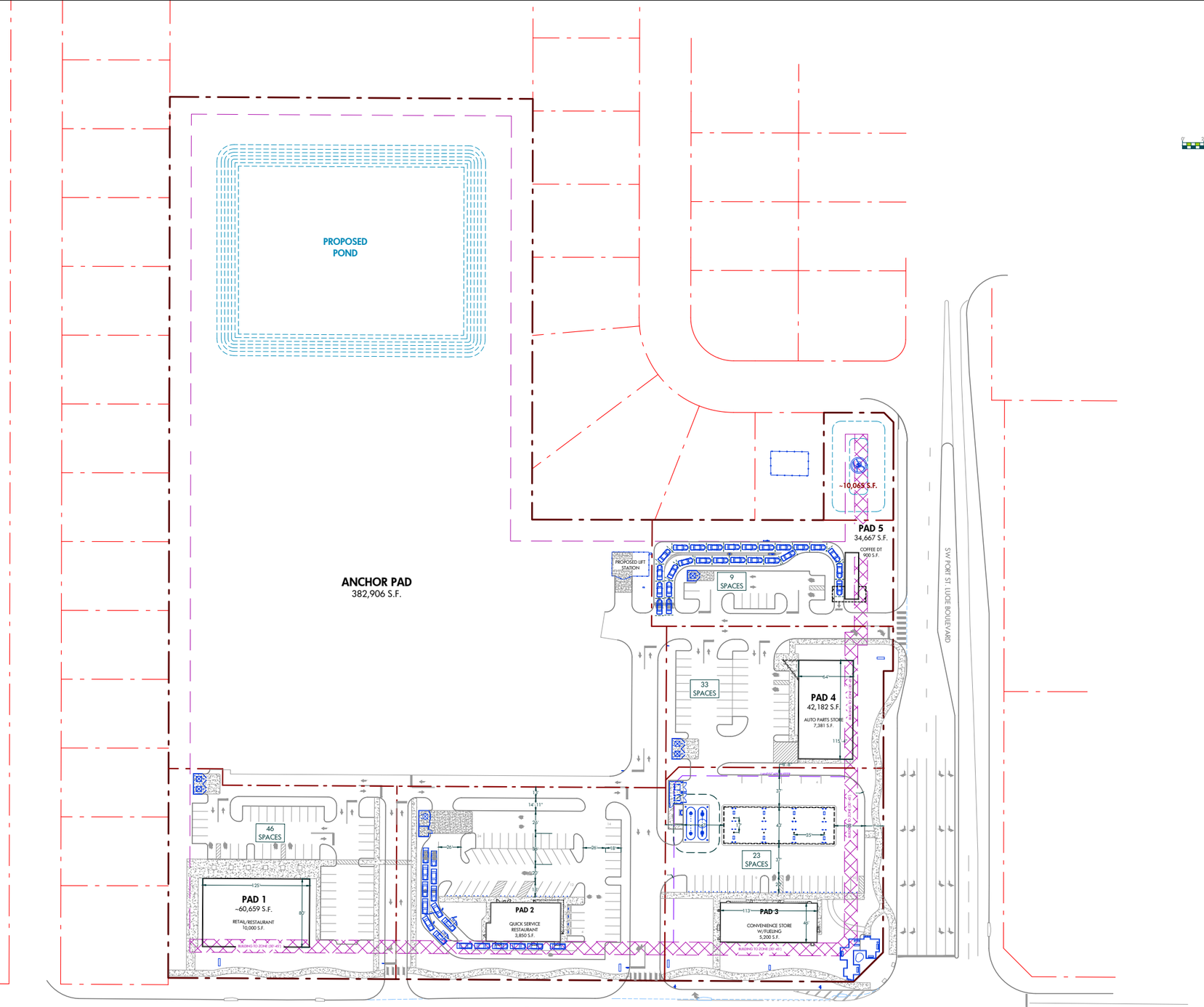
- New 220,000 sq ft **Amazon** distribution center with 200+ employees
- New 245,000 sq ft **Fedex** distribution center with 200+ employees

NEWFIELD DEVELOPMENT:
- 3,400 total acres
- 140k sq ft office space
- 4,200 residential units
- 300 acre industrial



PROPOSED DEVELOPMENT

SW BECKER ROAD & SW PORT ST. LUCIE BOULEVARD
PORT ST. LUCIE, FLORIDA



0' 25' 50' 100' 200'

$\frac{1}{128}$" = 1'

PARKING CODE

CONVENIENCE STORE: 1 SPACE / 250 S.F.
OFFICE/ GENERAL RETAIL: 1 SPACE / 275 S.F.
RESTAURANT: 1 SPACE / 100 S.F.
SHOPPING CENTER (>30,000 S.F.): 1 SPACE / 300 S.F.

SITE INFORMATION

PAD 1 RETAIL/RESTAURANT	
TOTAL LAND SIZE:	~60,659 S.F.
TOTAL BUILDING AREA:	10,000 S.F.
TOTAL PARKING REQUIRED:	BASED ON TENANT MIX
TOTAL PARKING PROVIDED:	46 SPACES

PAD 2 QUICK SERVICE RESTAURANT	
TOTAL LAND SIZE:	~70,091 S.F.
TOTAL BUILDING AREA:	3,850 S.F.
TOTAL PARKING REQUIRED:	39 SPACES
TOTAL PARKING PROVIDED:	54 SPACES

PAD 3 GAS STATION	
TOTAL LAND SIZE:	~62,248 S.F.
TOTAL BUILDING AREA:	5,200 S.F.
TOTAL PARKING REQUIRED:	21 SPACES
TOTAL PARKING PROVIDED:	24 SPACES

PAD 4 AUTO PARTS STORE	
TOTAL LAND SIZE:	~42,182 S.F.
TOTAL BUILDING AREA:	7,381 S.F.
TOTAL PARKING REQUIRED:	27 SPACES
TOTAL PARKING PROVIDED:	33 SPACES

PAD 5 COFFEE DRIVE-THRU	
TOTAL LAND SIZE:	~34,667 S.F.
TOTAL BUILDING AREA:	900 S.F.
TOTAL PARKING REQUIRED:	9 SPACES
TOTAL PARKING PROVIDED:	9 SPACES

JOIN THE TREASURE COAST

The Treasure Coast is a region of Florida on the state's Atlantic coast, comprising of Indian River, St. Lucie, and Martin counties. This area was given its nickname after a fleet of 11 treasure-carrying Spanish ships were sunk by a hurricane off the coast. To this day, these treasures can sometimes still be found washed up on the shores by lucky beachgoers.

PORT ST. LUCIE

Port St. Lucie occupies an area of 120 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, halfway between Miami and Orlando.

#2 SAFEST PLACES TO LIVE

#7 FASTEST GROWING PLACES

#8 BEST PLACES TO LIVE IN FLORIDA

- Port St. Lucie, FL | US News & World Report

Port St. Lucie, FL

FASTEST GROWING SUBMARKET IN SOUTH FLORIDA

7th largest city in Florida

3rd largest city in South Florida

Population has more than doubled since 2000

Recently ranked 3rd best place to retire in the US

Lower than average cost of living allows residents to locate to St. Lucie County while still working in Martin, Palm Beach and Broward Counties

DEMOGRAPHICS (1/3/5 MI)

Average HH Income
$101,316 / $81,600 / $82,648

Population
7,416 / 42,413 / 92,611

Employees
701 / 5,416 / 20,344

IN THE NEWS

The Port St. Lucie area offers a top-rated park system, low crime rates, golf courses, water recreation, and a growing arts/performance community.

“Port St. Lucie is the fifth fastest growing city in new 2023 study”
- Quicken Loans

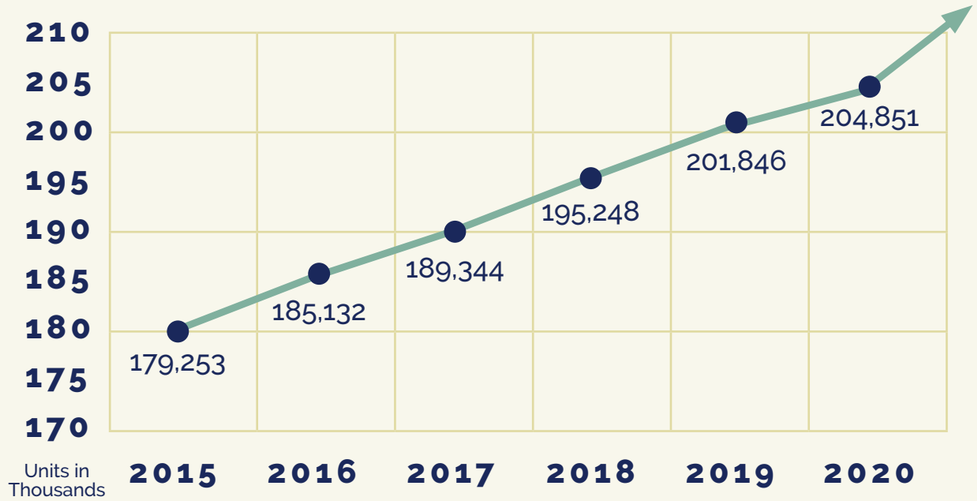
“Port St. Lucie ranked among the top 15 boomtowns in America”
- Smart Asset

“Port St. Lucie ranks No. 22 best place to retire in the U.S. in 2022-2023”
- U.S. News

“Port St. Lucie Ranked #5 City Where More Young Residents Are Buying Homes – 2022 Study”
- Smart Asset

POPULATION GROWTH

Data from U.S. Census Bureau



BECKER TOWN CENTER

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PORT ST. LUCIE, FL

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