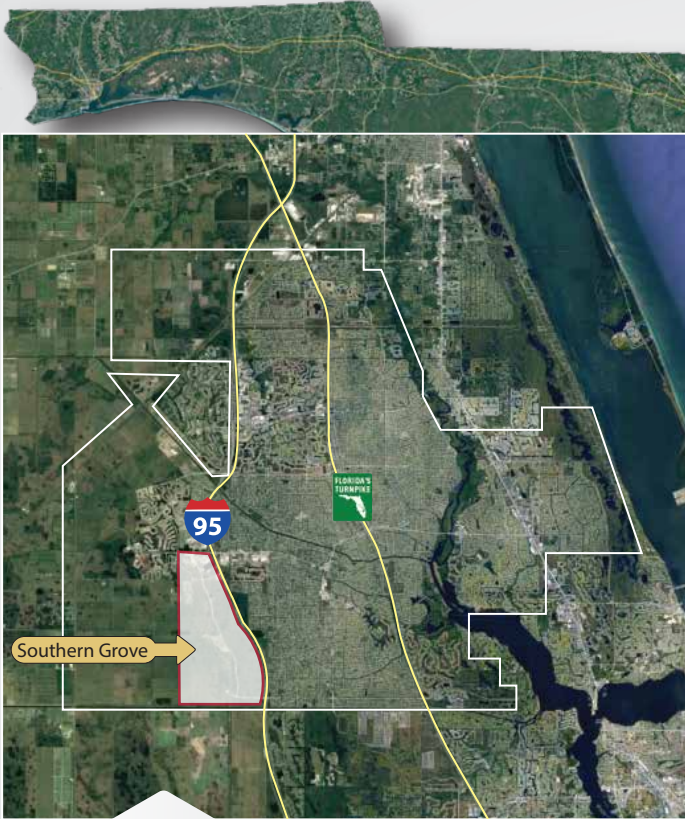




## SOUTHERN GROVE: PSL'S JOBS CORRIDOR

Southern Grove is one of Florida's most unique job opportunities for large scale manufacturing, logistics and retail development. It has the largest swath of development-ready vacant land in all South Florida that fronts Interstate 95. Port St. Lucie has a talent-ready labor market with a central location between major metro areas. Southern Grove includes both the Tradition Center for Commerce and the Tradition Center for Innovation, home to Cleveland Clinic Martin Health.



Village Parkway offers 4 miles of completed electric, water and sewer infrastructure.

International Airports located in Orlando and West Palm Beach

Access to Florida's Turnpike & I-95

Tradition Center for Commerce is a 1,175 acre part of the 8,200 acre community "Tradition".

### Population Population as of 2017 provided by United States Census Bureau

**Florida**  
20,984,400

**Port St. Lucie**  
189,344

**Orlando**  
280,257

**Miami**  
463,347

**Tampa**  
385,430

**West Palm Beach**  
110,222

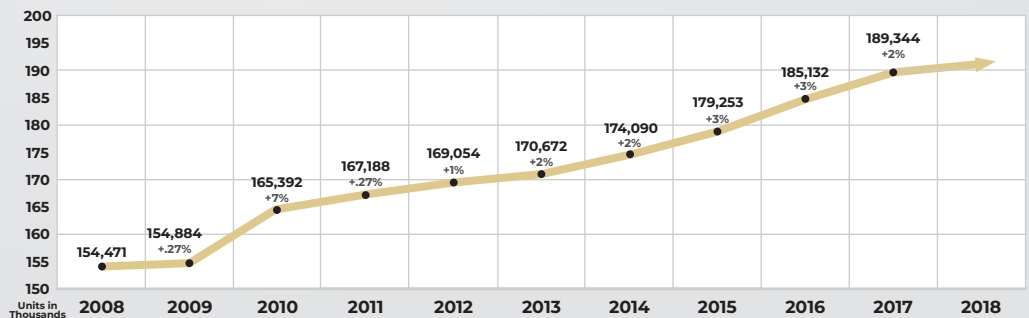
PSL is the **8th** Largest city in Florida

**189,400+** PSL Residents

**40** average age

PSL is the **3rd** Largest city in South Florida

### Port St. Lucie Population Growth Data from U.S. Census Bureau



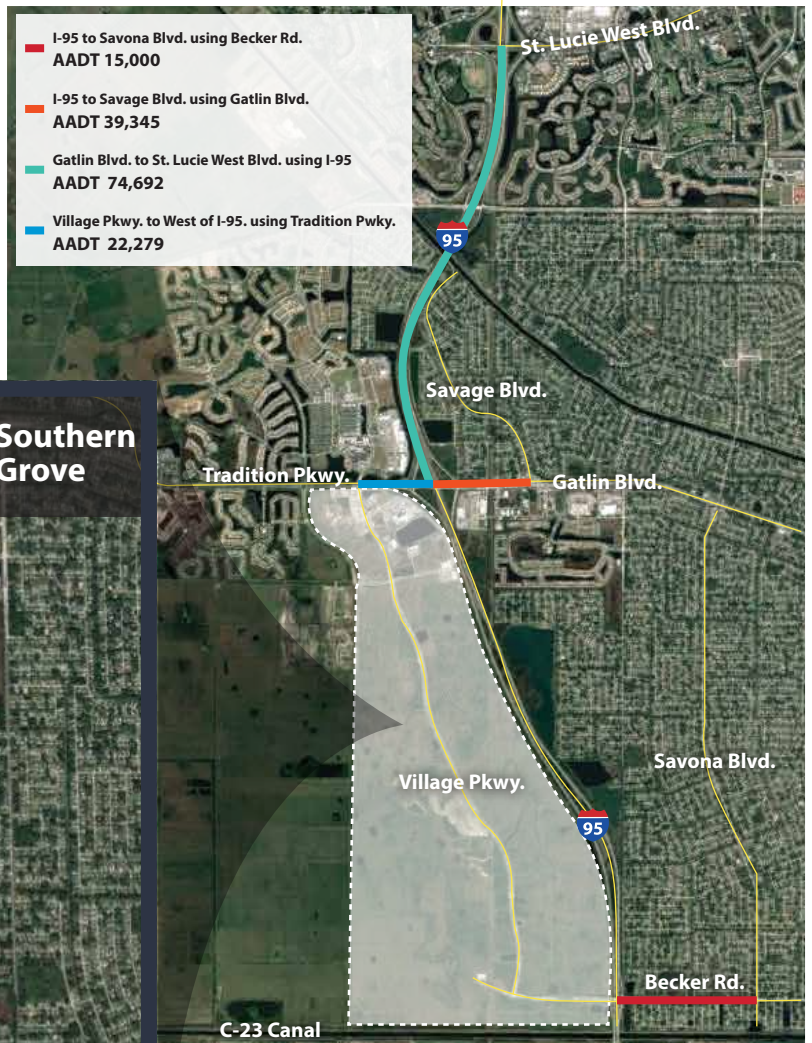
# Entitlements & Development Potential

The Tradition Center for Commerce is an opportunity for development with the City of Port St. Lucie with over 10 million feet of office, industrial, warehouse and retail space.

## Potential Developments:

- Manufacturing
- Distribution
- Retail
- Research & Development
- Hospitality
- Warehousing
- Corporate
- Medical
- Education
- Residential

AAADT = Annual Average Daily Traffic (volumes for both directions where applicable)



## Highlights

- A four-mile divided road (Village Parkway) from Becker Road to Tradition Parkway along with signalization
- Water and sewer trunk lines on Village Parkway
- The I-95 interchange at Becker Road and Tradition Parkway
- Less than 5 miles to a Florida Turnpike Interchange
- A four-lane, divided section of Becker Road from I-95 to Village Parkway
- Tradition Center of Innovation
- Low cost of living

## Commerce

- Tradition Center for Commerce: 1,100+ acres
- Tradition Center for Innovation
  - Tradition Health Park
  - Hilton Homewood Suites

## Residential

- Del Webb in Southern Grove  
900 units
- Pulte at Tradition  
400 units
- Mattamy Homes  
3400 units
- Grande Palms Apartments  
600 units
- The Springs Apartments  
304 units