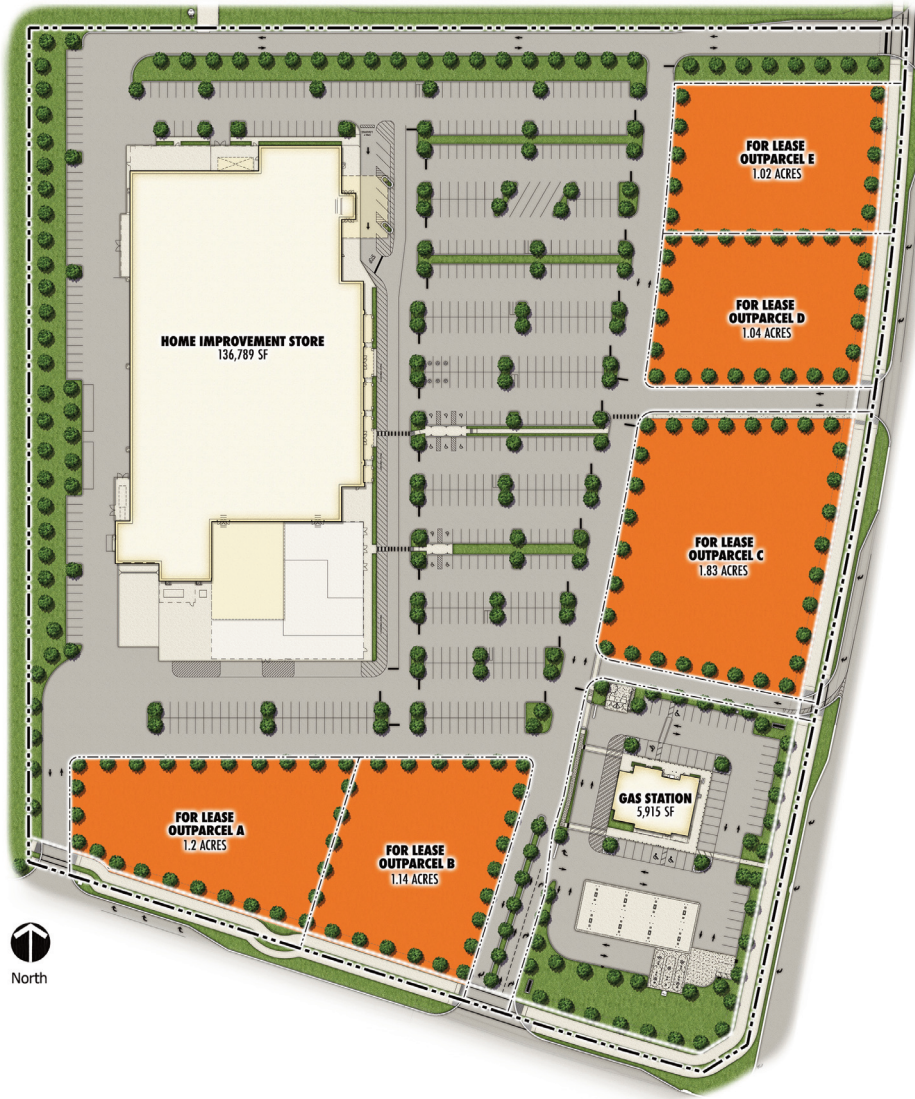




PEBB ENTERPRISES



SHOPPES AT SOUTHERN GROVE
NWC BECKER RD & VILLAGE PKWY | PORT ST. LUCIE, FL 34987
OUTPARCELS AVAILABLE



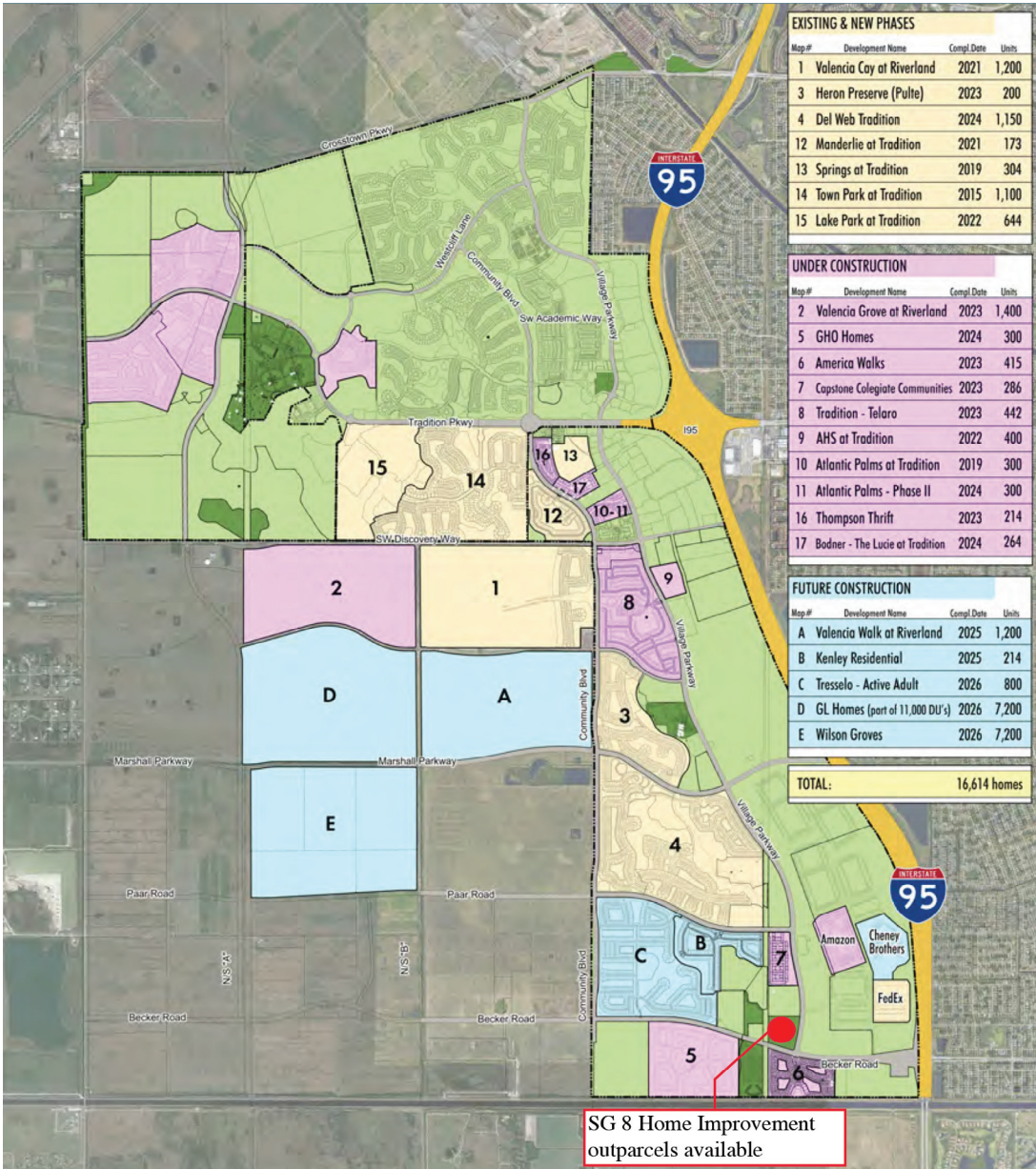
HIGHLIGHTS

- Over 38,000 new homes in 7 residential communities planned for development in the surrounding area
- Future site is situated near I-95 and Becker Rd. with heavy traffic
- Close proximity to some major new developments including residential, industrial, medical and retail
- Tradition Florida, which opened in 2003, is an 8,300 acre master-planned community with a variety of mixed uses & the creation of approximately 30,000 jobs at full build-out
- This unique community captures the charm of America's small towns of yesterday & combines that with the amenities today's home buyers expect
- Tradition's varied neighborhoods surround this central retail district - shopping & dining are just a short distance

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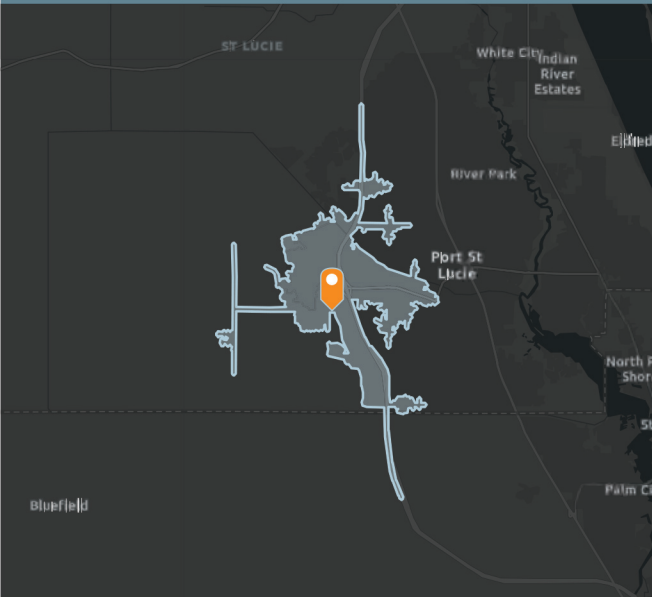
SHOPPES AT SOUTHERN GROVE | NWC BECKER ROAD & VILLAGE PARKWAY | PORT ST. LUCIE, FL 34987



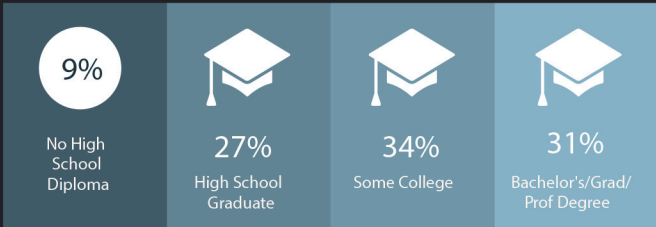
SG 8 Home Improvement outparcels available

DEMOGRAPHIC PROFILE

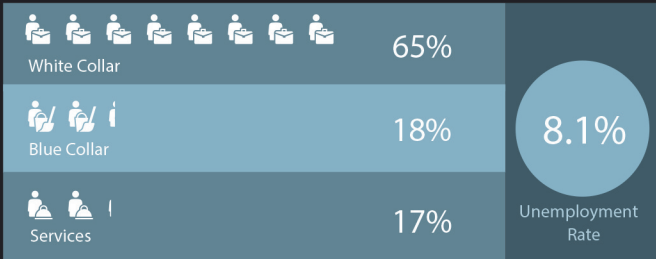
Tradition
Drive time of 10 minutes



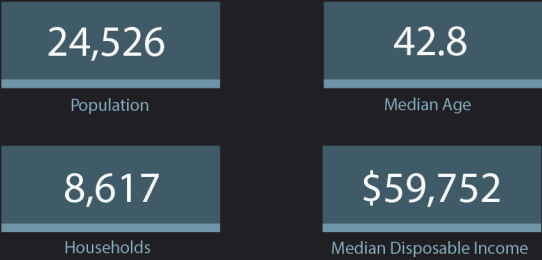
EDUCATION



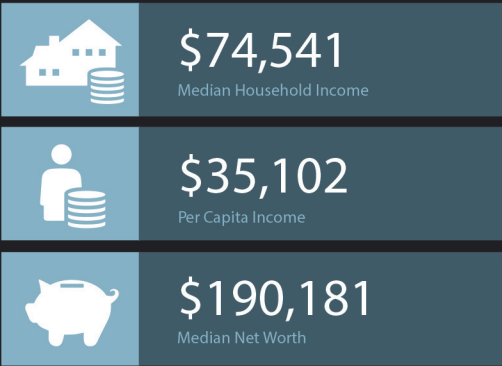
EMPLOYMENT



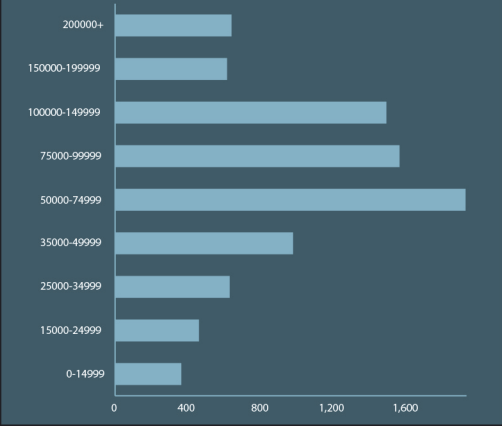
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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