



BRAY COMMERCIAL  
SERVICES

BRAY REALTY  
ADVISORS



PHASE 1 ON-LINE

3rd Quarter

**2021**

# INNOVATION SQUARE

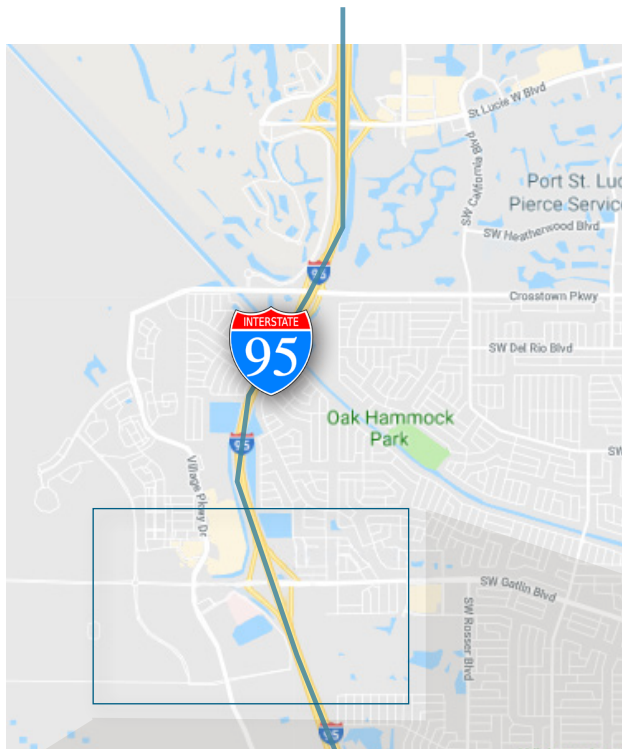
NEW DEVELOPMENT

*Coming Soon*

Tradition - Port St. Lucie, FL

**Gold  
Standard**  
PROPERTY





## PROPERTY DESCRIPTION

This new 5.6 +/- acre property being constructed and managed by Bray Companies is on scheduled for completion in late 2020. This property will be developed in 3 phases:

- Phase I: 2 Retail Buildings totaling 14,000 +/- gsf
- Phase II: 1 2-story Office Building totaling 32,000 +/- gsf
- Phase III: 1 2-story Office Building totaling 32,000 +/- gsf

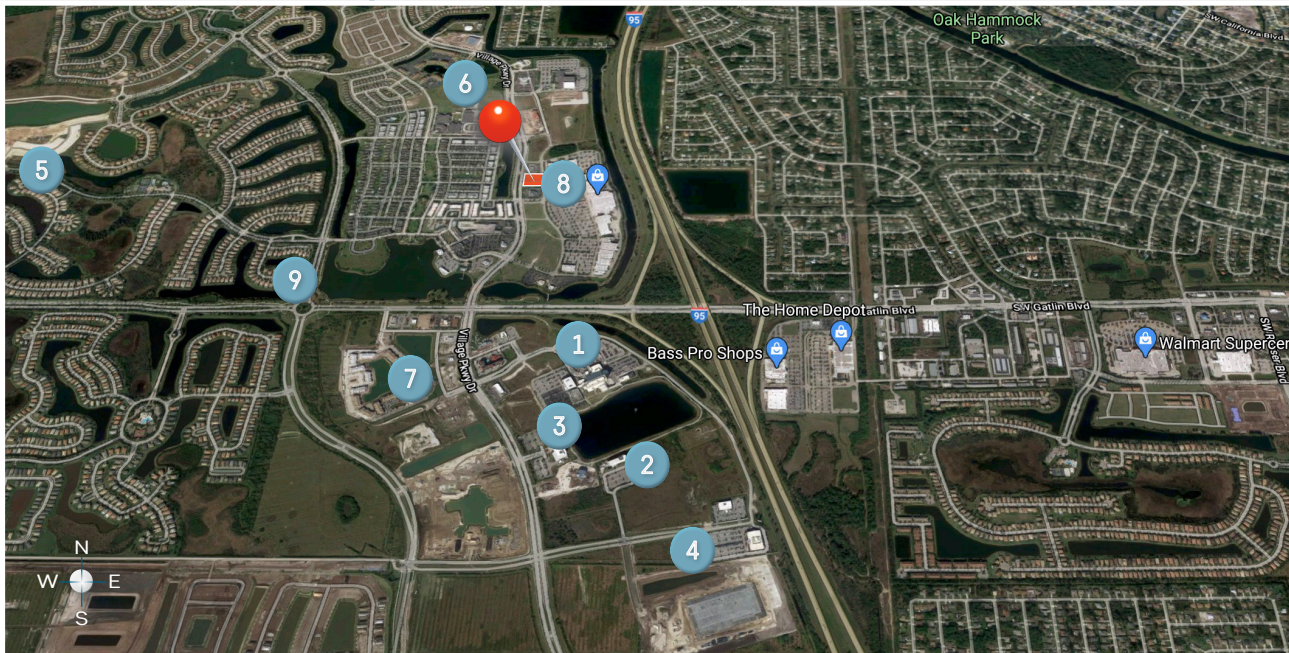
## LOCATION

Located in Tradition on Village Parkway & Discovery Way in Port Saint Lucie, FL. Tradition is a new, dynamic high-growth community, with homes, retail, and a strong workforce environment. The Innovation Square resides within Tradition's new Hospital and Research Park. Don't miss out on being a part of this new Treasure Coast jewel.



## SURROUNDING BUSINESSES

Innovation Square



1. Cleveland Clinic Tradition Hospital
2. Cleveland Clinic Research Institute
3. Torrey Pines Institute for Molecular Studies / Florida International University
4. Keiser University
5. Brennity at Tradition Senior Living
6. FAU / Palm Pointe Educational Research School
7. Tradition Village Square | Retail
8. Landings at Tradition | Retail
9. Home Builders in Tradition

- Mattamy
- GL Homes
- Del Webb
- DR Horton
- Lennar
- Taylor Morrison
- Kennedy Homes
- Anasca
- Minto



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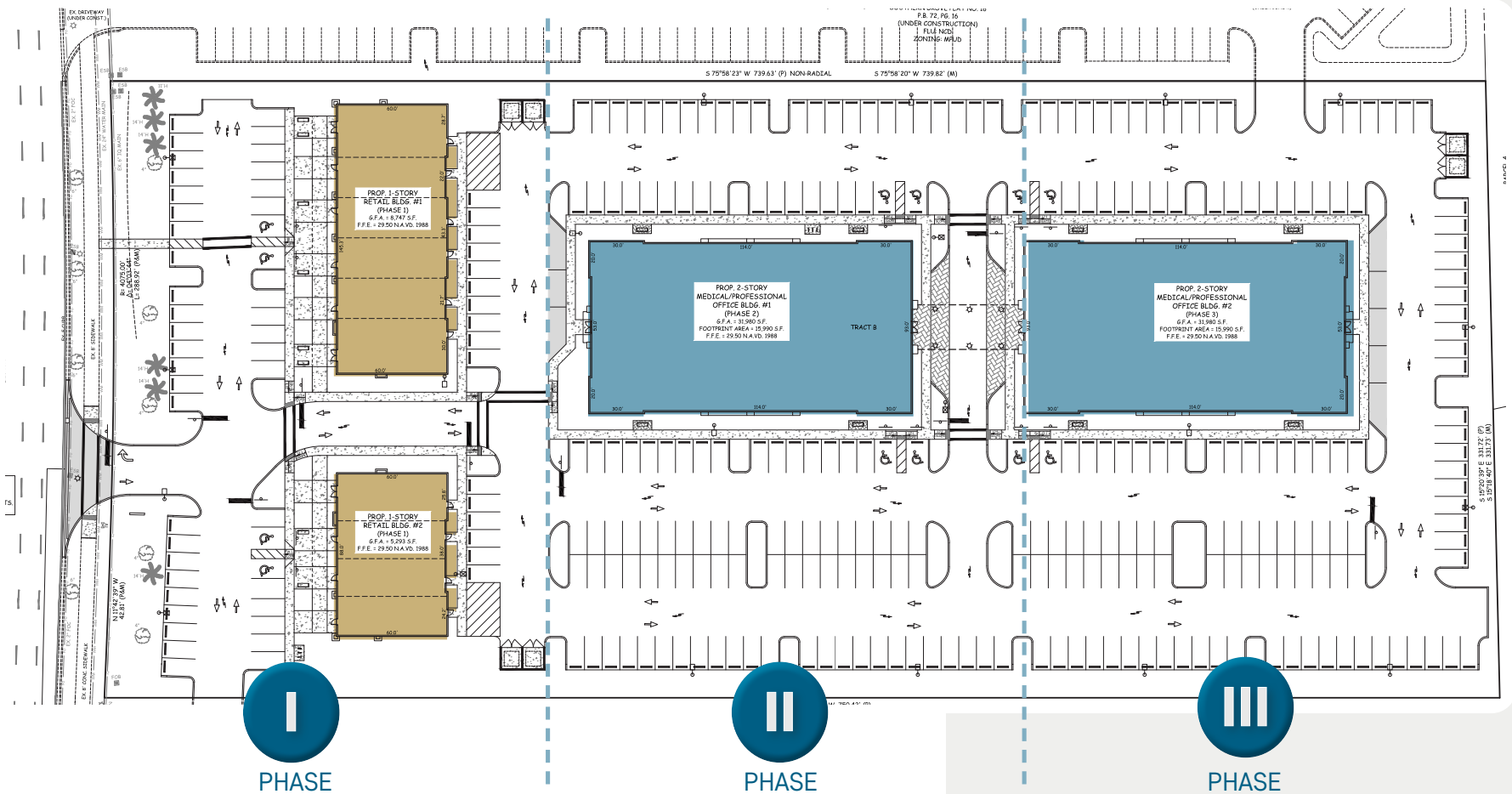
BRAY REALTY  
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**RETAIL**  
**LIFESTYLE**  
**MANAGEMENT**  
**HEALTH &**  
**WELLNESS**  
**MEDICAL**  
**SERVICES**  
**SENIOR CARE**

BEST USE

**RETAIL**  
 14,000 +/- gsf estimated

**OFFICE/MEDICAL**  
 64,000 +/- gsf estimated



**FACT:** Tradition is one of the BEST PLACES TO RETIRE in the U.S. - 24/7 Wall Street



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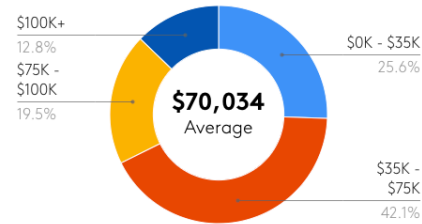
# CONTACT

brayrealtyadvisors.com

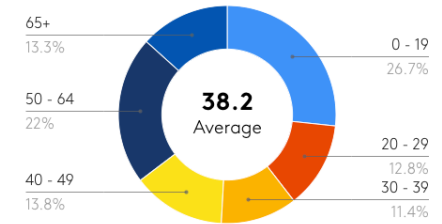


## TRADITION DEMOGRAPHICS

### HOUSEHOLD INCOME



### AGE DISTRIBUTION



**FACT:** Port St. Lucie has more than doubled in population since 2000 to 193,000 making it larger than Ft. Lauderdale