

# 6,015 SF FORMER RESTAURANT

9202 S US Highway 1  
Port St. Lucie, FL 34952

St. Lucie County

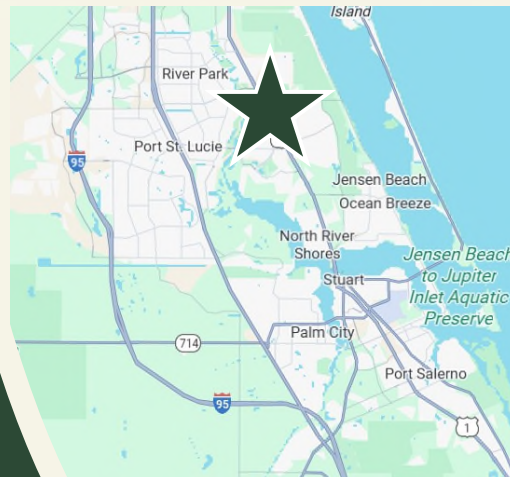
Publix®

urbanAir™  
ADVENTURE PARK

Walgreens

ESTD 2020

BRIDGER  
PROPERTIES



- 6,015 SF Former Restaurant on the **Publix Outparcel** at S. Federal Hwy/US Highway 1 and Walton Road in Port Saint Lucie, Florida.
- Across the street is the **Walton & One Project**, consisting of a 100,000 SF Event Center, 6,000-Seat Pro Soccer Stadium, 2,000 Residential Units, Two 150-Room Hotels, 85,000 SF ground-level shops, and 100,000 SF Office.
- According to Placer.ai, the Publix center is generating an estimated **2.25 Million Annual Visits!**
- Strong evening/weekend business with 62,257 Residents within 3 miles and **133,419 Residents within 5 miles.**



# walton & one



## MASTER PLAN – PROJECT ANALYSIS

	<b>MULTI-FAMILY RESIDENTIAL</b>	392 units (total through 2026) 910 units (total through 2031) <b>1,919 units</b> (total through 2040)
	<b>RETAIL/RESTAURANT</b>	85,000 to 175,000 SF (total through 2042)
	<b>OFFICE</b>	105,600 SF (through 2040)
	<b>HOTEL</b>	Up to 100-room hotel (timeframe TBD)
<b>MID-FLORIDA EVENT CENTER – MARKET &amp; FEASIBILITY STUDY</b>		
	<b>EVENT CENTER</b>	<b>75,000 SF Facility</b> (timeframe TBD) (expanding from current 19,291)
<b>CONVENTION CENTER HOTEL – FEASIBILITY STUDY</b>		
	<b>MFEC HOTEL #1*</b>	<b>100-room hotel</b> (through 2026, could be up to 150 rooms)
	<b>MFEC HOTEL #2*</b>	<b>100-room hotel</b> (beyond 2026, could be up to 150 rooms) (max of 250 total rooms for Hotels 1 & 2)



## Soccer Stadium at Walton & One

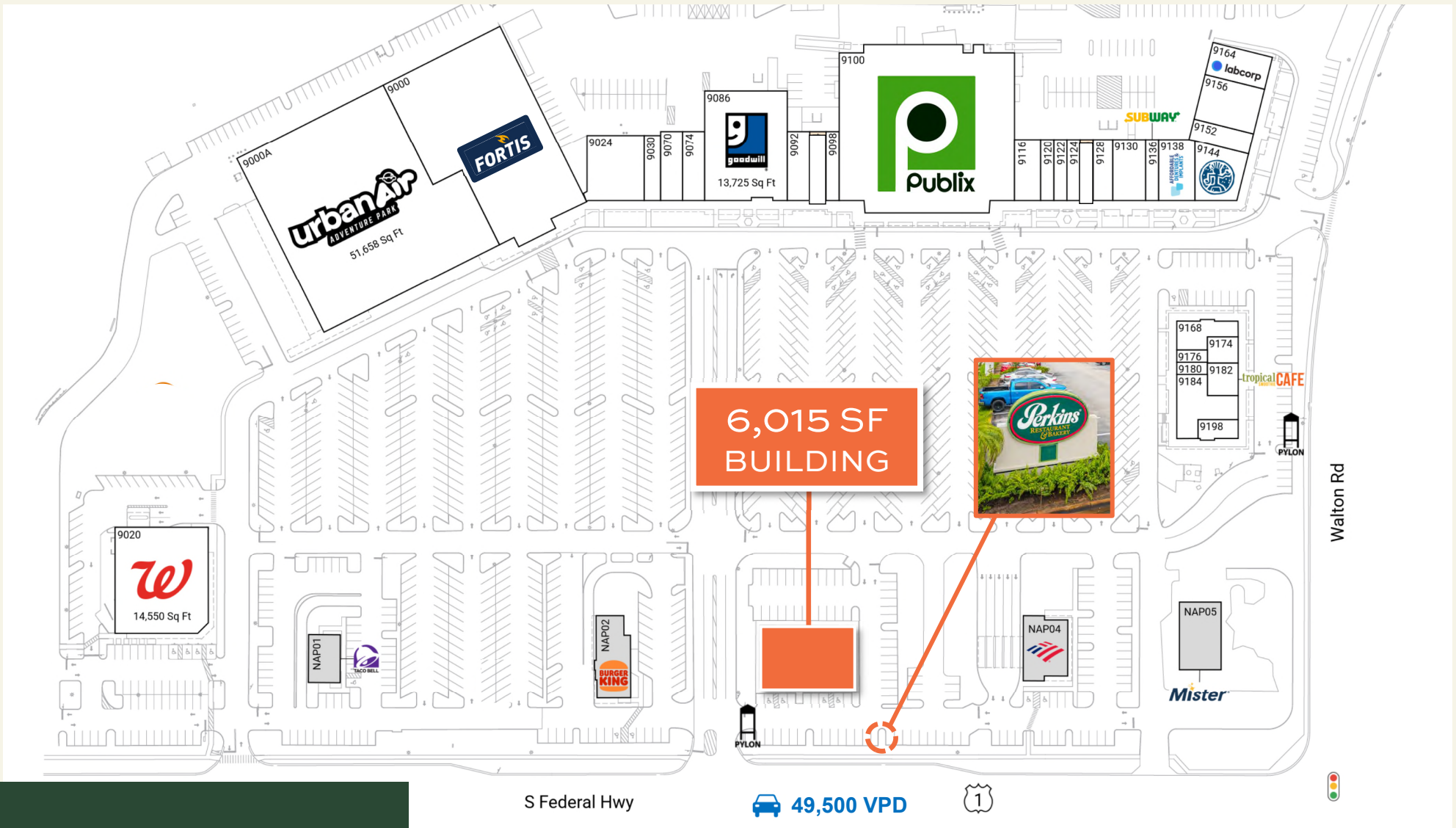
This professional soccer stadium is set to anchor and ignite the development of Walton & One, envisioned as a key cultural and entertainment hub in Port St. Lucie. The Walton & One Master Plan includes a mix of residential, retail, office, hotel and entertainment spaces, ensuring no single developer controls the entire site. With the City now owning a majority of the parcels in Walton & One, and market analyses showing demand, the timing is ideal for the stadium to kickstart Walton & One's development.



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# 6,015 SF FORMER RESTAURANT SITE PLAN & DEMOS



**Total  
Population**

1 MILE: 6,611  
3 MILE: 62,257  
5 MILE: 133,419



**Total  
Households**

1 MILE: 3,152  
3 MILE: 25,449  
5 MILE: 52,420



**Average  
HH Incomes**

1 MILE: \$53,637  
3 MILE: \$68,969  
5 MILE: \$76,981



**Total  
Employees**

1 MILE: 3,556  
3 MILE: 17,247  
5 MILE: 34,397



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## SITE PHOTOS



## LEASING INFORMATION

**JIMMY DAVIS**

770.597.0490

[jimmy.davis@bridger-properties.com](mailto:jimmy.davis@bridger-properties.com)

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