

Taylor Creek Commons Scavello Development Site



SCAVELLO MANAGEMENT

RETAIL, DINING + QUICK SERVE | FORT PIERCE, FL

COMING SUMMER 2023

This 5.33 Acre Commercial Outparcel is located at the signalized intersection of the North Beach Hutchinson Island Bridge and U.S. Highway 1 which is the major north-south arterial road in east St. Lucie County.

The Bridge here is the only access point to North Hutchinson Island and Vero Beach for 11 miles. The Parcel directly

fronts Taylor Creek and the Publix-Anchored Shopping Center, which offers an excellent visible location with good tenant mix as traffic generators. CVS, Wendy's, Family Dollar, Harbor-town Marina (3rd largest marina in Florida), BP & Hess at the intersection. Excellent parking and accessibility.

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Phone Number:
347-680-3865

Email: psc.propertymanagement@gmail.com



Please note that there are no shopping centers or restaurants on North Hutchinson Island. All of the residents on condominium row come west to the mainland (here at this intersection) to shop.

A New Dollar General got approval adjacent to the site and the Development of Kings Landing in the nearby area (Marriot Hotel and

Retail - For Lease

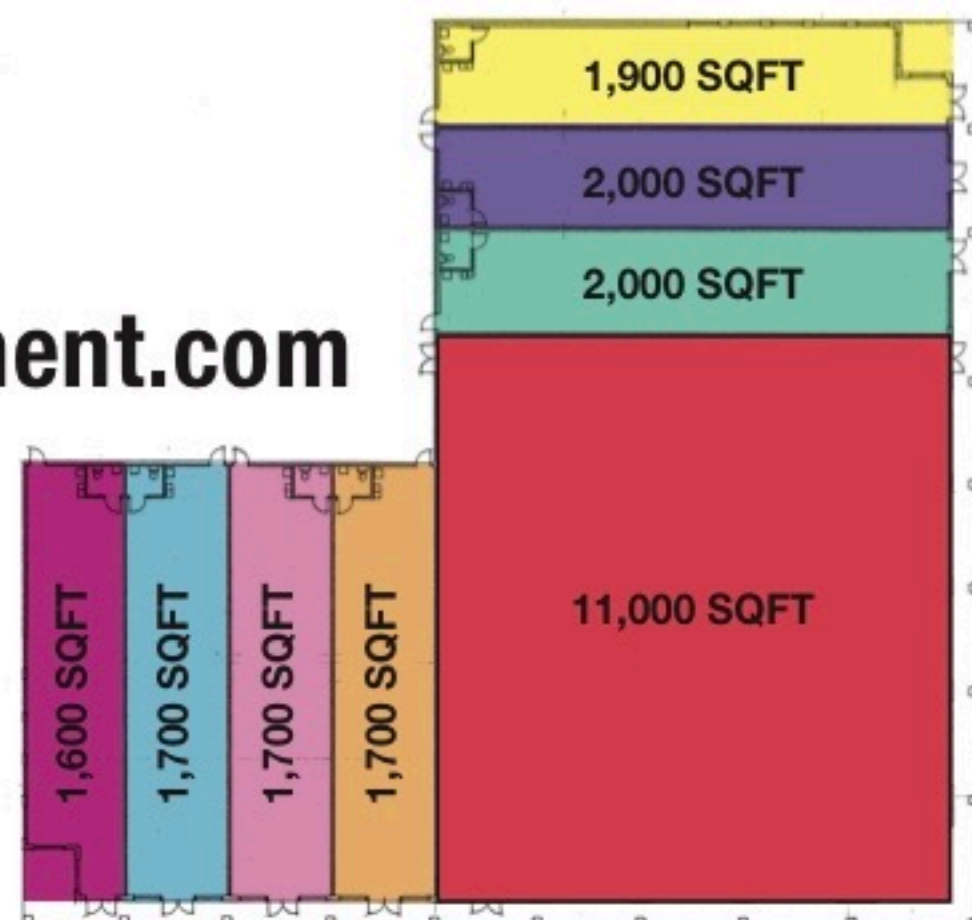
Coming Summer 2023

Condominiums) just getting approved will increase traffic to the shopping center. Ideal for any retail tenants looking for a prime location. OWNER WILL BUILD TO SUIT. Retail spaces and square footage can be customized to preference of tenant.



Paul Scavello
347-680-3865
ScavelloManagement.com

- Outdoor Dining Option
- 121 Parking Spaces
- Total Retail Space:
23,600 Sq Ft



Flagship Companies is getting approval as one of the new tenants on the site.

North US1 Site Plan Rendering

Retail, Quick Service & Restaurant



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Restaurant - For Lease

7,900 SQ FT | North Us1, Ft. Pierce, FL

FINE DINING FINISHES:

- METAL ROOFING
BRONZE FINISH
- SHERWIN WILLIAMS
BRONZE TO MATCH ROOF
- SHERWIN WILLIAMS
SW 6140 - MODERATE WHITE
- SHERWIN WILLIAMS
SW 6143 - BASKET BEIGE
- STONE VENEER
VENEERSTONE
LEDGESTONE BRISTOL FLAT



FRONT ELEVATION



- Waterfront
- Outdoor Dining
- Rooftop
- Build to suit
- 7,900 Sq Ft
- 79 Parking Spaces

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Quick Service - For Lease

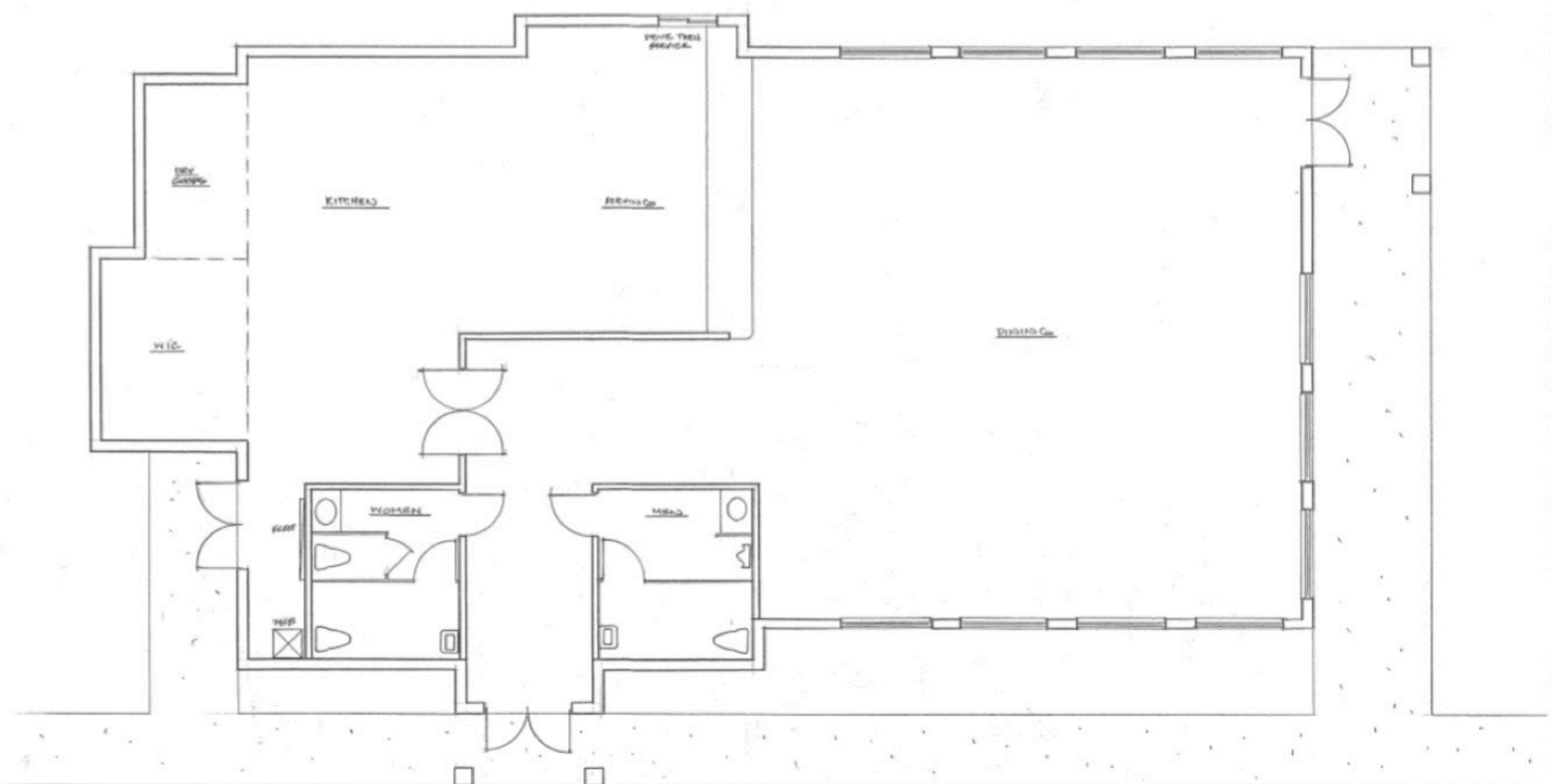
11,000 SQ FT | North Us1, Ft. Pierce, FL

QUICK SERVICE FINISHES:

- METAL ROOFING
GALVALUME MILL FINISH
- SHERWIN WILLIAMS
WHITE
- SHERWIN WILLIAMS
SW 6150 - UNIVERSAL KHAKI
- SHERWIN WILLIAMS
SW6148 - WOOL SKEIN



FRONT ELEVATION



FLOOR PLAN

Stand alone quick service restuarant with drive thru option
Build to suit • 2103 sq ft • 29 Parking Spaces

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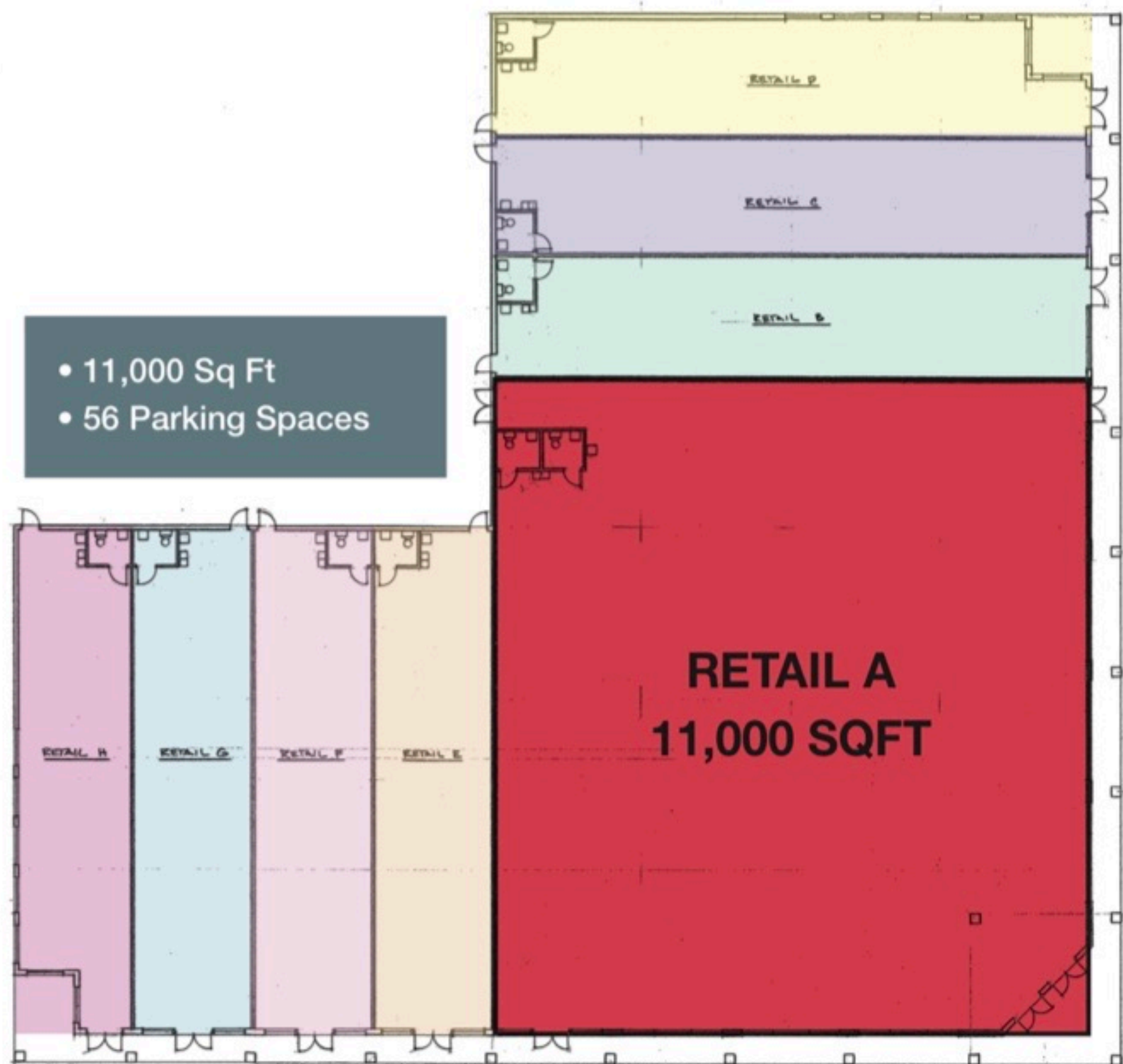
Email: psc.propertymanagement@gmail.com

Retail Unit A - For Lease

11,000 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER



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Retail Unit B - For Lease

2,000 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER



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Retail Unit C - For Lease

2,000 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER



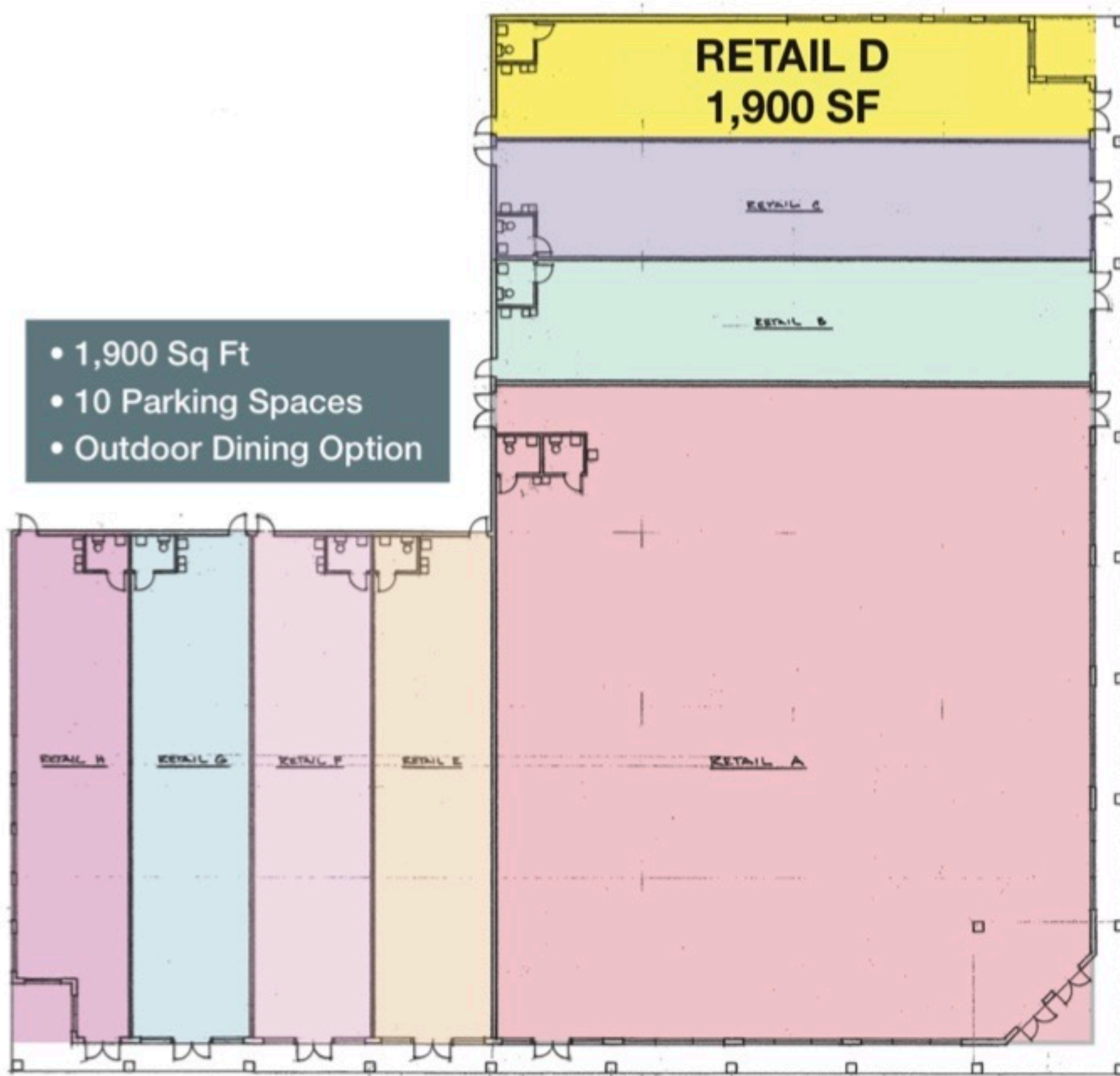
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Retail Unit D - For Lease

1,900 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER



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Retail Unit E - For Lease

1,700 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER

- 1,700 Sq Ft
- 9 Parking Spaces
- Outdoor Dining Option



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Retail Unit F - For Lease

1,700 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER

- 1,700 Sq Ft
- 9 Parking Spaces
- Outdoor Dining Option



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Retail Unit G - For Lease

1,700 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER

- 1,700 Sq Ft
- 9 Parking Spaces
- Outdoor Dining Option



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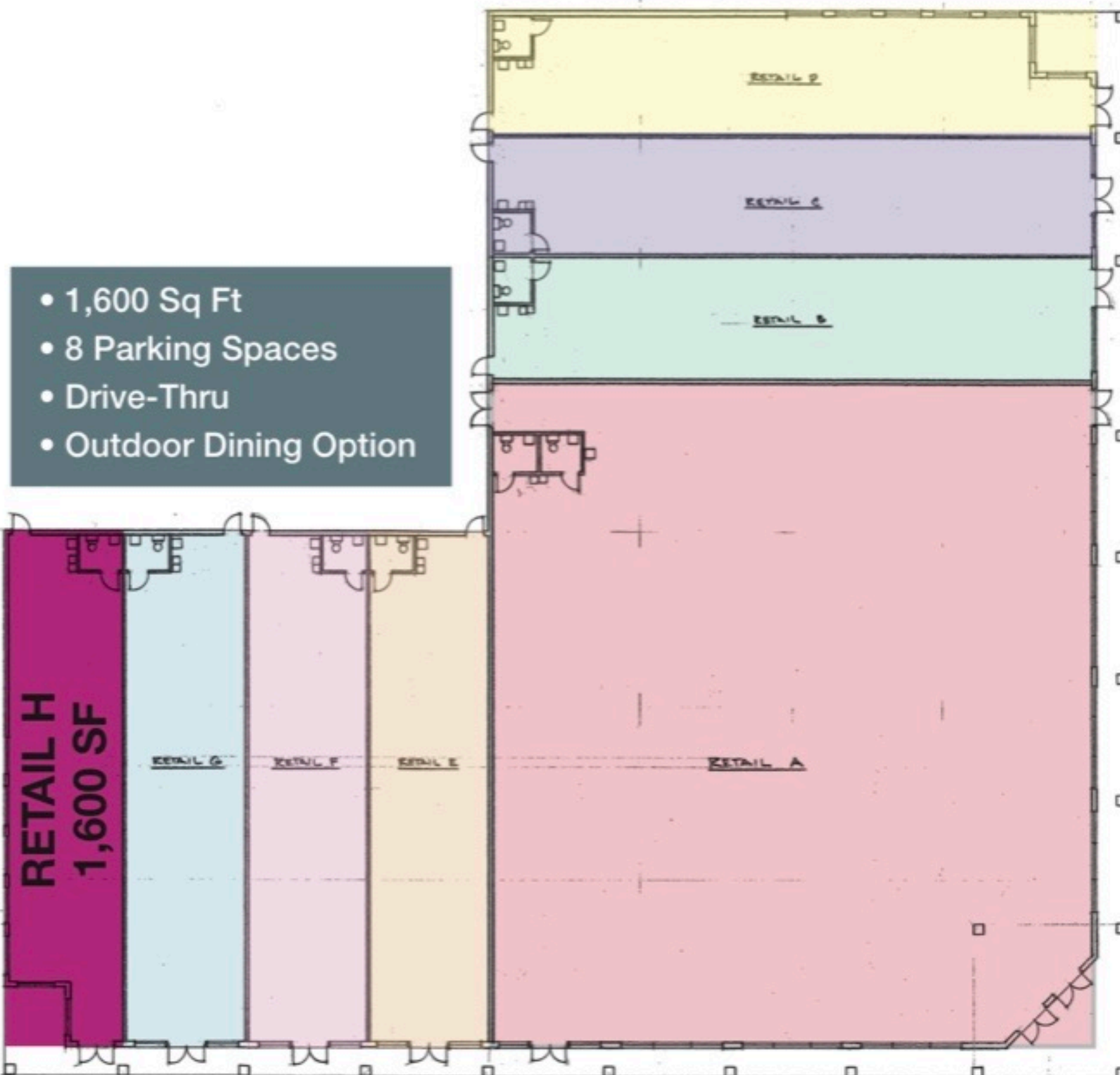
Retail Unit H - For Lease

1,600 SQ FT | North Us1, Ft. Pierce, FL



FRONT ELEVATION - RETAIL CENTER

- 1,600 Sq Ft
- 8 Parking Spaces
- Drive-Thru
- Outdoor Dining Option



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