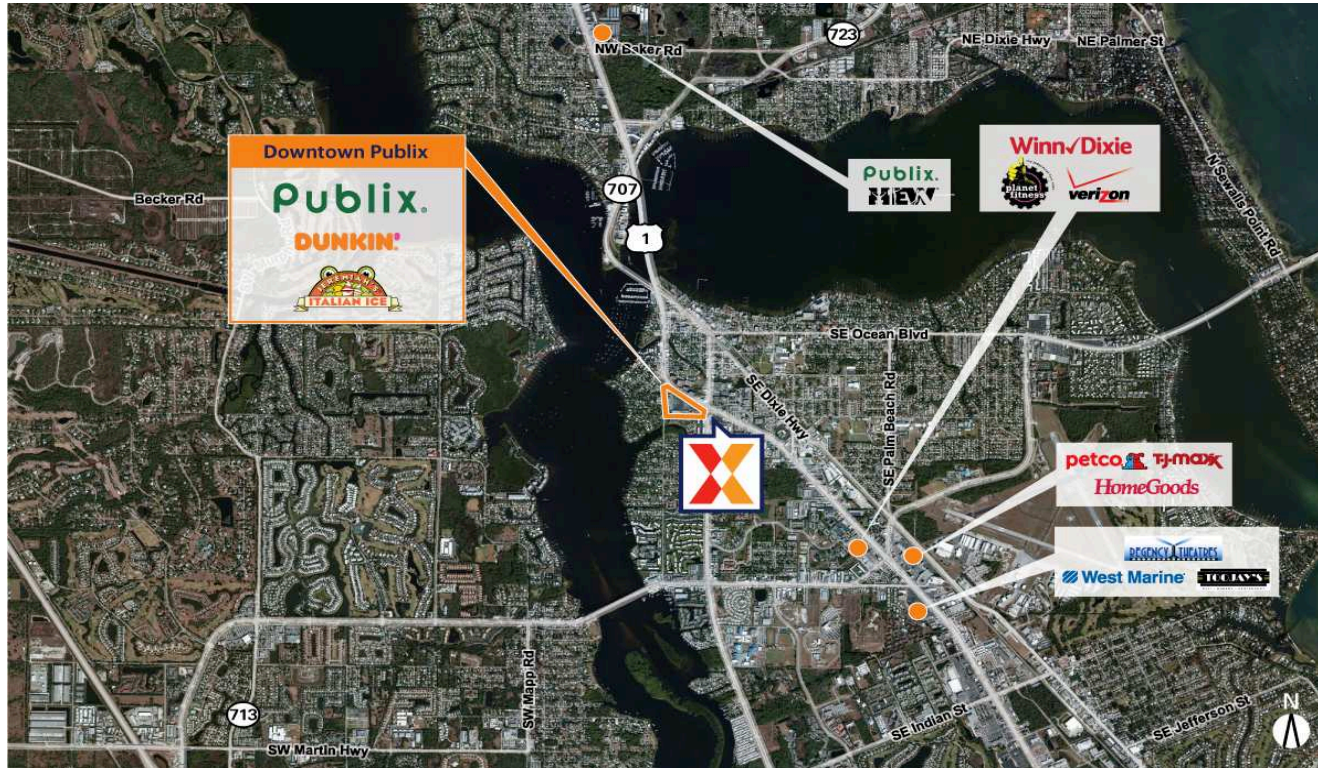


Downtown Publix

Port St. Lucie, FL

27.1926, -80.2562
730-894 S. Federal Highway | Stuart, FL 34994



Center Size: 151,246 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|-----------|
| | 5,539 | 48,950 | 100,104 |
| | 2,530 | 22,378 | 44,193 |
| | \$77,830 | \$95,256 | \$102,925 |

Strategically located in downtown Stuart on Hwy 1 with visibility from 50,000+ vehicles daily

Newly renovated Publix-anchored center with a diverse tenant mix of local and national retailers, including Dunkin and Jeremiah's Italian Ice, to meet community needs

Surrounded by an affluent population with an average household income of \$95,000+ within 3 miles

Close proximity to the 244-bed Martin Medical Center and Witham Field Airport with 1,000+ employees

Downtown Publix

Port St. Lucie, FL

27.1926, -80.2562
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Available Space

| | |
|-------|----------|
| PAD A | 3,300 SF |
| 01 | 3,800 SF |
| 04 | 2,500 SF |
| 09 | 8,125 SF |
| 31 | 3,010 SF |

Current Retailers

| | | |
|-------|-----------------------------------|-----------|
| 02 | Unitas Lending | 630 SF |
| 03 | Strawberry Blonde's Hair Studio | 980 SF |
| 05 | Laundromart | 2,640 SF |
| 06 | H&R Block | 1,817 SF |
| 07 | Three Little Birds Cafe | 2,200 SF |
| 08 | Wine & Liquor | 3,200 SF |
| 10 | Oasis Pamper Nails & Spa | 1,300 SF |
| 11 | Publix | 27,887 SF |
| 13 | Merengue Restaurant | 1,800 SF |
| 14 | Harper's Pub | 3,000 SF |
| 14A | Broader MRI | 2,200 SF |
| 15 | The Butcher Shoppe, Etc. | 1,200 SF |
| 16 | Refined Physical Therapy | 1,977 SF |
| 17 | Bikes Plus | 860 SF |
| 18 | Christopher L. Kates DDS, P.A. | 3,050 SF |
| 19 | The Leaf | 600 SF |
| 20 | Mystical Treasures | 1,086 SF |
| 21 | Klean Cuts Barbershop | 720 SF |
| 22 | Go Postal Services | 540 SF |
| 23 | Wags About You | 1,260 SF |
| 24 | Nicole's House of Wax & Skin Care | 840 SF |
| 25/26 | Revive Health and Wellness | 14,020 SF |
| 27 | Elite Health & Performance | 12,150 SF |
| 28 | Dunkin' | 827 SF |
| 29 | Hideout Tea | 1,200 SF |
| 30 | Minutemen Press | 1,200 SF |
| 32 | Labcorp | 2,412 SF |
| 33 | Jeremiah's Italian Ice | 1,262 SF |
| 34 | Sakura Japanese Buffet | 6,000 SF |
| 35 | Play Money | 5,485 SF |
| 36 | Rent-A-Center | 4,345 SF |
| 38 | Citgo Gas Station | 1,800 SF |
| 38A | Beachway & Co. | 8,857 SF |
| 39 | Flooring USA | 10,000 SF |
| 40 | Nancy's Italian Restaurant | 4,466 SF |