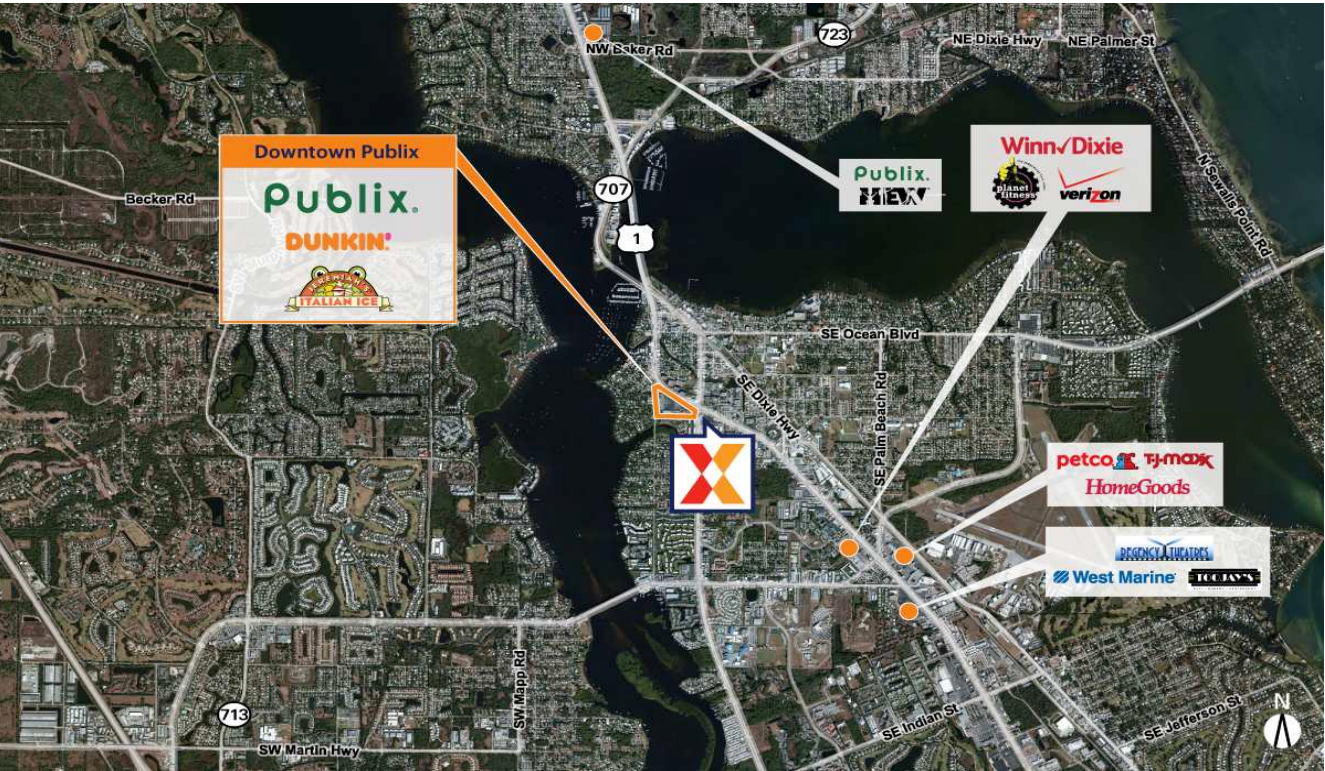


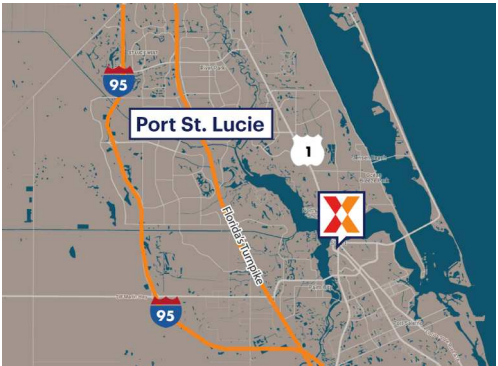
# Downtown Publix

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    |
|--------------|----------|-----------|-----------|
|              | 5,774    | 50,522    | 102,774   |
|              | 2,642    | 23,137    | 45,462    |
|              | \$95,697 | \$112,803 | \$122,584 |

Strategically located in downtown Stuart on Hwy 1 with visibility from 41K+ vehicles daily (Kalibrate 2021)

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 \$112K+ within a 3-mile radius

Less than two miles from Witham Field Airport and the 244-bed Cleveland Clinic Martin North Hospital (Cleveland Clinic 2024)

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## Available Space

|       |          |
|-------|----------|
| OPO 1 | 0 SF     |
| 01    | 3,800 SF |
| 04    | 2,500 SF |
| 09    | 8,125 SF |
| 17    | 860 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  |
| 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  |