

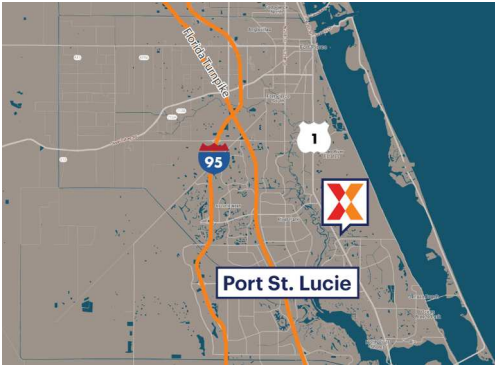
East Port Plaza

Port St. Lucie, FL

27.2999, -80.3035
9100-9198 US Highway 1 | Port St. Lucie, FL 34952



Center Size: 214,489 SF



Demographics	1 Mile	3 Mile	5 Mile
	6,040	62,616	138,559
	2,980	26,030	55,045
	\$66,709	\$79,229	\$88,505

High-traffic Publix-anchored center drawing an estimated 2.2M annual visits, making it the fourth most-visited neighborhood center in the market (Placer.ai 2024)

\$7M center redevelopment completed in 2024

High visibility from 45K+ vehicles daily on US Hwy 1 (Kalibrate 2021)

Strong traffic draw from 475+ students at Fortis Institute, offering post-secondary medical education (NCES 2024)

Adjacent to the 100K+ SF MIDFLORIDA Event Center, drawing 130K+ guests annually (City of PSL 2024)

East Port Plaza

Port St. Lucie, FL

27.2999, -80.3035

9100-9198 US Highway 1 | Port St. Lucie, FL 34952



Available Space

9094	1,700 SF
9176	563 SF

Pad Opportunities

OPO 1 Drive-thru	0 SF/0
OPO 2	0 SF/0

Current Retailers

N.A.P.	Taco Bell	0 SF
N.A.P.1	Burger King	0 SF
N.A.P.2	Perkins	0 SF
N.A.P.3	Bank of America	0 SF
N.A.P.4	Mister Car Wash	0 SF
900A	Urban Air Adventure Park	51,658 SF
9000	Fortis Institute	35,000 SF
9020	Walgreens	14,550 SF
9024	Pam's Fabric Nook	5,600 SF
9030	BM Nails	1,600 SF
9070	Mirai Sushi & Thai	2,295 SF
9074	Local Agency of Florida Blue	2,295 SF
9086	Goodwill	13,725 SF
9092	East Port Liquor	2,380 SF
9098	Miller's Vapery	1,360 SF
9100	Publix	42,112 SF
9116	DME of America	2,400 SF
9120	Hunan Garden	1,200 SF
9122	Agape Boba Tea & Ice Cream	1,200 SF
9124	J and C Jamaican Restaurant	1,200 SF
9126	SHIPPSL	1,200 SF
9128	Mama's Pizzeria	1,800 SF
9130	St. Lucie Jewelry	3,000 SF
9136	Subway	1,200 SF
9138	Affordable Dentures & Implants	3,323 SF
9144	Hand & Stone Massage & Facial Spa	3,895 SF
9152	Sapp's Barbershop	1,900 SF
9156/9160	Wellstart Medical	4,200 SF
9164	Labcorp	3,000 SF
9168	Choice Optics	2,048 SF
9174	Avanti Argentinian Bistro	1,200 SF
9180	A Tax	562 SF
9182	Tropical Smoothie Cafe	1,500 SF
9184	Wellstart Medical	3,823 SF
9198	Brightway Insurance	1,000 SF