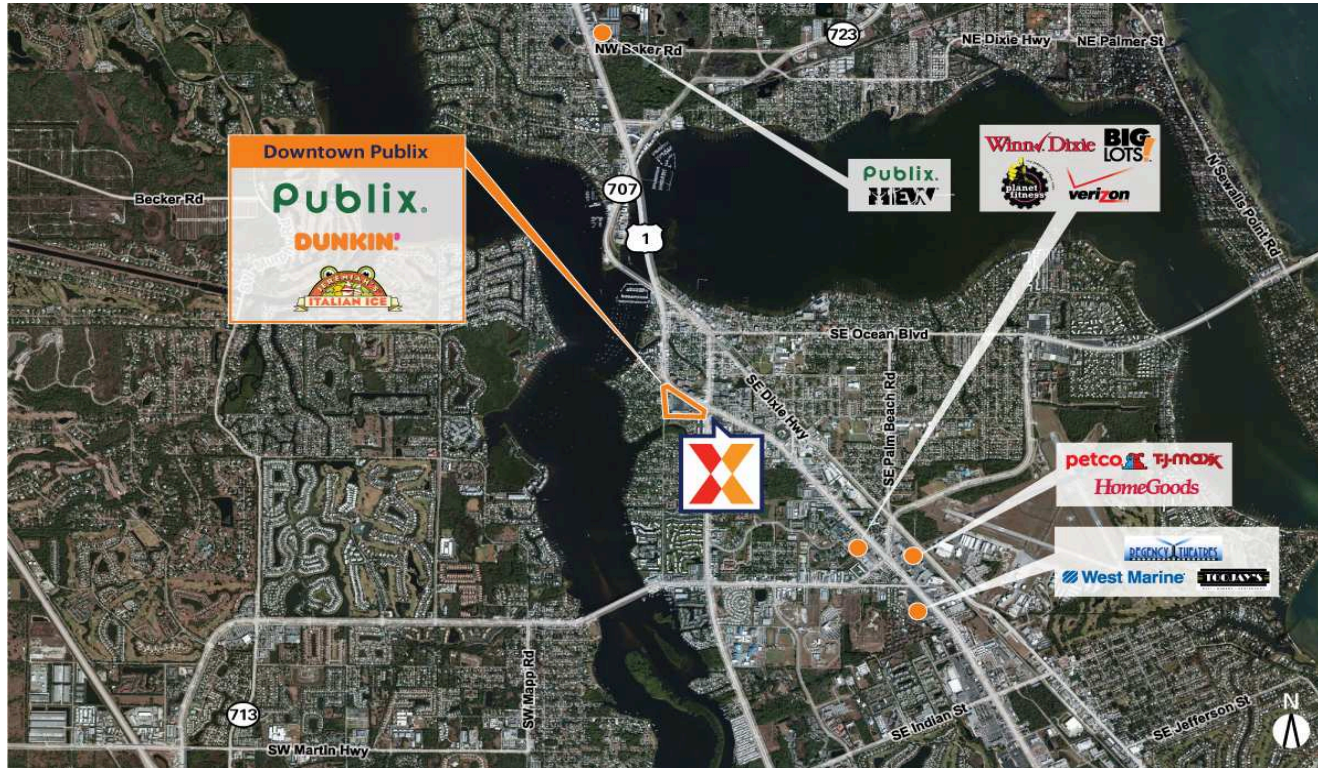


Downtown Publix

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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1870

Available Space

01	3,800 SF
04	2,500 SF
09	8,125 SF
31	3,010 SF

Pad Opportunities

PAD A Drive-thru	3,300 SF/0.1
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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	Audibel	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