Shoppes of Victoria Square

Port St. Lucie, FL

27.2752, -80.3551
247-295 Port St. Lucie Boulevard | Port St. Lucie, FL 34984

Center Size: 95,186 SF

Demographics	1 Mile	3 Mile	5 Mile
	11,502	95,330	216,306
	3,951	33,615	81,349
	$84,239	$97,513	$97,488

High-performing Winn-Dixie anchor, with estimated sales 66% above chain average (TD Linx 2024)

High visibility on Port St. Lucie Blvd from 43K+ vehicles daily with direct access to Florida Turnpike, a primary commuter route with 45K+ vehicles daily (Kalibrate 2021)

Surrounded by a dense population of 95K+ within a 3-mile radius

Proven tenant stability as one third of the small shop tenants have been in the center 11+ years

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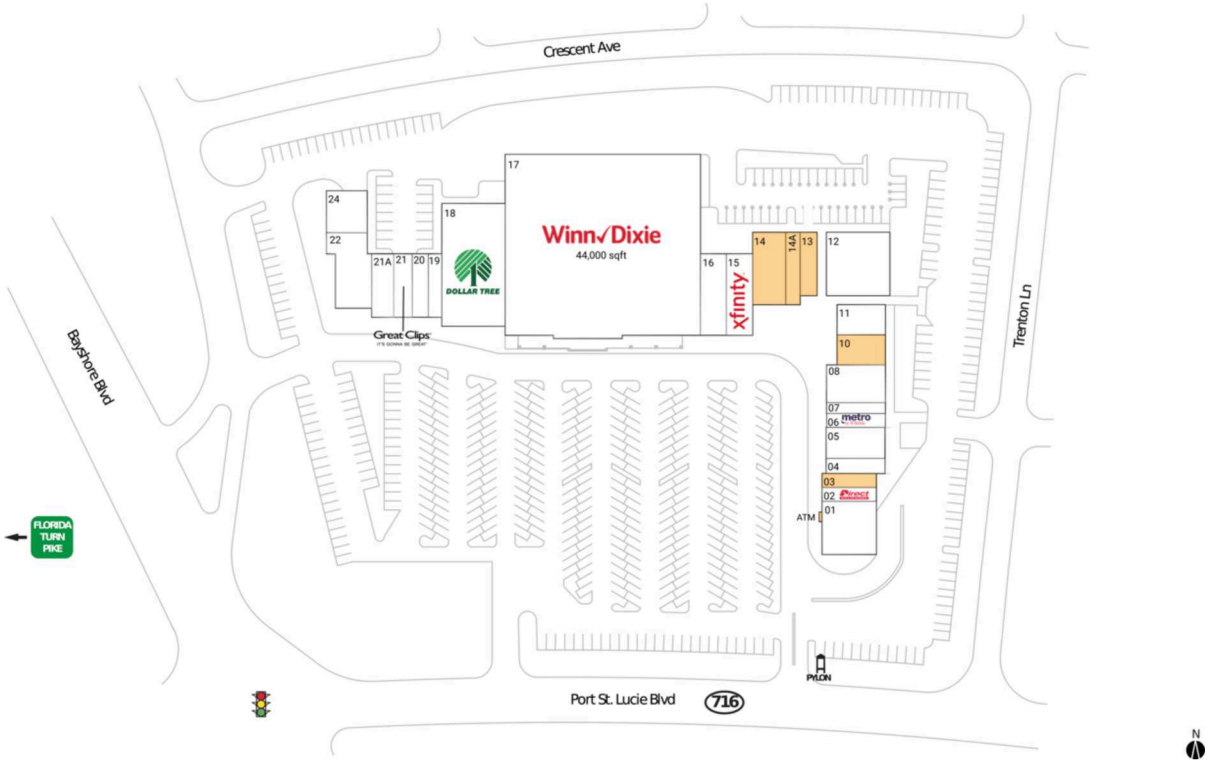

Available Space

ATM	57 SF
03	925 SF
10	1,000 SF
13	1,300 SF
14	2,800 SF
14A	1,407 SF

Current Retailers

01	Florida Autism Center	3,463 SF
02	Direct Auto Insurance	925 SF
04	Anthony's Pizza	1,087 SF
05	Winn-Dixie Liquor Store	2,226 SF
06	Metro by T-Mobile	1,001 SF
07	Jackson Hewitt	785 SF
08	Miyuki Sushi & Thai	2,700 SF
11	Miller's Vapery	1,000 SF
12	Los Cocos	4,897 SF
15	Xfinity	2,610 SF
16	Golden Spa & Salon	2,580 SF
17	Winn-Dixie	44,000 SF
18	Dollar Tree	9,504 SF
19	Hong Kong Inn	1,050 SF
20	The Ice Cream Shoppe	1,250 SF
21	Great Clips	1,473 SF
21A	Empanola	1,664 SF
22	Pueblo Viejo	3,448 SF
24	The Mofongo King	2,091 SF

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