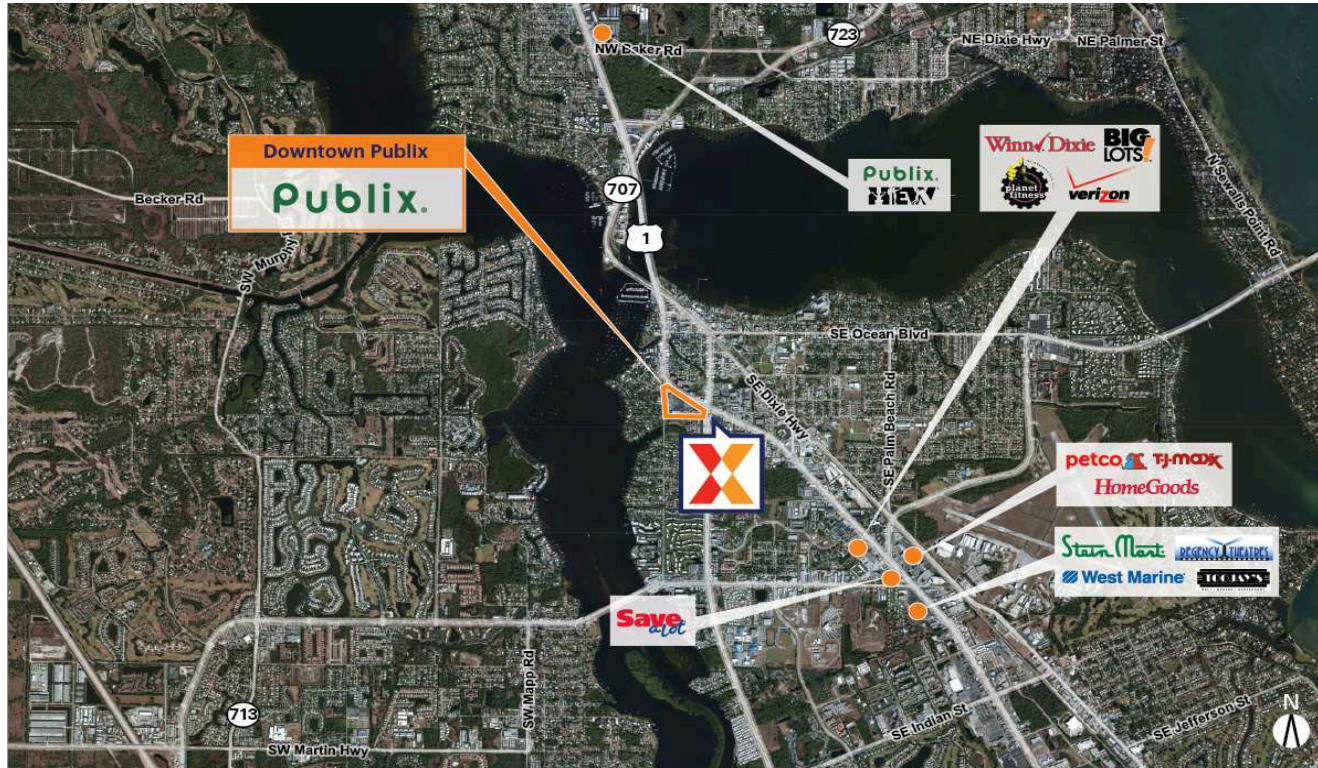


Downtown Publix

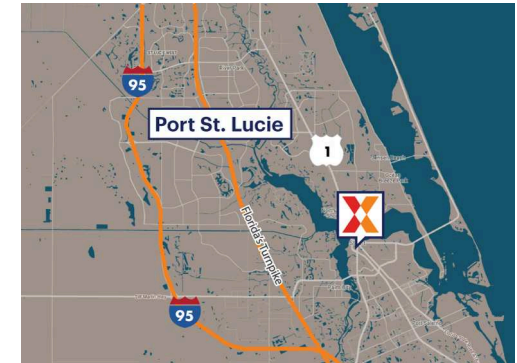
Port St. Lucie, FL

27.1926, -80.2562

746 South Federal Highway | Stuart, FL 34994



Center Size: 153,246 SF



Demographics	1 Mile	3 Mile	5 Mile
	5,067	48,849	98,617
	2,405	22,713	44,077
	\$66,679	\$81,072	\$85,936

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

Publix-anchored center with a diverse tenant mix of local and national retailers to meet community needs

Surrounded by an affluent population with an average household income of \$81,000+ 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

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Available Space

01	3,800 SF
02	630 SF
09	8,125 SF
14A	2,200 SF
16	1,977 SF
19	600 SF
20	1,086 SF
21	720 SF
22	540 SF
23	1,260 SF
25	5,182 SF
29	1,200 SF
31	3,010 SF
40	2,960 SF

Pad Opportunities

PAD A	3,300 SF/0.1
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Current Retailers

03	Strawberry Blonde's Hair Studio	980 SF	24	Alien Tiger	840 SF
04	Noire The Nail Bar	2,500 SF	26	Elite Health & Performance	8,838 SF
05	Downtown Stuart Laundry	2,640 SF	27	Elite Health & Performance	12,150 SF
06	H&R Block	1,817 SF	28	Dunkin' Donuts	827 SF
07	Ocean Diner	2,200 SF	30	Audibel Hearing Care Center	1,200 SF
08	Academy	3,200 SF	32	Labcorp	2,412 SF
8A	Storage	2,000 SF	33	Red Lion	1,262 SF
10	Oasis Pamper Nails & Spa	1,300 SF	34	Sakura Japanese Buffet	6,000 SF
11	Publix	27,887 SF	35	Results Fitness	5,485 SF
13	Crabby's Seafood Shack	1,800 SF	36	Rent-Way Inc.	4,345 SF
14	Harper's Pub	3,000 SF	37	Play Money	4,500 SF
15	The Butcher Shoppe, Etc.	1,200 SF	38	Citgo Gas Station	1,800 SF
17	Bikes Plus	860 SF	38A	Surf Central	4,357 SF
18	Christopher L. Kates DDS, P.A.	3,050 SF	39	Flooring USA	10,000 SF
			41	Santo's Pizza Express	1,506 SF



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