

**FOR LEASE**  
**SPACE AVAILABLE**  
**AT SHOPPES AT ST. LUCIE WEST**

1333 ST. LUCIE WEST BLVD. | PORT ST. LUCIE | FL 34986



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## SITE HIGHLIGHTS

- Phase III - up to 140,000 SF available
- New small shop and anchor space
- Existing highly visible space from 817 SF - 4,411 SF
- Over 40,000 ADT on St. Lucie West Boulevard
- Strong daytime population of 56,889 within 3 mile radius
- Join: **Publix**, **HomeGoods**, **Burlington**, **LA FITNESS**.

### DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	8,339	62,664	138,198
Daytime Population	7,538	51,155	112,579
Households	4,088	23,400	50,831
Avg. HH Income	\$69,694	\$69,807	\$70,137



**SITE | HIGHLIGHTS**

1333 ST. LUCIE WEST BOULEVARD  
PORT ST. LUCIE, FL 34986





BAY	TENANT	SQ. FT.
1375	Cheddar's	8,000
1365	Pollo Tropical	3,694
1390	COMING AVAILABLE	1,000
1389	Tijuana Flats	2,430
1315	Edward Jones Financial	1,000
1317-A	AVAILABLE	1,100
1317-B / 1321	Coast Dental	3,804
1319	Hurricane Bar & Grill	1,028
1323	Hong Kong Chinese	1,000
1325	COMING AVAILABLE	1,600
1327	Vogue Vacations	1,000
1329	Little Italy	2,028
1331	Hair Cuttery	1,500
1333	Publix	48,890

BAY	TENANT	SQ. FT.
1335-A	Crown Jewelers	1,600
1335-B	Airoso Cleaners	1,600
1339-A	Cali Pronail	1,084
1339-B	Phone Fix Plus	778
1341	Brightway Insurance	1,200
1347	AVAILABLE - 2ND GENERATION RESTAURANT	2,502
1351	HomeGoods	20,500
1353-B	Hair Boutique	2,100
1355	AVAILABLE	817
1357-A	AT LEASE	2,667
1357-B	Florida Hearing Aid Center	1,000
1363	Burlington	64,732
1367	LA Fitness	38,000
1391	The UPS Store	1,643

BAY	TENANT	SQ. FT.
1393	One Main Financial	1,503
1395	AT&T	2,973
1399	Superset Sports Nutrition	1,280
1401-A	MOD Pizza	2,547
1405	Jersey Mike's	1,449
1407	Mission BBQ	4,461
1413	3 Natives	1,180
1415	Bliss Nails & Spa	1,170
1417	Roy's Sushi & Thai	2,585
1445-49	AVAILABLE	1,905
1453	AVAILABLE	1,800
1457	Pinch A Penny	1,608
1477	Eyeglass World	4,000
1473	BurgerFi	2,500
1465	AVAILABLE	4,411

BAY	TENANT	SQ. FT.
1481	LA Casa Liquors	4,529
1489	Dow Decorating	1,462
1493	First Watch	3,318