

# Publix #1237 - Cornerstone at Stuart

1501 NW Federal Highway  
Stuart, FL 34994  
Lat 27.223, Long -80.263

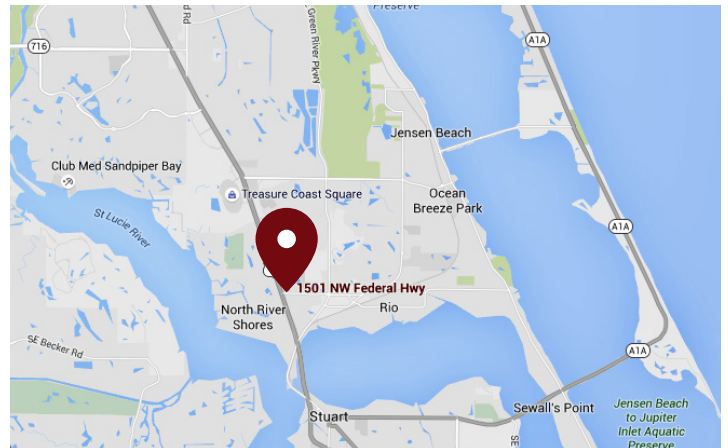
FOR LEASE



1,200 - 4,200 SF & ±1 ACRE OP AVAILABLE

## PROPERTY HIGHLIGHTS

- Stuart MSA
- Located on US-1, Just North of The Roosevelt Bridge
- 1.5 Miles South of Treasure Coast Square Mall
- Publix-Anchored Center
- Hard Corner ± 1 Acre Outparcel Available
- Traffic Count: 53,850 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,130	38,569	103,051
Daytime Population	4,906	45,703	115,771
Total Households	2,374	17,866	46,227
Avg. HH Income	\$95,275	\$94,086	\$87,980

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Michael Rautbord

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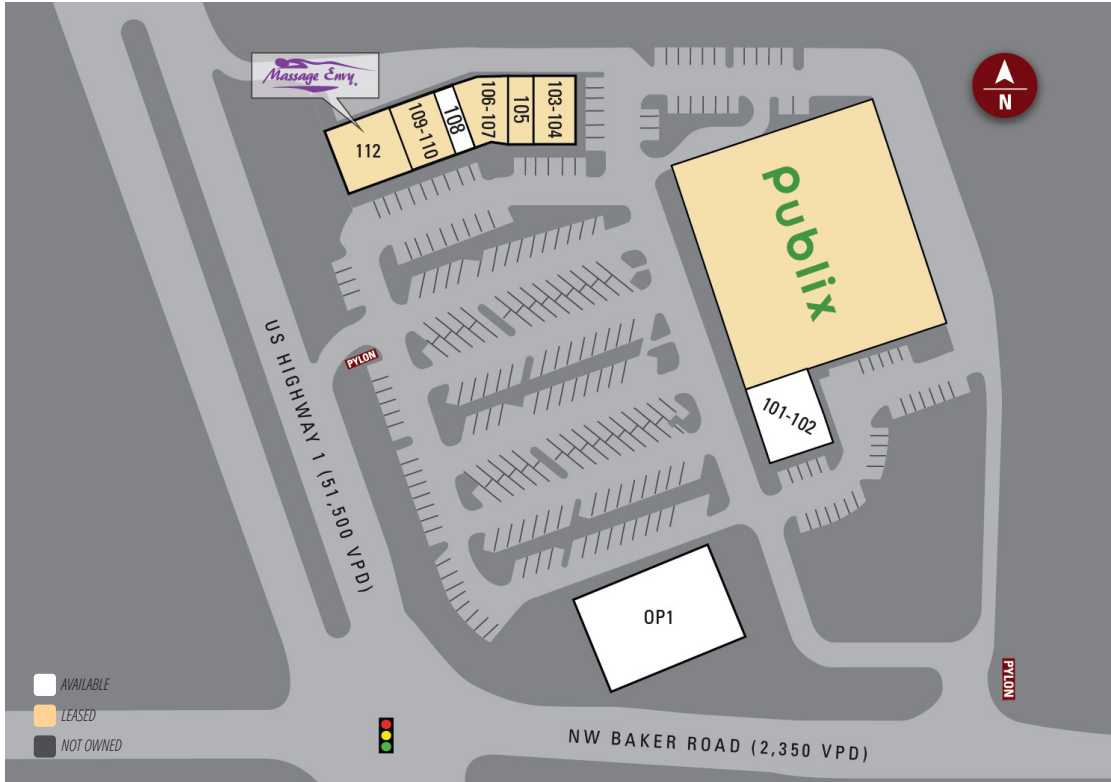
Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)

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## SITE PLAN



Suite	Tenant	Size
	Publix	39,203
101-102	AVAILABLE	4,200
103-104	OneMain Financial	2,400
105	Golden Scissors	1,200
106-107	Metro Nails	2,550
108	AVAILABLE	1,200
109-110	Club Pilates	2,400
112	Massage Envy	3,595
0P1	AVAILABLE	±1 Acre

**TOTAL 56,753**



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday	91,219
Saturday	86,812
Monday	77,969

# OF VISITS

TOP 3 HOURS

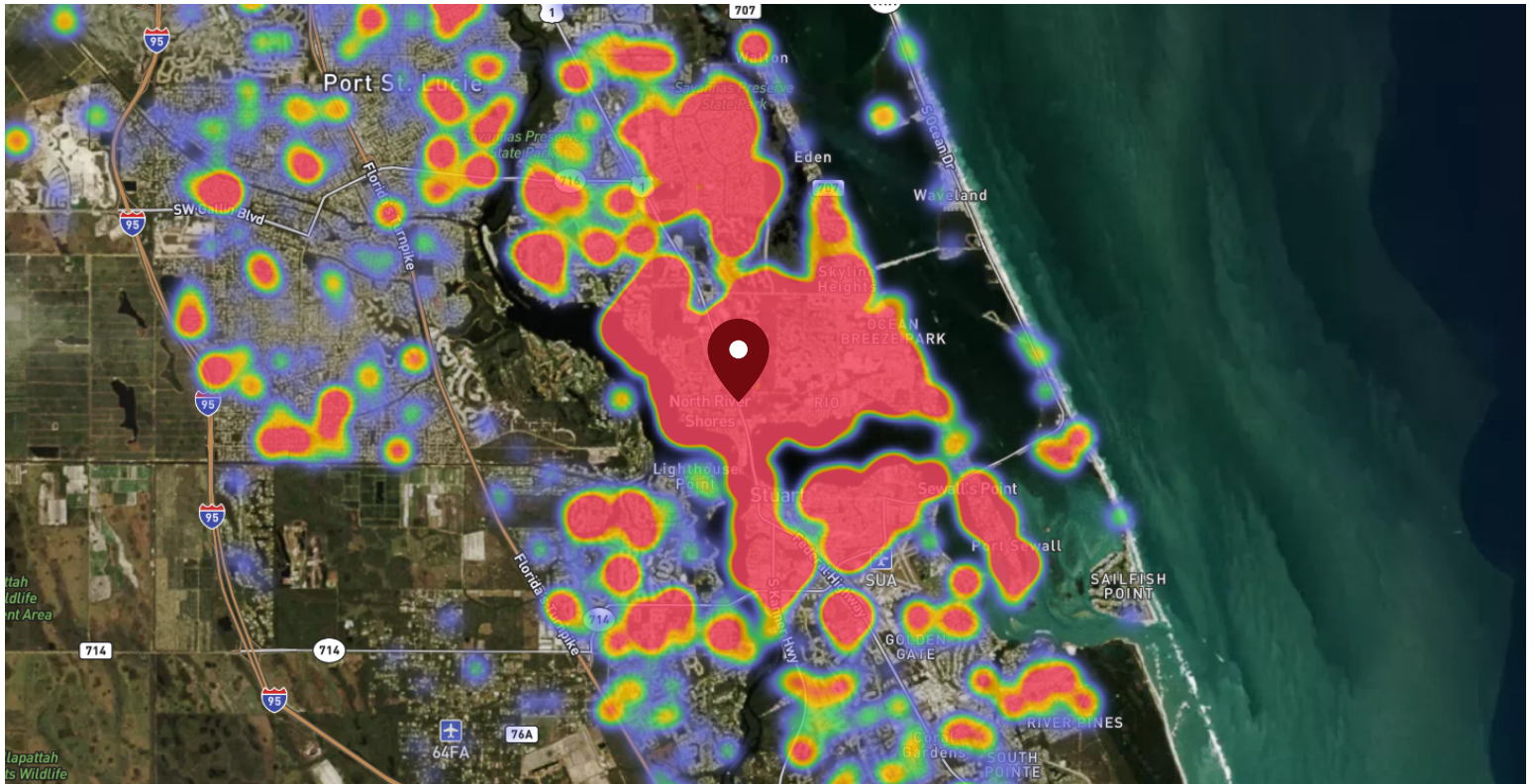


4-5 PM	97,992
5-6 PM	91,256
3-4 PM	84,679

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Nov 1, 2019 - Oct 31, 2020

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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