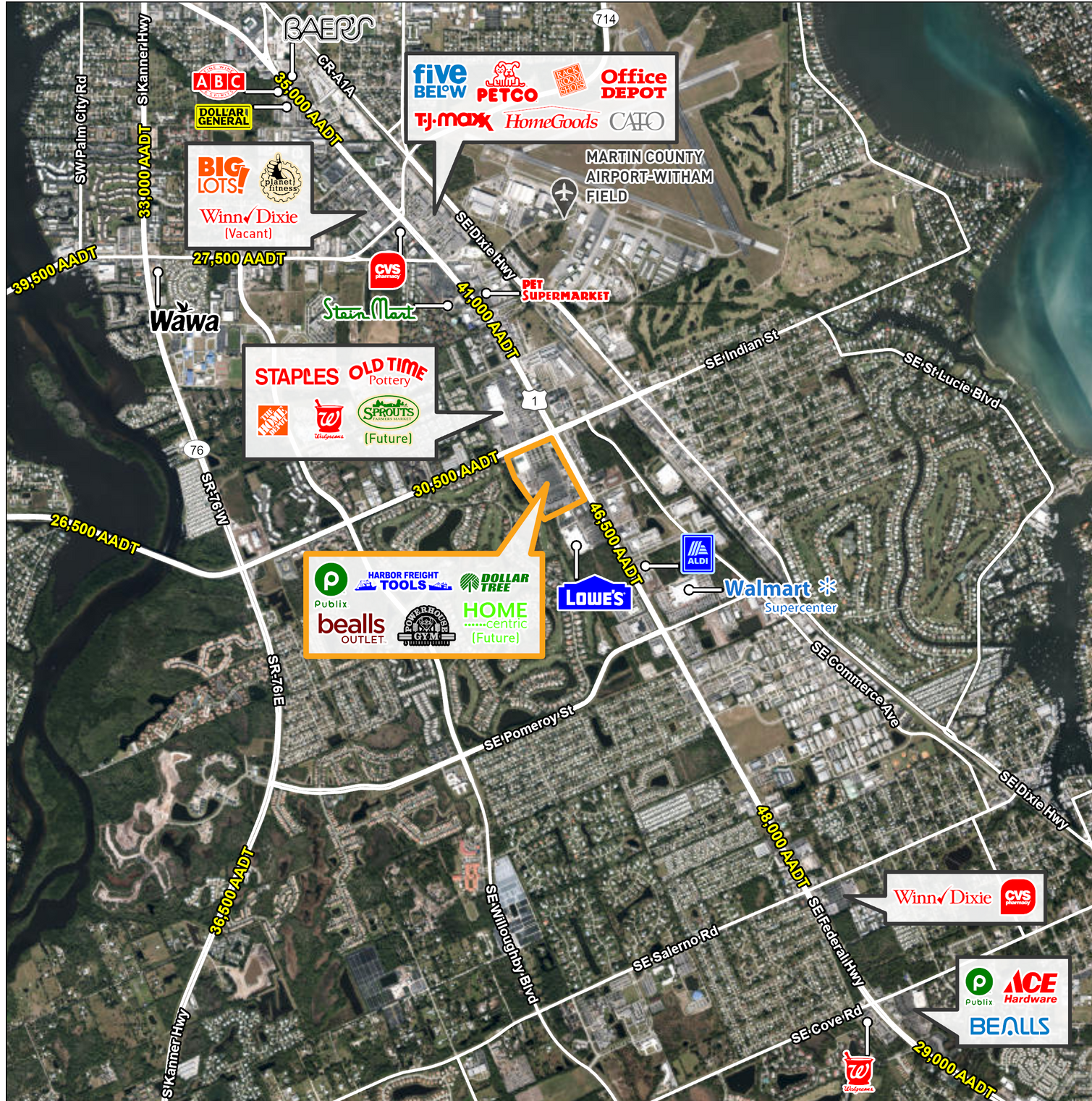


WEDGEWOOD COMMONS - REDEVELOPMENT COMING Q1 2022

3208 SE Federal Highway, Stuart, FL 34997



EXCLUSIVE AGENT(S)
 MIKE FETHERSTON • mike.fetherston@tscg.com • 305.262.8877

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PROPERTY HIGHLIGHTS

- Property undergoing major redevelopment planned for completion Q1 2022
- 165,308 SF community center anchored by Publix, Bealls Outlet, Bealls Home Centric, Dollar Tree, Harbor Freight Tools & More
- Publix relocating and expanding in center
- Located at the prime SWC of US-1 & Indian Street in Stuart
- 98,154 people with an average household income of \$94,684 living within 5 miles of site
- 87,500 AADT at intersection
- Excellent access into and out of the property from both US-1 & Indian Street

DEMOGRAPHICS

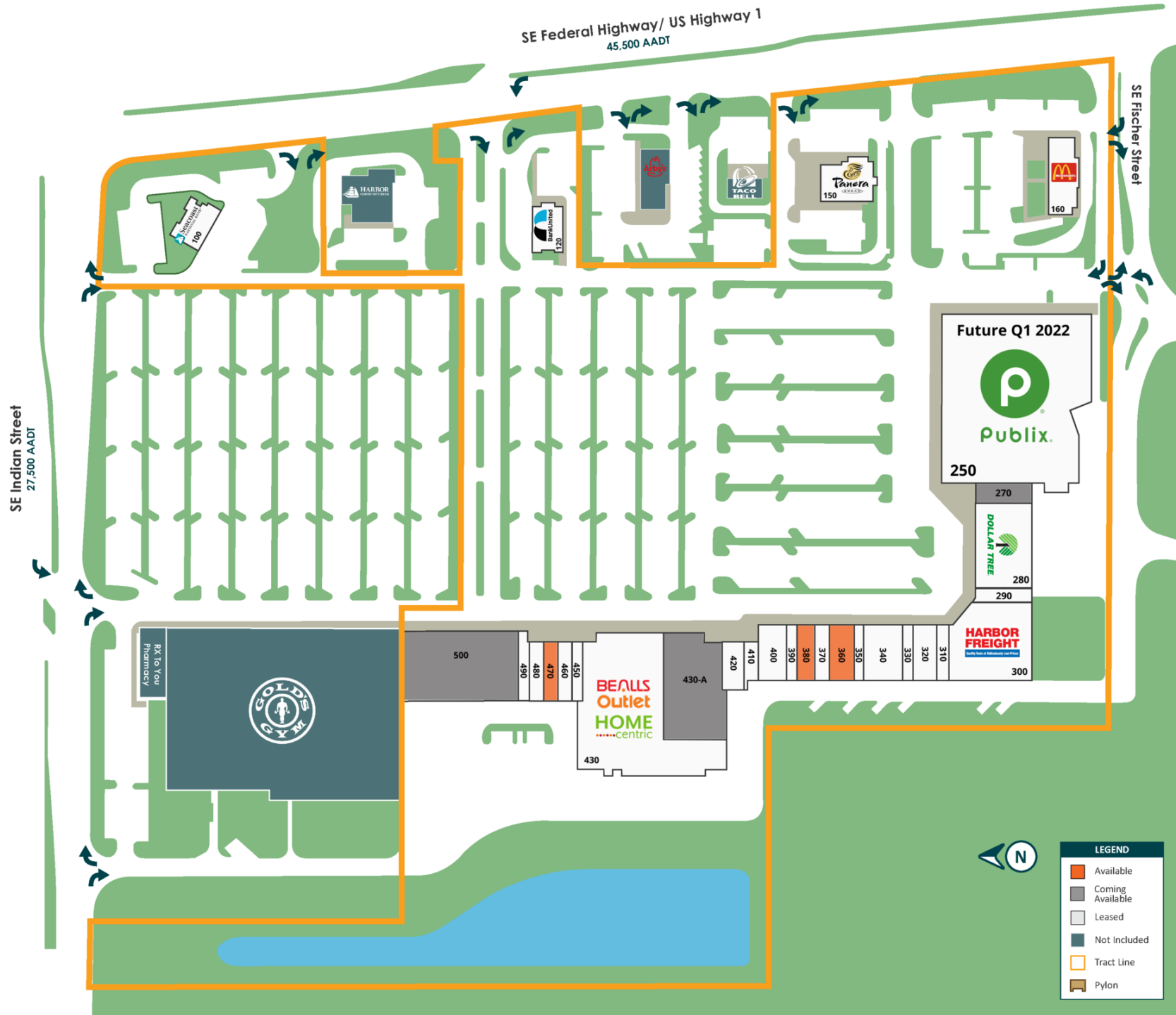
	1 MILE	3 MILES	5 MILES
Total Households	2,406	22,996	44,371
Total Population	5,947	51,969	98,154
Average HH Income	\$61,456	\$84,030	\$94,684



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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Seacoast National Bank	4,200 SF	370	Edible Arrangements	1,650 SF
120	Bank United	2,400 SF	380	Available	2,063 SF
150	Panera Bread	4,400 SF	390	US Pak-N-Ship	1,238 SF
160	McDonalds	4,000 SF	400	Hallmark	3,300 SF
250	Publix (Coming Q1 2022)	48,500 SF	410	Hair Cattery	1,150 SF
270	Available Q1 2022	4,125 SF	420	Cash Plus	2,175 SF
280	Dollar Tree	9,738 SF	430-A	Available (Q1 2022)	11,896 SF
290	Armed Forces Recruiter	1,600 SF	430	Bealls Outlet/ Home Centric	30,125 SF
300	Harbor Freight Tools	12,885 SF	450	Metro PCS	1,313 SF
310	Star Dental	1,382 SF	460	American Cafe	1,750 SF
320	BJ's Liquors	2,743 SF	470	Available	1,750 SF
330	Panda Garden	1,238 SF	480	Sally Beauty	1,750 SF
340	Sachi Sushi	4,530 SF	490	Master Nails	1,538 SF
350	FEDUSA	1,050 SF	500	Available (Q1 2022)	16,838 SF
360	Available	2,880 SF			

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