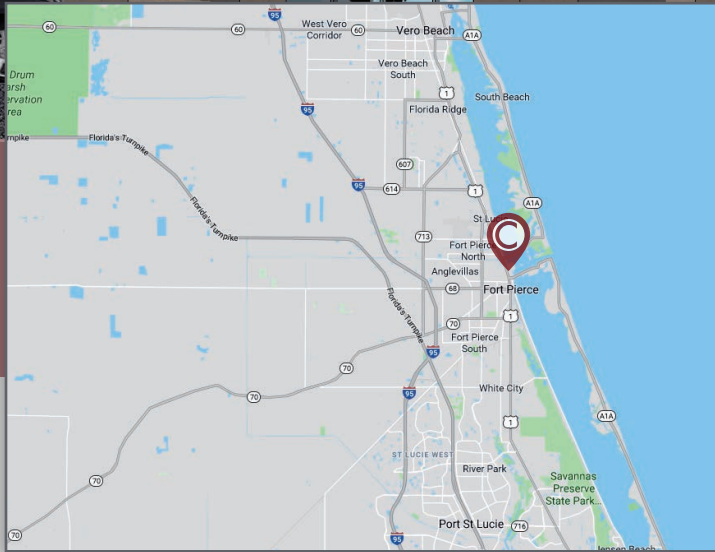


Under Redevelopment



Publix #1102 - Taylor Creek Commons

1851 N US Highway 1
Fort Pierce, FL 34946
Lat 27.46, Long -80.33

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	4,669	36,119	62,499
2023 Population	4,876	38,270	66,887
2018 Average HH Income	\$38,215	\$50,582	\$53,164
2018 Median HH Income	\$23,792	\$31,778	\$35,218

PROPERTY HIGHLIGHTS

- Publix and Family Dollar anchored
- 2,400 SF 2nd Generation Restaurant opportunity available
- Good visibility and access from Federal Hwy. 1 with signalized intersection
- Downtown Fort Pierce location
- Traffic Counts (2018): 27,300 CPD

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Leasing Contact:
Michael Rautbord
561.447.8529
mrautbord@crossmanco.com



SITE PLAN



STE	TENANT	SIZE
1851	Publix	29,000
1853	China Wok	1,200
1855-1859	Unavailable	9,120
1861	K. Nails	1,200
1863-1865	Touch of Brooklyn	2,400
1867	T-Mobile	1,365
1869-1877	Family Dollar	7,470
TOTAL		51,755

AVAILABLE NOT OWNED



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