

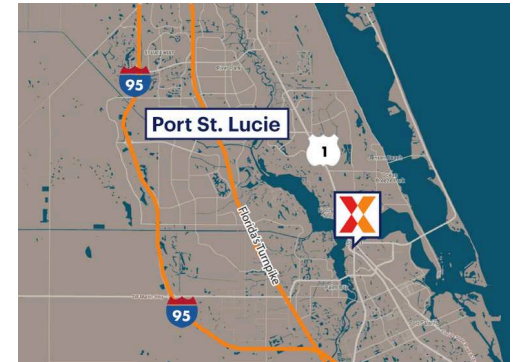


Port St. Lucie, FL

# DOWNTOWN PUBLIX

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

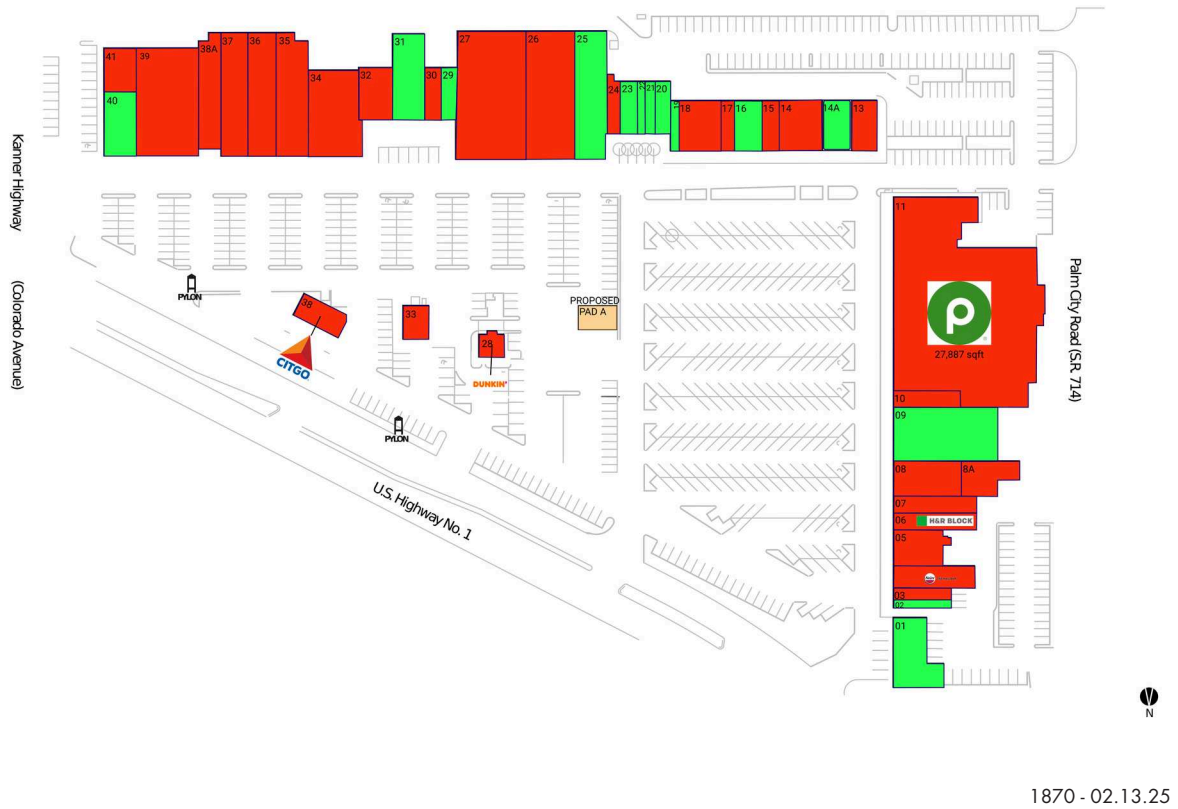
Surrounded by an affluent population with an average household income of \$81,000+ within 3 miles

Close proximity to the 244-bed Martin Medical Center and Witham Field Airport with 1,000+ employees

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### AVAILABLE SPACE

01	3,800 SF	19	600 SF
02	630 SF	20	1,086 SF
09	8,125 SF	21	720 SF
14A	2,200 SF	22	540 SF
16	1,977 SF	23	1,260 SF

### PAD OPPORTUNITIES

PAD A	3,300 SF
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### CURRENT RETAILERS

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