



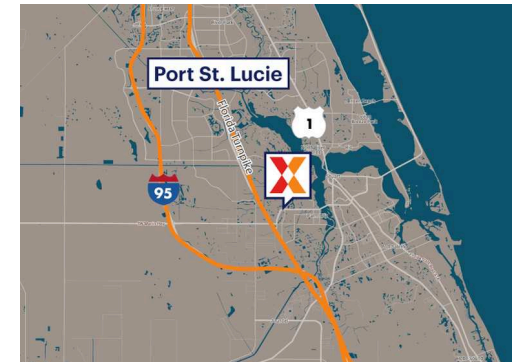
Port St. Lucie, FL

MARTIN DOWNS VILLAGE CENTER

27.171, -80.2961
3270 SW Martin Downs Blvd | Palm City, FL 34990



CENTER SIZE: 165,770 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	7,951	31,740	75,216
🏠	3,606	13,852	32,099
💰	\$83,112	\$100,264	\$87,978

Anchored by 39,475 SF Martin Memorial MediCenter, along with national retailers including Walgreens and Goodwill

Densely populated area with more than 20 residential communities with 75,000+ people within 5 miles

Affluent market with an average household income of \$100,000+ within a 3-mile radius

Direct access to Florida Turnpike and I-95

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1835 - 02.12.25

AVAILABLE SPACE

II-0028A	6,118 SF
0019A	3,200 SF
0022	1,600 SF
0033A	2,000 SF

CURRENT RETAILERS

II-0001	Palm City Hometown Cleaners	1,100 SF
II-0002	Big Apple Pizza	1,100 SF
II-0003	Monarch Realty	1,100 SF
II-0004	VIP Nail Salon	1,400 SF
II-0005	H&R Block	510 SF
II-0007A	Bikes Plus	1,388 SF
II-0007B	T-Mobile	1,115 SF
II-0008	Mayas Grill	4,308 SF
II-0012	Blown Away	1,113 SF
II-0013	Madigan Family Health Center	1,750 SF
II-0014	Tropical Smoothie Cafe	1,400 SF
II-0015	Pinch-A-Penny	1,400 SF
II-0024A	Hwy 55 Burgers, Shakes and Fries	2,500 SF
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II-0025	Palm City Crossfit	3,705 SF
II-0030	Martin County Tax Collector	3,000 SF
II-0031	Walgreens	15,930 SF
OP1	Chase	1 SF
0002	Starbucks	2,084 SF
0003/005	Humana Marketpoint	5,258 SF
0006	Coastal Care	39,795 SF
0007	Goodwill	13,000 SF
0008/009	Palm City Nails	2,336 SF
0010	New England Fish Market & Restaurant	3,200 SF
0011	USA Wireless	1,600 SF
0012	China Garden	1,600 SF
0013	Reuben's Deli	1,600 SF
0014	Manuel Family Chiropractic	1,200 SF
0015	Brick Oven Pizza Company	2,224 SF
0019	Palm City Chamber of Commerce	1,200 SF
0021	Harper's Pub	2,828 SF