

RETAIL SPACE FOR LEASE

SHOPPES AT ST LUCIE WEST

1333 St Lucie West Boulevard, Port St Lucie, FL



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NEW ±5,000 SF FREE-STANDING OUTPARCEL - PORT ST LUCIE



JOIN NATIONAL TENANTS: Publix HomeGoods Burlington Academy LA FITNESS bealls HOMEcentric five BELOW

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- ±7,000 SF - ±10,700 SF anchor space available
- ±30,000 SF anchor space available
- ±2,000 - ±5,000 SF freestanding building outparcel available
- ±2,500 SF second generation restaurant available
- ±1,600 SF coming available
- New small shop and anchor space
- Over 43,500 AADT on St Lucie West Boulevard
- Strong average household incomes of over \$74,000 within a 3 mile radius
- Join: **Publix**, **HomeGoods**, **Burlington**, **Academy**
LA FITNESS, **bealls**, **HOME**, **five**
centric, **BEL'W**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,564	66,935	149,566
HOUSEHOLDS	3,734	25,567	56,487
EMPLOYEES	6,708	55,023	122,672
AVERAGE HH INCOME	\$76,336	\$74,332	\$76,660

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	19,336	103,575	176,086
HOUSEHOLDS	8,639	39,092	66,881
EMPLOYEES	16,579	84,987	144,466
AVERAGE HH INCOME	\$77,100	\$77,728	\$76,827



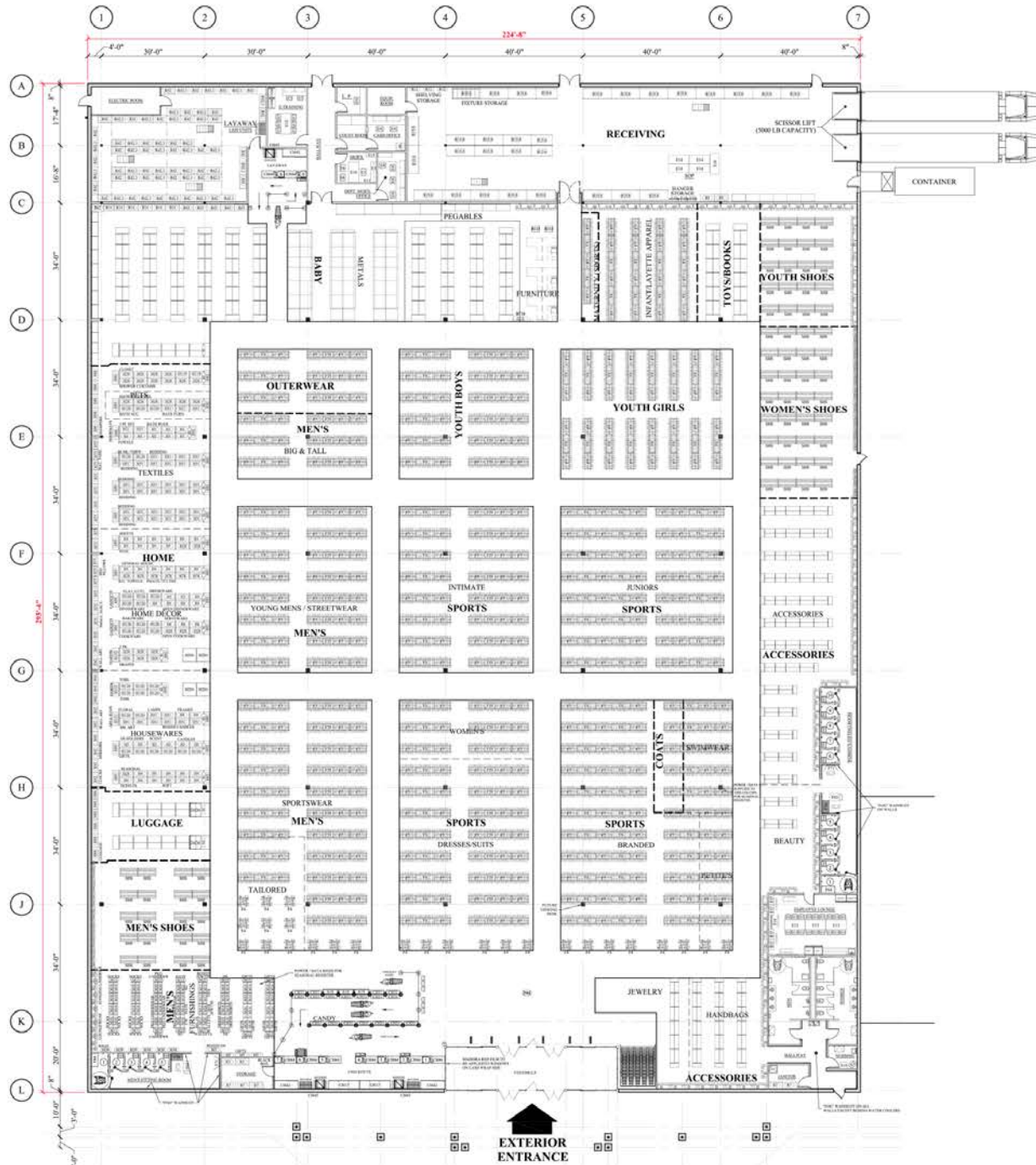






Tenant Roster

1315	Edward Jones	1,000 SF	1353-B	Hair Boutique	2,100 SF	1413	3 Natives	1,180 SF
1317-19	Brooklyn Water Bagel	2,128 SF	1353-A	Fiesta Gelato & Pops	817 SF	1415	Bliss Nails & Spa	1,170 SF
1321	Coast Dental	3,804 SF	1355	Chico's	2,667 SF	1417	Ray's Sushi & Thai	2,585 SF
1323	Gourmet Asian	1,000 SF	1357	Florida Hearing Air Center	1,000 SF	1445-49	Dr. Gankin - Dentist	1,905 SF
1325	Island Root Kava Bar	1,600 SF	1359	Tijuana Flats	2,430 SF	1453	Dr. Azari - Dentist	1,800 SF
1327	JammBar Wings	1,000 SF	1361	The Joint Chiropractic	1,000 SF	1457	Pinch A Penny	1,608 SF
1329	Little Italy	2,028 SF	1363-A	Available	±30,000 SF	1461	iCryo	2,575 SF
1331	Hair Cuttery	1,500 SF	1363-B	Burlington	34,732 SF	1465	Orbit Dental	1,836
Anchor	Available	±7,000-10,000 SF	1365	Pollo Tropical	3,694 SF	1473	2nd Gen Restaurant Available	2,500 SF
Anchor	Bealls/Home Centric	28,000 SF	1367	LA Fitness	38,000 SF	1477	Eyeglass World	4,000 SF
Anchor	Five Below	10,700 SF	1375	Cheddar's	8,000 SF	1481	St Lucie Liquors	4,529 SF
1335-A	Jewelry	1,600 SF	1391	The UPS Store	1,643 SF	1489	Dow Decorating	1,462 SF
1335-B	Available	1,600 SF	1393	One Main Financial	1,503 SF	1493	First Watch	3,318 SF
1339-A	Cali Pro Nail	1,084 SF	1395	AT&T	2,973 SF	Anchor	Publix	48,890 SF
1339-B	I'll Have What She's Wearing	778 SF	1399	Superset Sports Nutrition	1,280 SF	Anchor	Academy Sports	63,224 SF
1341	Beach Bowls	1,200 SF	1401	Ah Beetz New Haven Style Pizza	2,536 SF	Outparcel	Available	±2,000-5,000 SF
1347	Zest Bar & Grill	2,502 SF	1405	Jersey Mikes	1,449 SF			
1351	Homegoods	20,500 SF	1407	Mission BBQ	4,461 SF			









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