

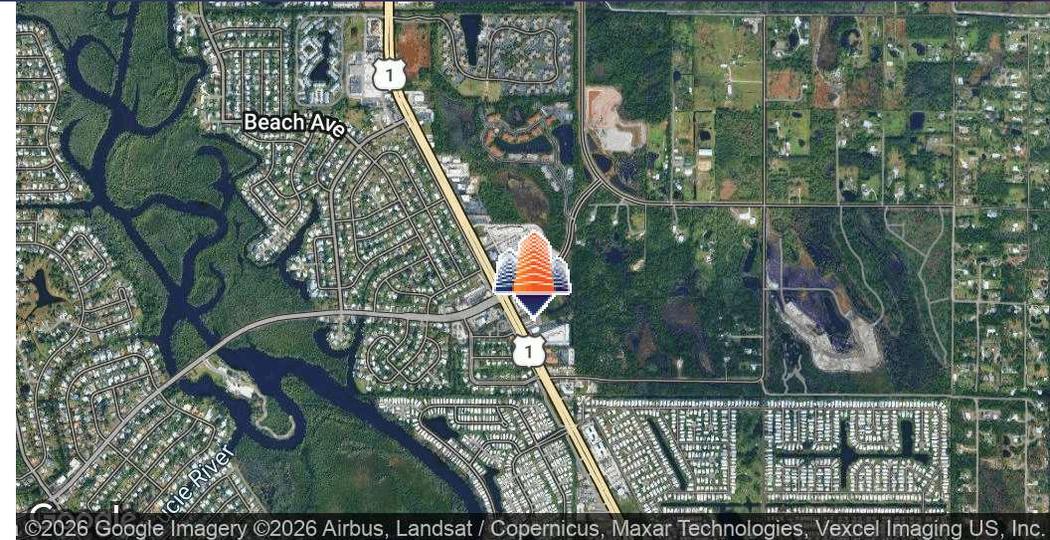
Kings Plaza

7630 South U.S. Highway 1, Port St. Lucie, FL 34952



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 928 SF, 1,042 SF, 1,849 SF, & 3,340 SF spaces available
- Contiguous up to 6,352 SF
- Seeking various retail, medical and office uses
- Busy national retail corridor with direct frontage to US-1
- Monument signage available
- Ample parking
- Traffic counts: US Hwy-1/SE Dyer Rd | +50,000 AADT

[CLICK HERE TO ACCESS FLOOR PLANS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	928 - 6,352 SF
Lot Size:	1.21 Acres
Building Size:	16,680 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,192	25,238	57,954
Total Population	6,181	60,932	145,375
Average HH Income	\$74,488	\$80,590	\$84,378

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PROPERTY RENDERINGS



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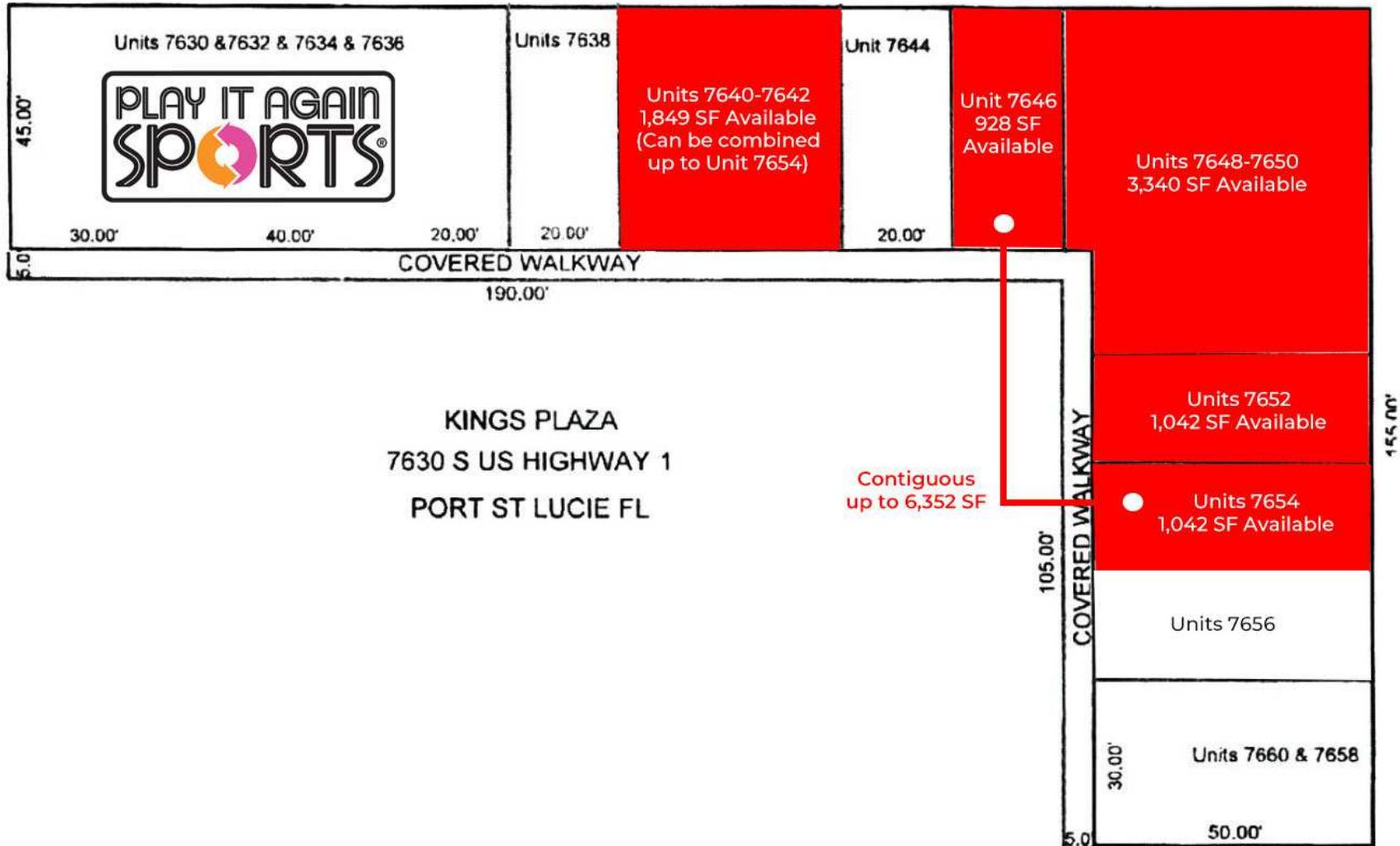
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SITE PLAN



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SPACES AVAILABLE

LEASE INFORMATION

Lease Type:	NNN
Total Space:	928 - 6,352 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Units 7630-7636	Play It Again Sports	4,020 SF	NNN	Negotiable	-
Unit 7638	Rod Insurance Advantage LLC	952 SF	NNN	Negotiable	-
Units 7640-7642	Available	1,849 SF	NNN	Negotiable	Can be combined up to Unit 7654
Unit 7644	Karmucha Alterations Corporation	927 SF	NNN	Negotiable	-
Unit 7646	Available	928 - 6,352 SF	NNN	Negotiable	Contiguous up to 6,352 SF
Units 7648-7650	Available	3,340 SF	NNN	Negotiable	-
Unit 7652	Available	1,042 SF	NNN	Negotiable	-
Unit 7654	Available	1,042 SF	NNN	Negotiable	-
Unit 7656	McCoy Blendz Barbershop LLC	1,015 SF	NNN	Negotiable	-
Units 7658-7660	All County Lock & Key Inc	1,495 SF	NNN	Negotiable	-

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RETAILER MAP



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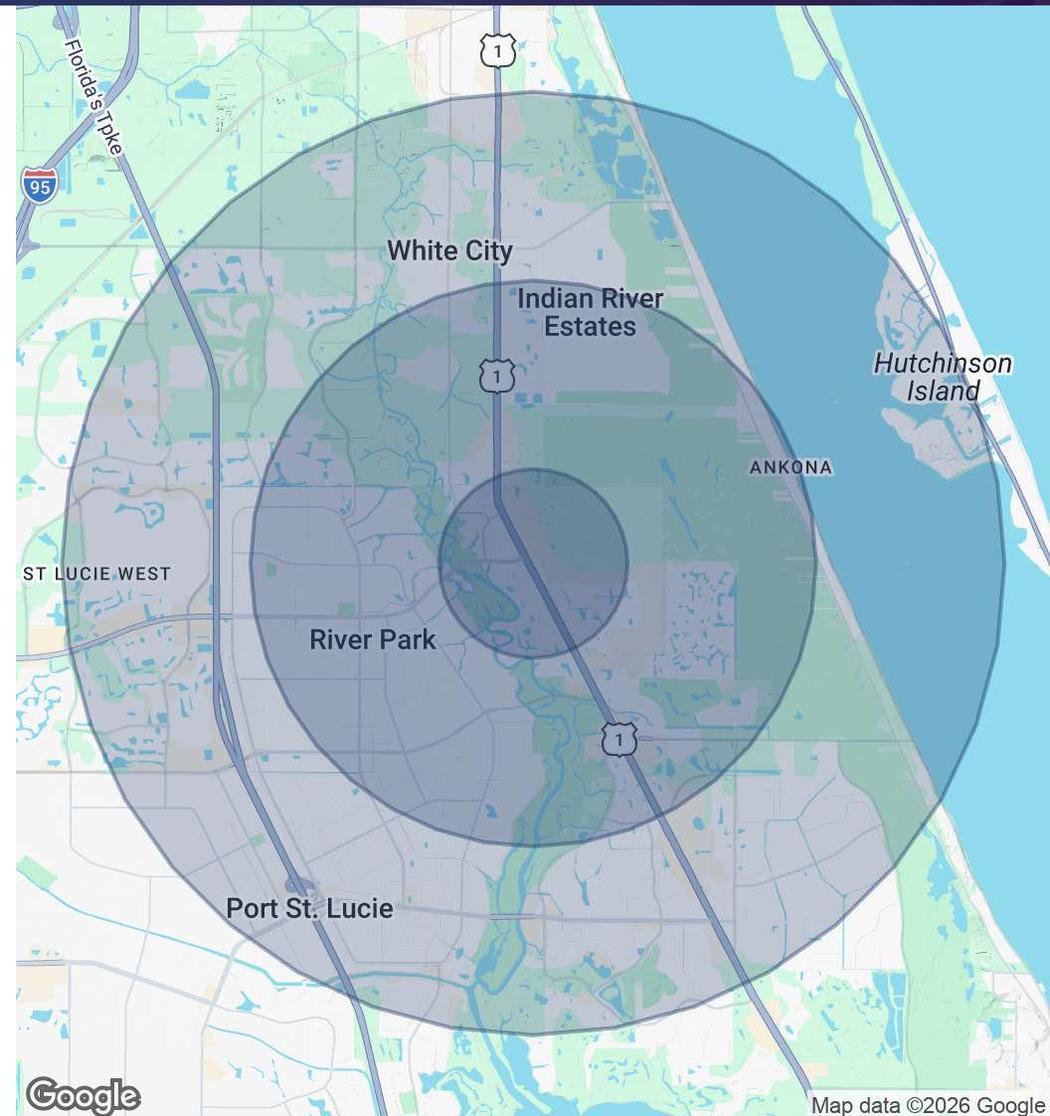
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SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,181	60,932	145,375
Average Age	55	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,192	25,238	57,954
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$74,488	\$80,590	\$84,378
Average House Value	\$232,699	\$292,222	\$321,316

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,348	36,935	84,469
Total Population - Black	617	9,746	25,308
Total Population - Asian	91	948	2,855
Total Population - Hawaiian	1	43	75
Total Population - American Indian	43	277	665
Total Population - Other	377	4,313	10,793



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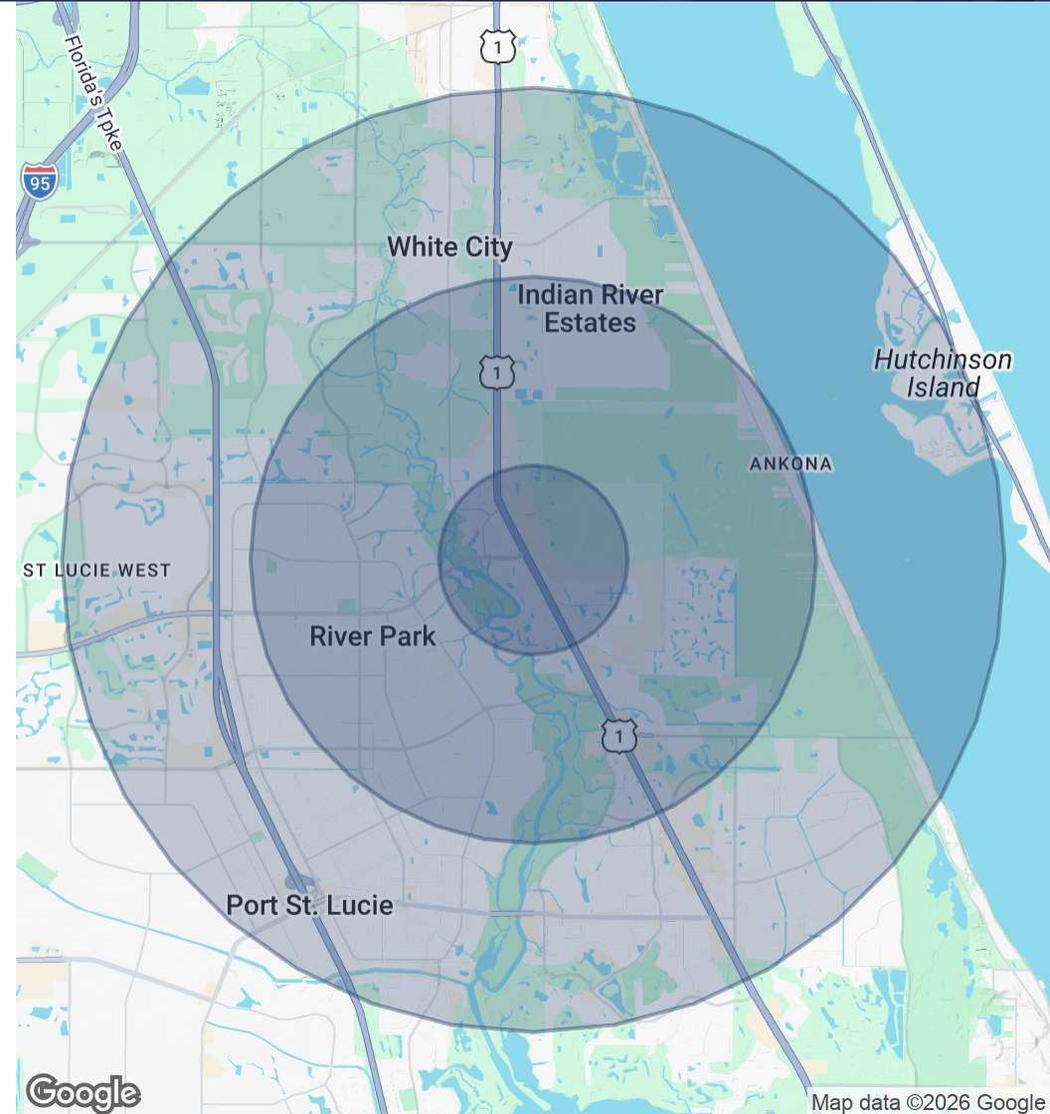
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	193	2,666	6,719
5 - 9	182	2,661	6,808
10 - 14	165	2,976	7,765
15 - 17	108	1,990	5,058
18 - 20	120	1,995	5,022
21 - 24	173	2,625	6,451
25 - 34	537	6,523	15,248
35 - 44	484	6,689	16,059
45 - 54	429	6,565	16,252
55 - 64	1,015	8,514	19,742
65 - 74	1,440	9,501	21,445
75 - 84	997	6,280	14,230
85+	337	1,948	4,576



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