

RETAIL SPACE FOR LEASE

# SHOPPES AT ST LUCIE WEST

1333 St Lucie West Boulevard, Port St Lucie, FL



CLICK TO VIEW  
LISTING VIDEO



JOIN NATIONAL TENANTS:        

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

- ±30,000 SF anchor space available
- ±1,000 SF, ±1,200 SF & ±1,600 SF coming available
- New small shop and anchor space
- Over 42,000 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** **BELW**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,805	74,763	179,360
HOUSEHOLDS	3,440	28,804	68,025
EMPLOYEES	6,249	63,124	150,634
AVERAGE HH INCOME	\$97,255	\$100,412	\$99,670
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	18,635	133,666	234,918
HOUSEHOLDS	8,237	49,994	89,141
EMPLOYEES	16,340	112,021	197,212
AVERAGE HH INCOME	\$96,443	\$98,114	\$100,345











# Tenant Roster

1315	Coming Available	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	Sashimi Fusion	10,700 SF	1365	Pollo Tropical	3,694 SF	1473	CAVA	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	Available	4,529 SF
1335-A	Jewelry	1,600 SF	1391	The UPS Store	1,643 SF	1489	Dow Decorating	1,462 SF
1335-B	Sugaring NYC	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	Available	1,200 SF	1401	Ah Beetz New Haven Style Pizza	2,536 SF	Outparcel	Florida Blue	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			











**NY METS**  
TRAINING FACILITY  
7,000 SEAT STADIUM

**INDIAN RIVER**  
STATE COLLEGE  
18,204 STUDENTS

**TOWN CENTER AT**  
**ST LUCIE WEST**

Bealls Florida, Staples, Ross Dress for Less, Sprouts Farmers Market, Ulta, Petco, Dollar Tree, Total Wine & More, AC Moore, Five Guys, Moes, Panera Bread, Crumbl Cookies, ME CAFE, GNC, Kay's, Tutor Center, Live Well, Tropical Cafe

**SHOPPES AT ST LUCIE WEST**

Burlington, HomeGoods, Publix, Academy Sports + Outdoors, bealls, HOME CENTRIC, LA FITNESS, five BELOW, JULIANA FLATS, Cheddar's, chico's, FIRST WATCH, MISSION BBQ, CAVA, Pollo Tropical

**LOWE'S**

~75,888 AADT



~50,100 AADT

**ST LUCIE WEST BOULEVARD** - 42,000 AADT

**SW CASHMERE BOULEVARD** - 13,200 AADT

Bowlero, DUFFY'S, AMC, TEXAS ROADHOUSE, OUTBACK STEAKHOUSES, Bob Evans, DUNKIN', Wendy's, McDonald's, CARRABBA'S ITALIAN GRILL, Chipotle Mexican Grill, Panda Express, Little Caesars, Walmart, Chick-fil-A, Burger King, Arby's, Taco Bell, TACO BELL, SPRINT, SPRAY FRESH CAFE

CVS, MATTRESS FIRM, DUNKIN' IHOP, Pet Super market, Walmart Neighborhood Market, THE HOME DEPOT, ALDI





## Contact Brokers

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