

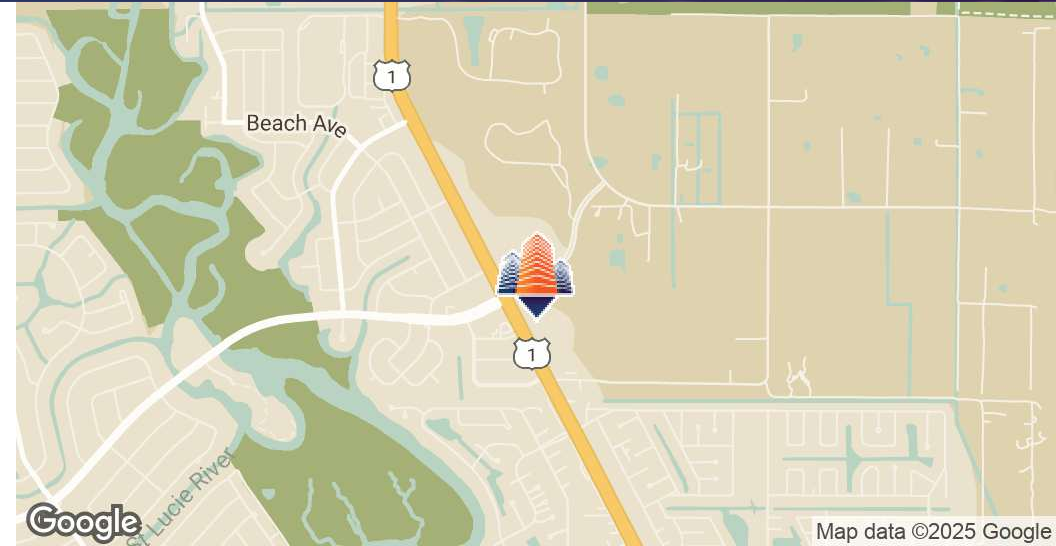
Kings Plaza

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
- Renovations coming soon!
- 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

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

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Kings Plaza

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



EQUITY
INVESTMENT
SERVICES

PROPERTY RENDERINGS



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

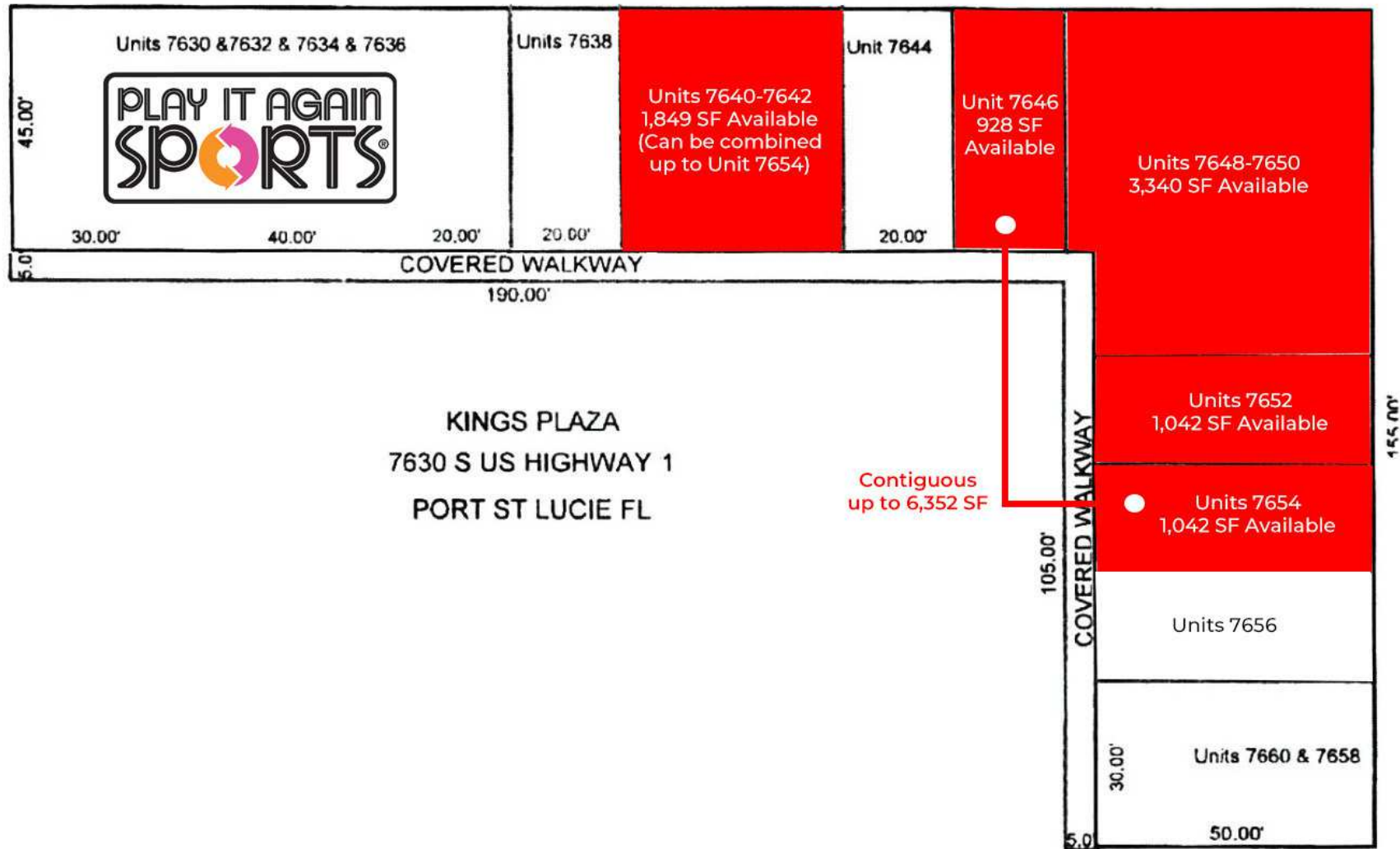
Kings Plaza

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



EQUITY
INVESTMENT
SERVICES

SITE PLAN



KINGS PLAZA
7630 S US HIGHWAY 1
PORT ST LUCIE FL

Nick Barbato
954.579.2672
NBarbato@eisre.com

Casey Dorner
407.404.4017
CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Kings Plaza

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



EQUITY
INVESTMENT
SERVICES

SPACES AVAILABLE

LEASE INFORMATION

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

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Kings Plaza

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



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

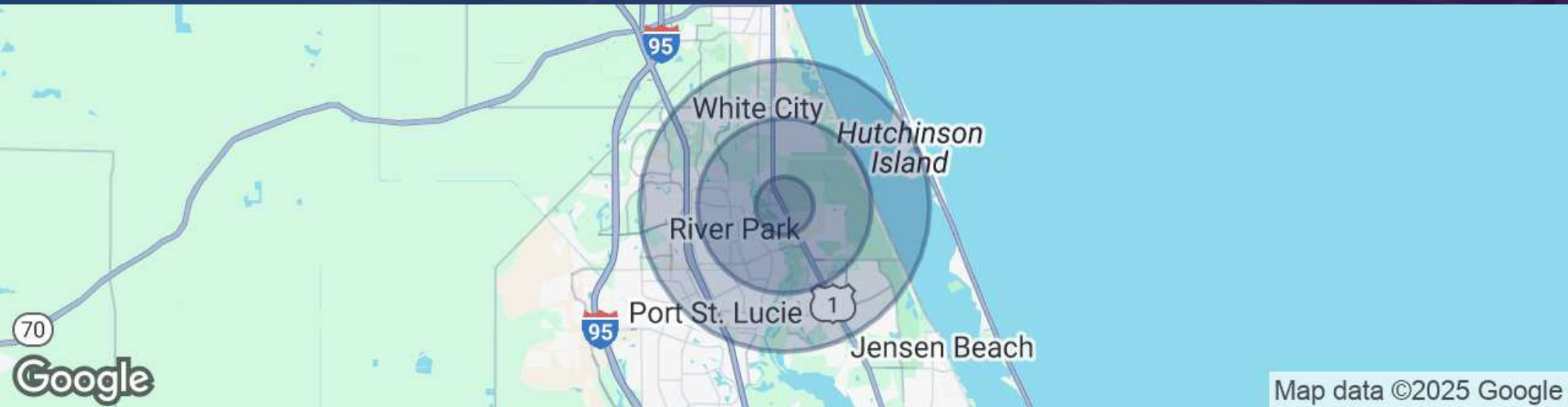
Kings Plaza

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



EQUITY
INVESTMENT
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

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com