

PORT ST LUCIE, FL

# SHOPPES AT SOUTHERN GROVE

MULTIPLE OUTPARCELS AVAILABLE I FOR LEASE





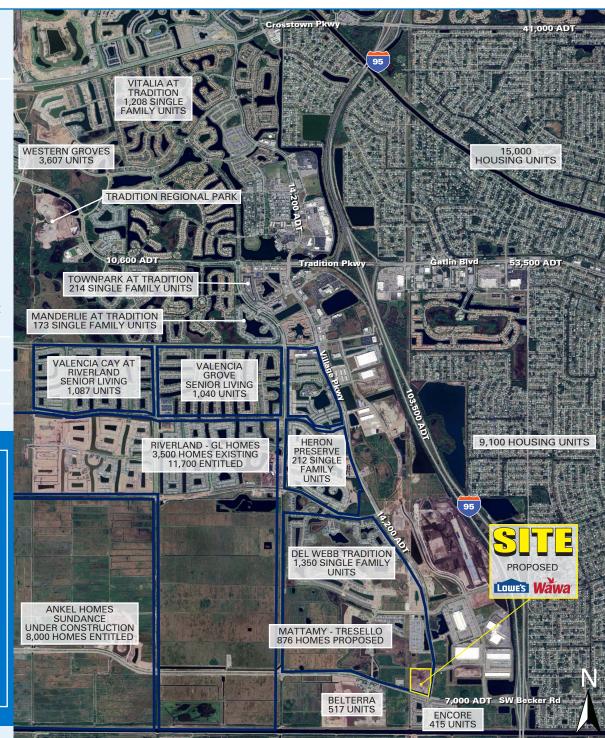
### **PROPERTY HIGHLIGHTS**

- High profile outparcel opportunities in Lowe's anchored shopping center.
  - Parcel A 0.6 AC Available
  - Parcel A1 0.7 AC At Lease
  - Parcel B 1 AC At Lease
  - Parcel C 1.83 AC Available
  - Parcel D 0.8 AC In Negotiations
  - Parcel E 1.42 AC In Negotiations
- Multiple points of signalized ingress/egress in close proximity to I-95 interchange
- Dynamic market with an affluent and rapidly growing population.
- Port. St. Lucie added 30,000 residents in the past 3 years.

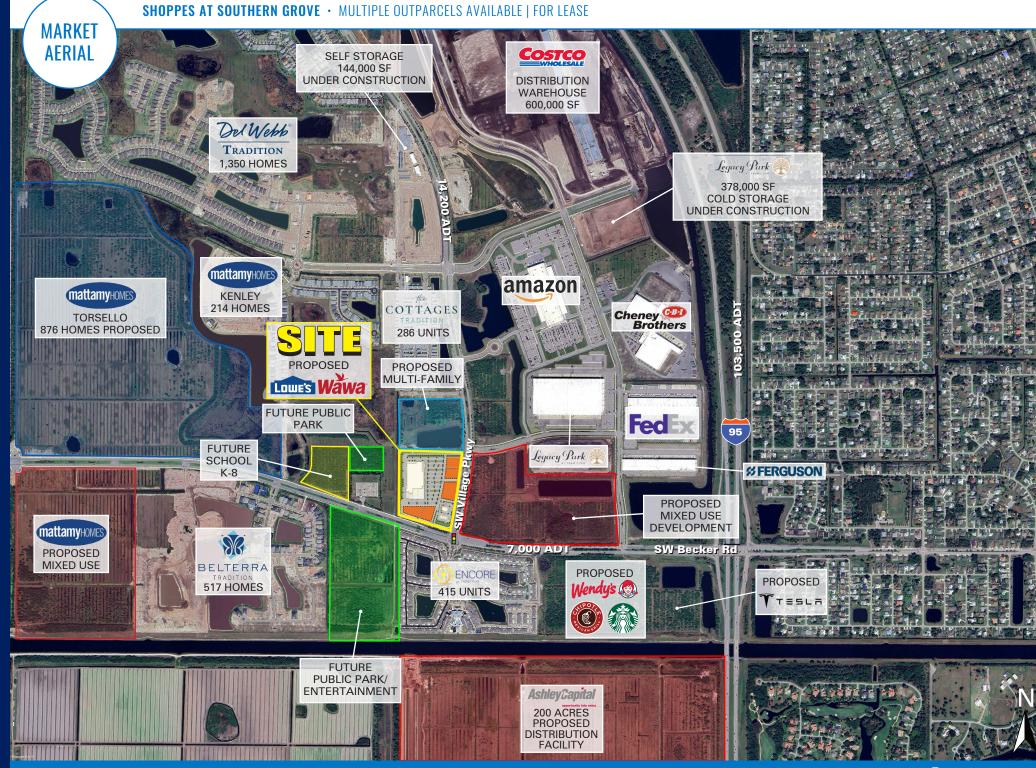
**ZONING** MPUD - Traditions

**COUNTY** St. Lucie

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	36,526	98,005	155,095
DAYTIME POPULATION	21,958	67,680	116,906
AVERAGE HH INCOME	\$111,120	\$103,107	\$107,726
POPULATION GROWTH %	3.72%	3.25%	2.98%





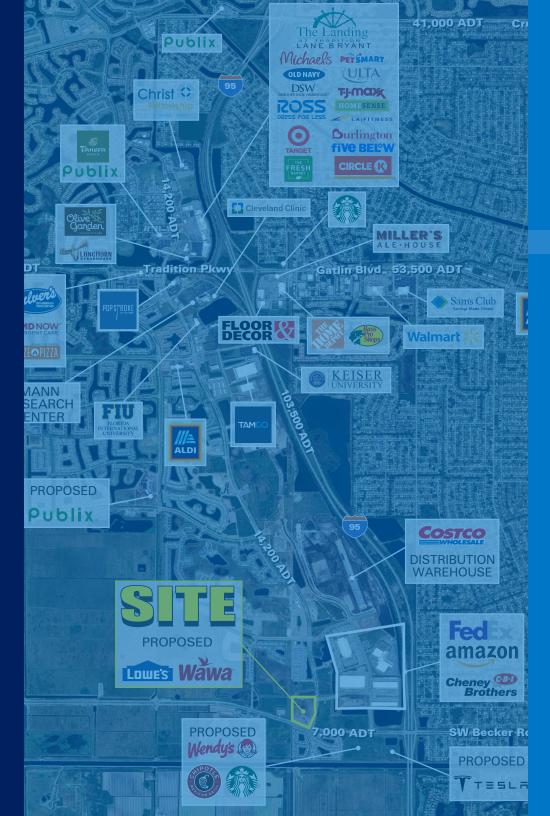












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