

SMD

Southern Management
and Development, L.P.

Towne South Plaza

4901-4977 South US-1
Fort Pierce, FL 34982

ANCHORED BY

Winn Dixie Marketplace and
Family Dollar

10,356 and 10,500 Sq. Ft.
Jr Anchor space available

Direct access to I-95 via Midway Road

Busy signalized intersection

Average daily traffic count: 48,300

Gross leasable area:
105,766 Sq. Ft. (MOL)

CREATING VALUE

Southern Management and Development, L.P.



CONTACT A LICENSED AGENT

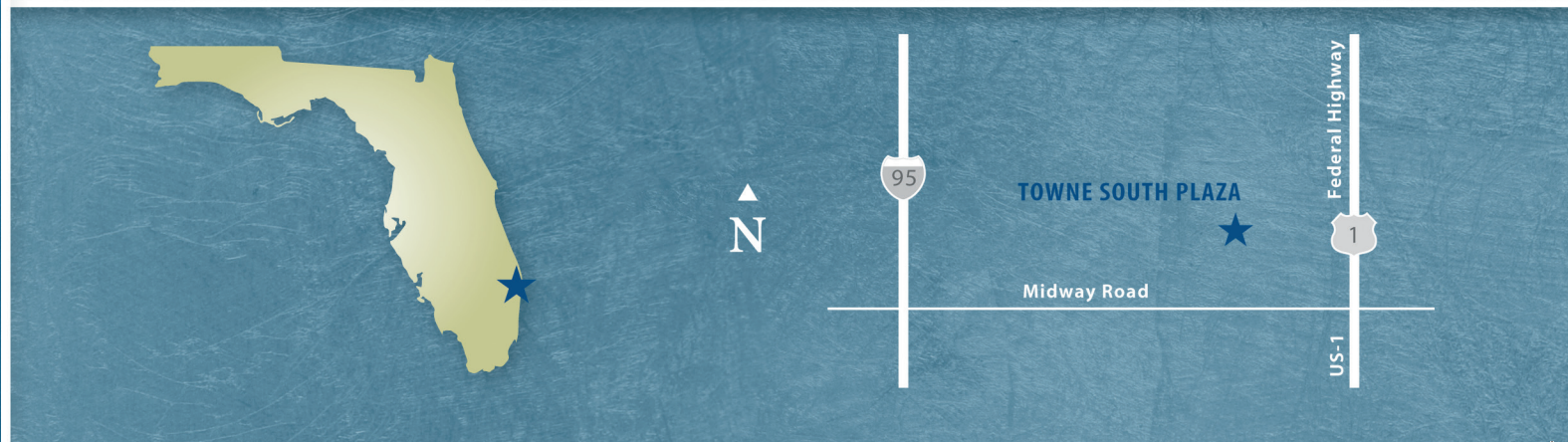
smdproperty.com

561.948.7100

F: 561.948.7120

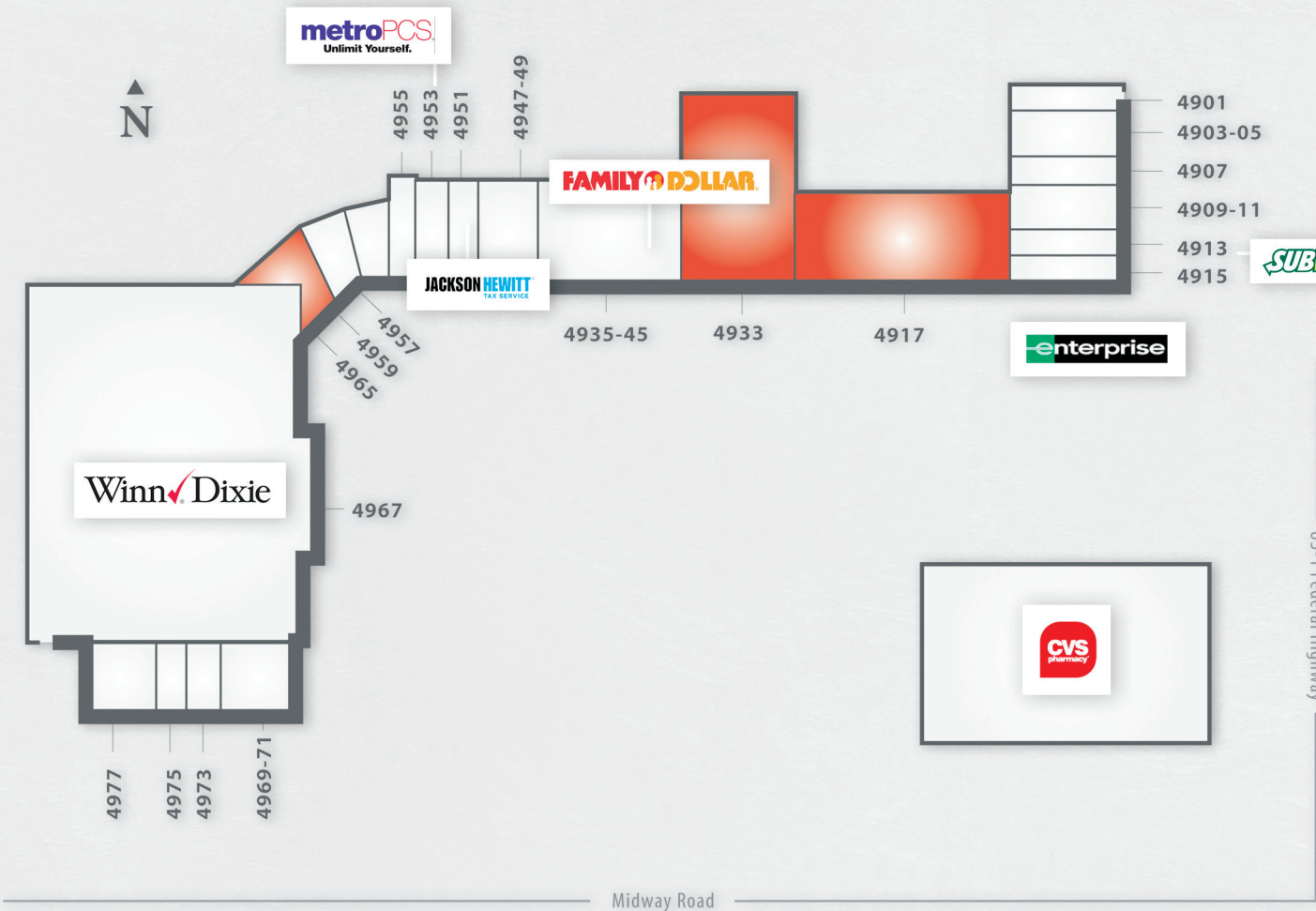
800.570.3261

2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2020 Projection	4,079	30,545	92,394
2015 Estimate	3,998	29,538	88,833
2010 Census	3,979	28,888	86,161
2000 Census	3,470	22,835	63,961
Population by race			
White	86.42%	74.55%	68.91%
Black	7.18%	14.41%	18.73%
Hispanic Other	6.41%	11.03%	12.38%
2015 Estimate			
Average HH Income	\$54,707	\$40,188	\$40,037
2015 Estimate			
Median HH Income	\$39,257	\$37,675	\$38,973
2015 Estimate			
Median Age	45.1	43.0	42.4

LEGEND

4901-4977 South US-1

UNIT	TENANT	SQ.FT.
4901	The Gin Mill	1,400
4903-05	Thai Restaurant	2,400
4907	Dry Cleaners	1,400
4909-11	Liquor Store	1,950
4913	Subway	1,300
4915	Enterprise Rent-A-Care	1,625
4917	Available	10,500
4933	Available	10,356
4935-45	Family Dollar	8,000
4947-49	Rent 1	3,582
4951	Jackson Hewitt	1,200
4953	Metro PCS	1,602
4955	Frank & Al's Pizza	2,100
4957	Hollywood Nails	963
4959	Ice Cream	1,915
4965	Available	1,848
4967	Winn Dixie	46,625
4969-71	Hair Salon	2,000
4973	Insurance	1,000
4975	Southern Samurai	
	Tattoo Studio Inc.	2,000
4977	Laundromat	3,000