



# FOR LEASE

7630 South US Highway 1

7630 South US Highway 1 Port St. Lucie, FL 34952

### PROPERTY OVERVIEW

Located in a highly visible and accessible area along US-1, this retail strip center offers substantial exposure and is set to undergo a comprehensive facelift beginning in Q1 2025. The upcoming renovations will include a full exterior repaint, updated signage, enhanced walkway lighting, new parking lot lighting, repaved parking surfaces, and refreshed landscaping, all designed to elevate the property's appeal and functionality.

The center benefits from a 48,500 daily traffic count, ensuring your business will enjoy constant visibility. Both building signage and monument street signage will be available, providing added marketing opportunities to attract potential customers. This prime commercial space is situated within a soon-to-be vibrant shopping center, making it a desirable location for retail, service, and office tenants alike.

### OFFERING SUMMARY

Building Size:	16,680 SF
Land Size:	1.21 Acres
Available Size:	900 - 4,050 SF
Zoning:	GC - General Commercial
Traffic Count:	48,500 AADT

LEASE RATE \$20.00 - 22.00 SF/yr (NNN)



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# Property Details & Highlights

KINGS PLAZA

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Property Name:	Kings Plaza
Property Address:	7630 South US Highway 1, Port St. Lucie, FL 34952
Property Type:	Retail
APN:	3422-441-0001-0502
Lot Size:	1.21 AC
Building Size:	16,680 SF
Zoning:	GC - General Commercial
Parking Ratio:	3.5
Cross Streets:	Prima Vista Blvd



## LOCATION OVERVIEW

Located on US Highway 1 just south of Prima Vista Blvd lighted intersection. Nearby retailers include Walgreens, McDonalds, Dunkin Donuts and more.

[Click for Permitted Uses](#)

## LEASE HIGHLIGHTS

- Prime location on South US Highway 1
- High visibility with excellent signage opportunities
- Ample parking for customers and employees
- Versatile layout that accommodates various businesses
- Remodel to begin 2025
- Flexible lease terms to suit your business needs
- Strong existing tenant mix for added foot traffic
- Professional property management and maintenance services

# Renovation Comparison

KINGS PLAZA

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Existing Building



Proposed Renovation

# Available Spaces

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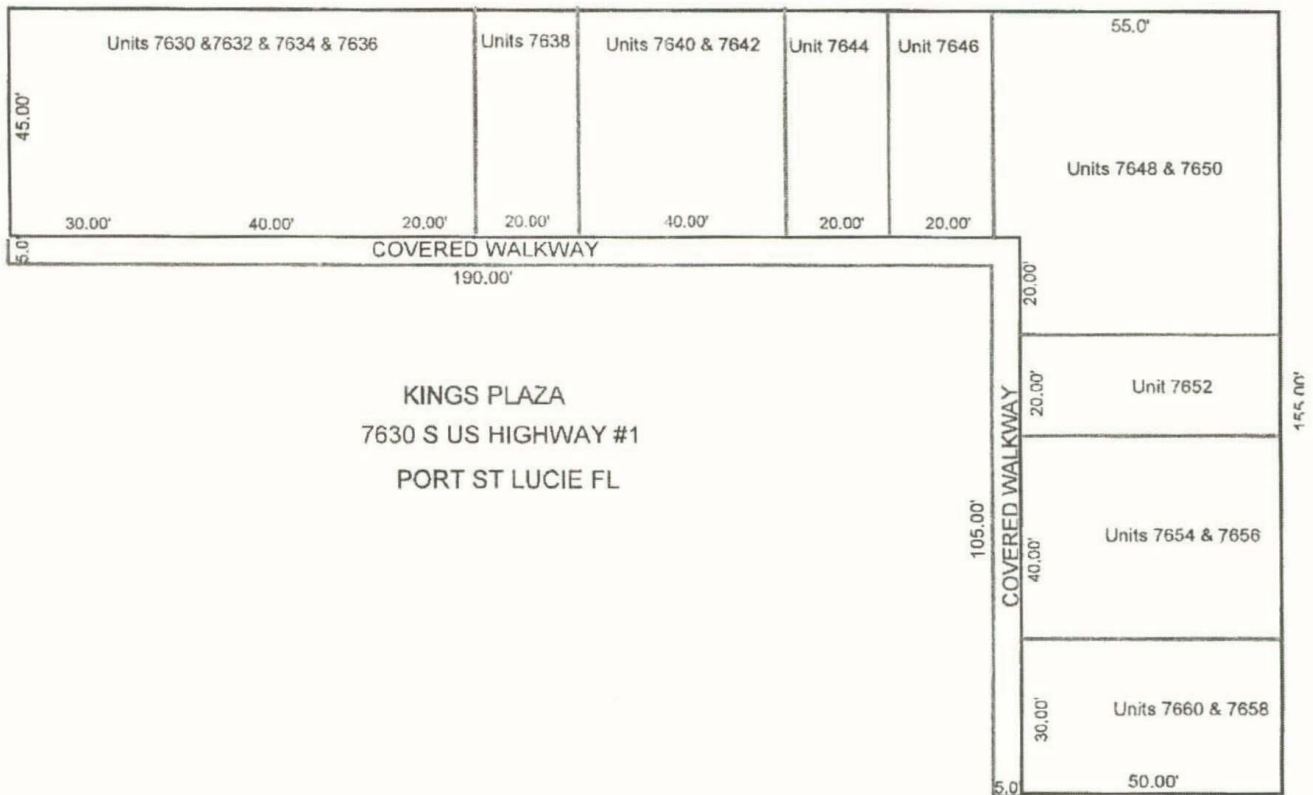


<b>Unit 7630</b>	\$20.00 SF/yr	NNN	4,050 SF	Negotiable
<b>Unit 7634</b>	\$20.00 SF/yr	NNN	3,050 SF	Negotiable
<b>Unit 7640</b>	\$21.00 SF/yr	NNN	1,800 SF	Negotiable
<b>Unit 7646</b>	\$22.00 SF/yr	NNN	900 SF	Negotiable

# Building Sketch

KINGS PLAZA

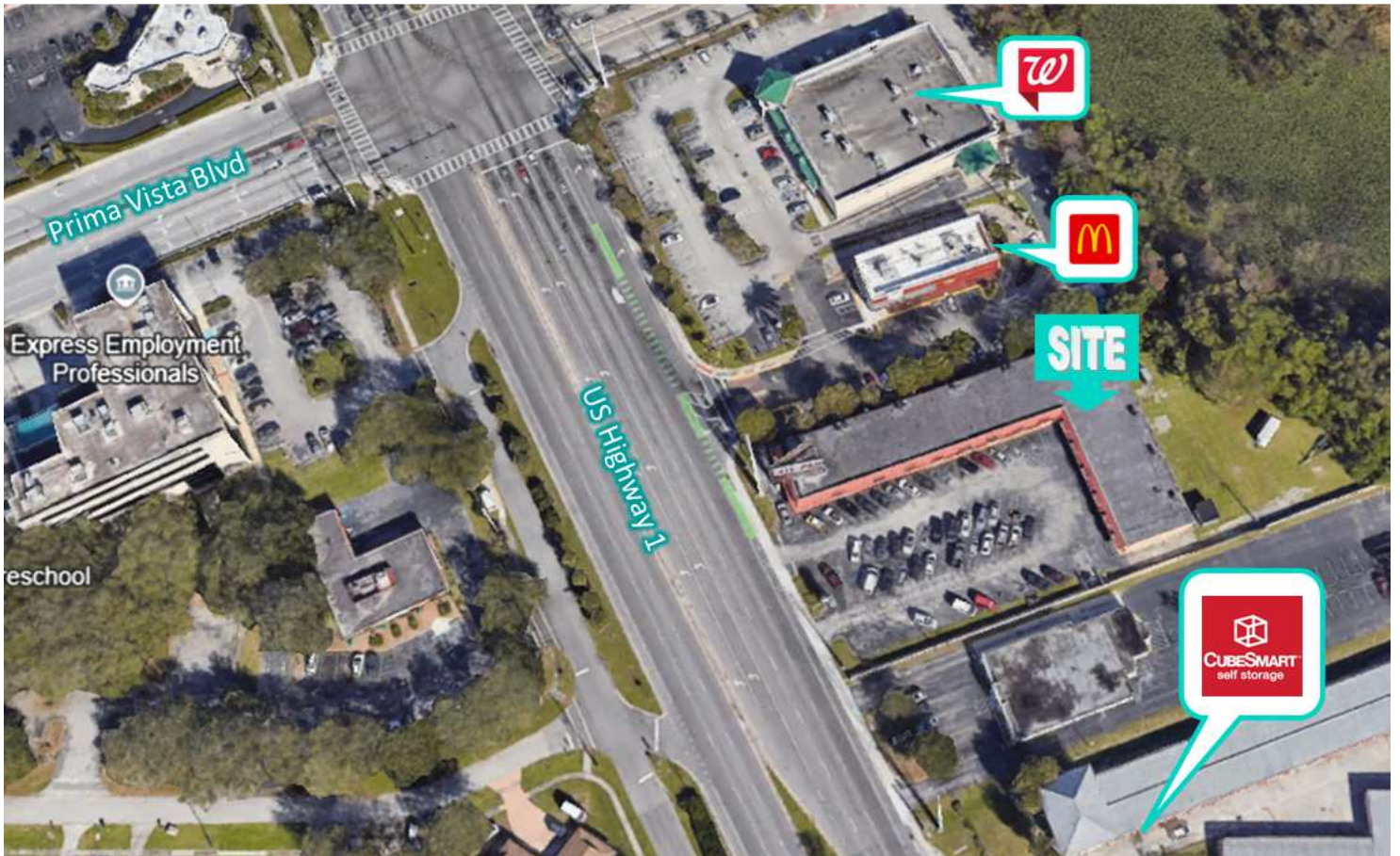
FOR LEASE



# Plaza Vicinity

KINGS PLAZA

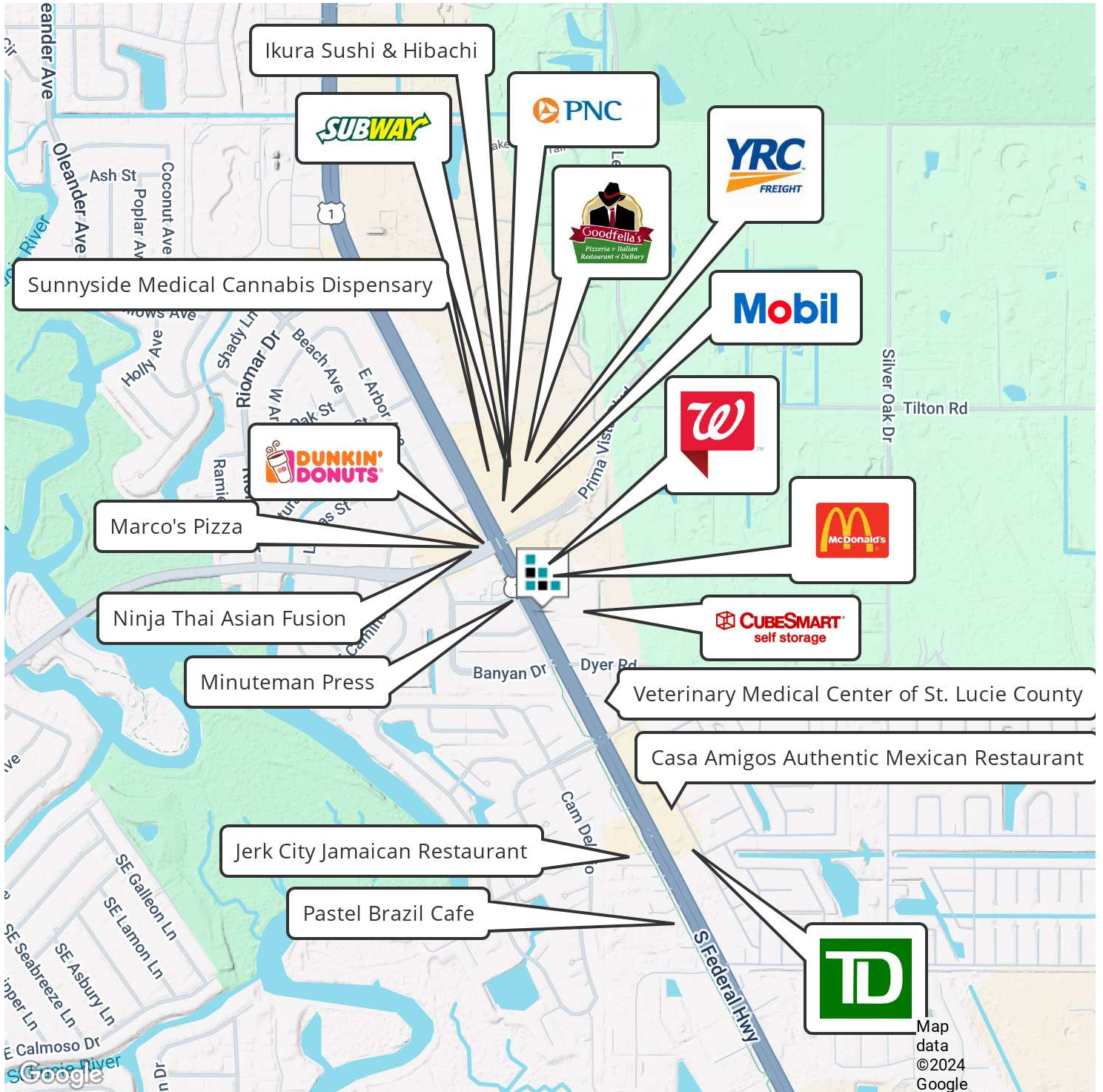
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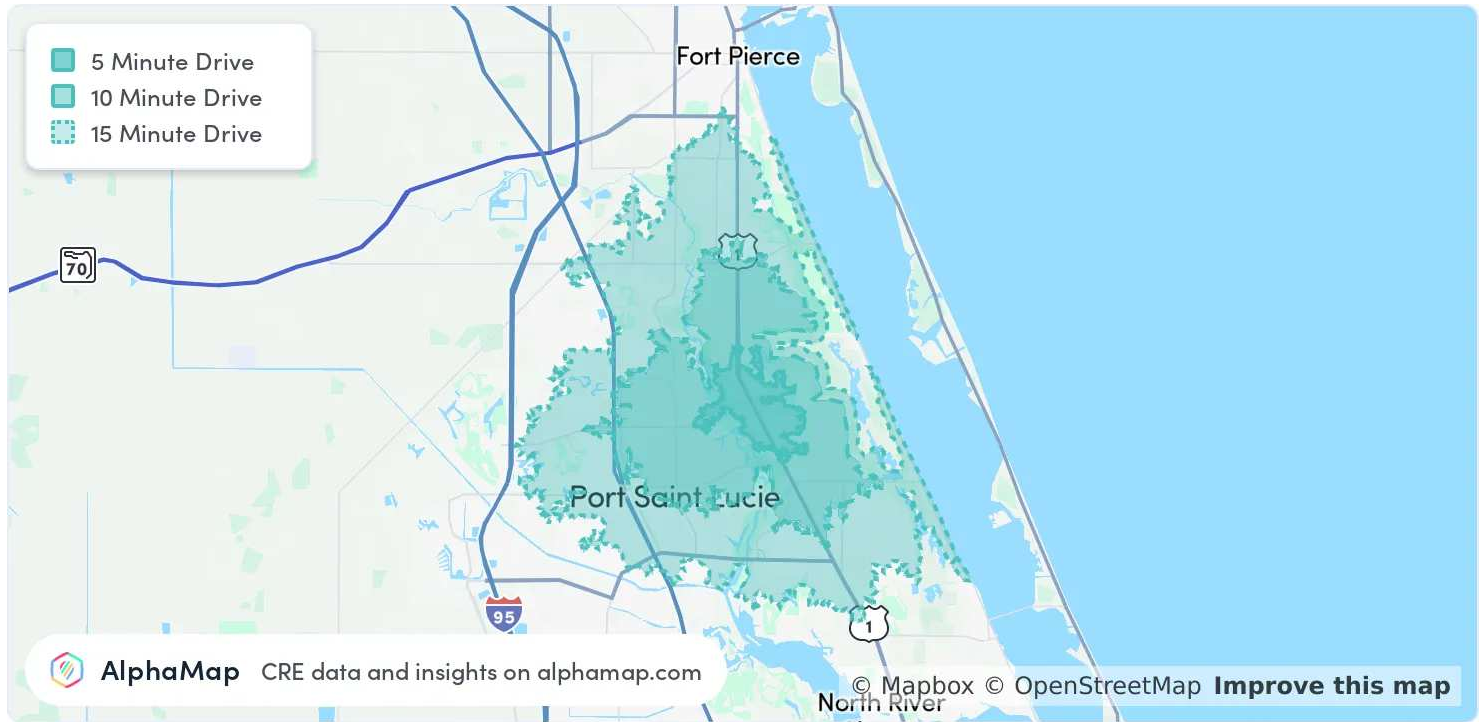


# Retailer Map

KINGS PLAZA

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,991	60,741	146,043
Average Age	56	46	46
Average Age (Male)	55	45	44
Average Age (Female)	57	48	47

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,086	25,072	58,514
Persons per HH	2	2.4	2.5
Average HH Income	\$72,785	\$80,065	\$82,487
Average House Value	\$233,813	\$289,451	\$313,714
Per Capita Income	\$36,392	\$33,360	\$32,994

Map and demographics data derived from AlphaMap



# Disclaimer

KINGS PLAZA

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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