



CURRENT CAPITAL
REAL ESTATE GROUP

RETAIL FOR LEASE

ST LUCIE PLAZA

7121 S US HIGHWAY 1, PORT SAINT LUCIE, FL 34952

For Additional Information Please Contact:

STEVEN RAFAILOVITC

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954.966.8181

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4000 HOLLYWOOD BLVD, 765-S
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INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

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PROPERTY SUMMARY

Available SF:	9,994
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	9.96 Acres
Building Size:	84,544 SF
Year Built:	1975
Renovated:	2016
Traffic Count:	38,500

PROPERTY OVERVIEW

Fantastic Retail Shopping Center in the fast growing City of Port St. Lucie. The Center has easy accessibility, great visibility and plenty of parking. The Center just finished going through a complete renovation! Great opportunity to join Bingo Madness, American Freight Furniture and other local tenants! The time is now to take advantage of our new renovation pricing! Landlord offering rent concession and T/I to qualified tenants!

Center has wonderful accessibility and visibility due to its US Highway 1 location just north of Prima Vista Blvd. Located on the corner of Rio Mar and South US Highway 1.

PROPERTY HIGHLIGHTS

- Located on a busy retail corridor of US-Highway 1
- Anchored by National Tenants Dollar General & American Freight Furniture
- Great Visibility and Easy Access
- Rent Concession & T/I for qualified tenants



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Lease Rate: \$12.00 SF/YR NNN

Total Space 9,994 SF

Lease Type: NNN

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7159	Strip Center	\$12.00 PSF	NNN	9,994 SF	Negotiable	Huge space in the center of the plaza. Perfect for National Retailer, Restaurant and more. Can be set up for retail, also has grease trap and hood installed for restaurant use. Great frontage on S US Highway 1 w/ tons of daily drive by traffic.



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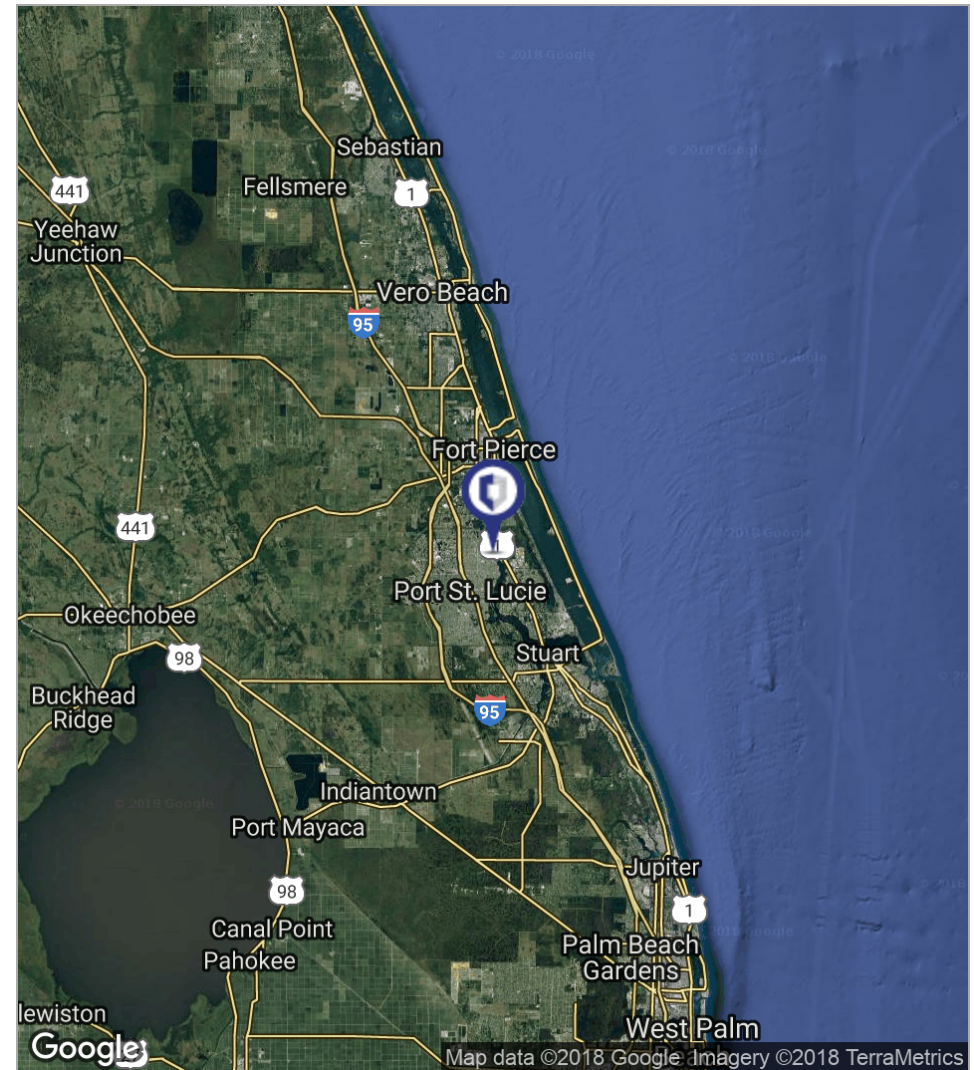
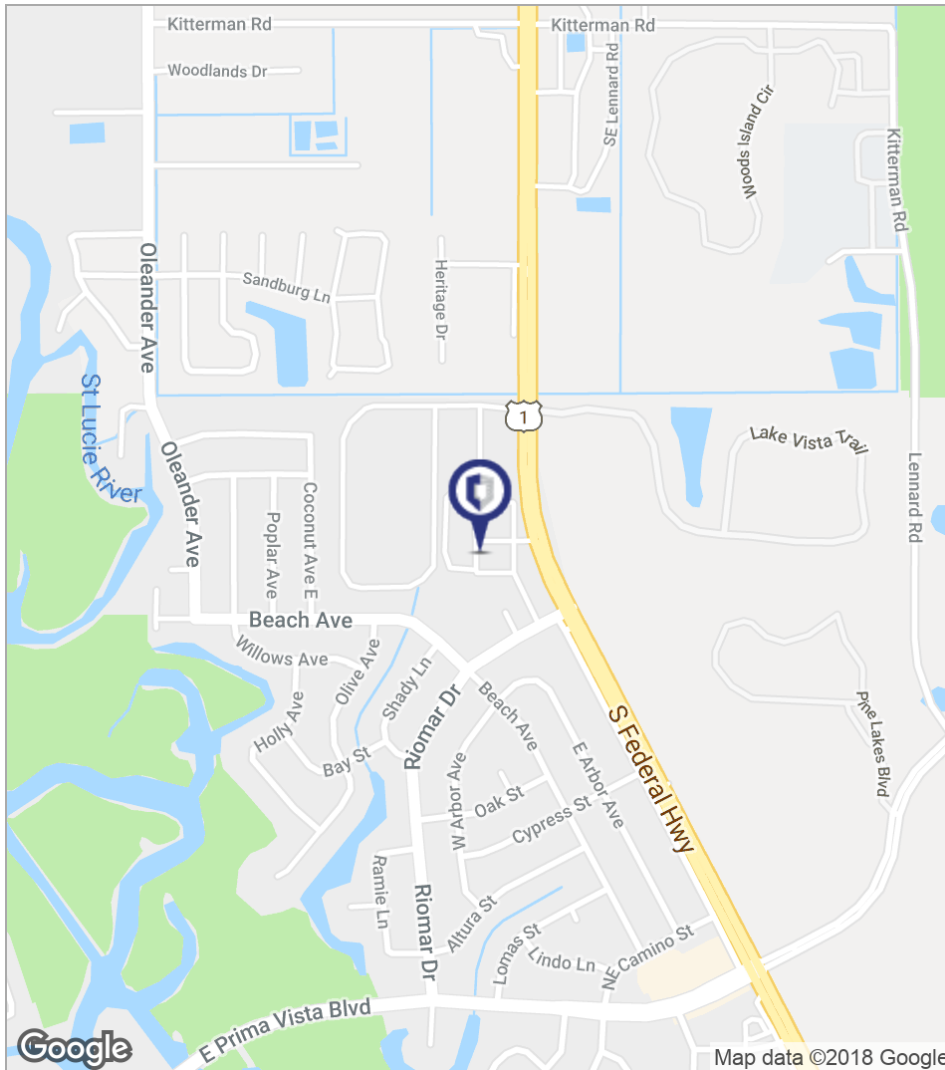
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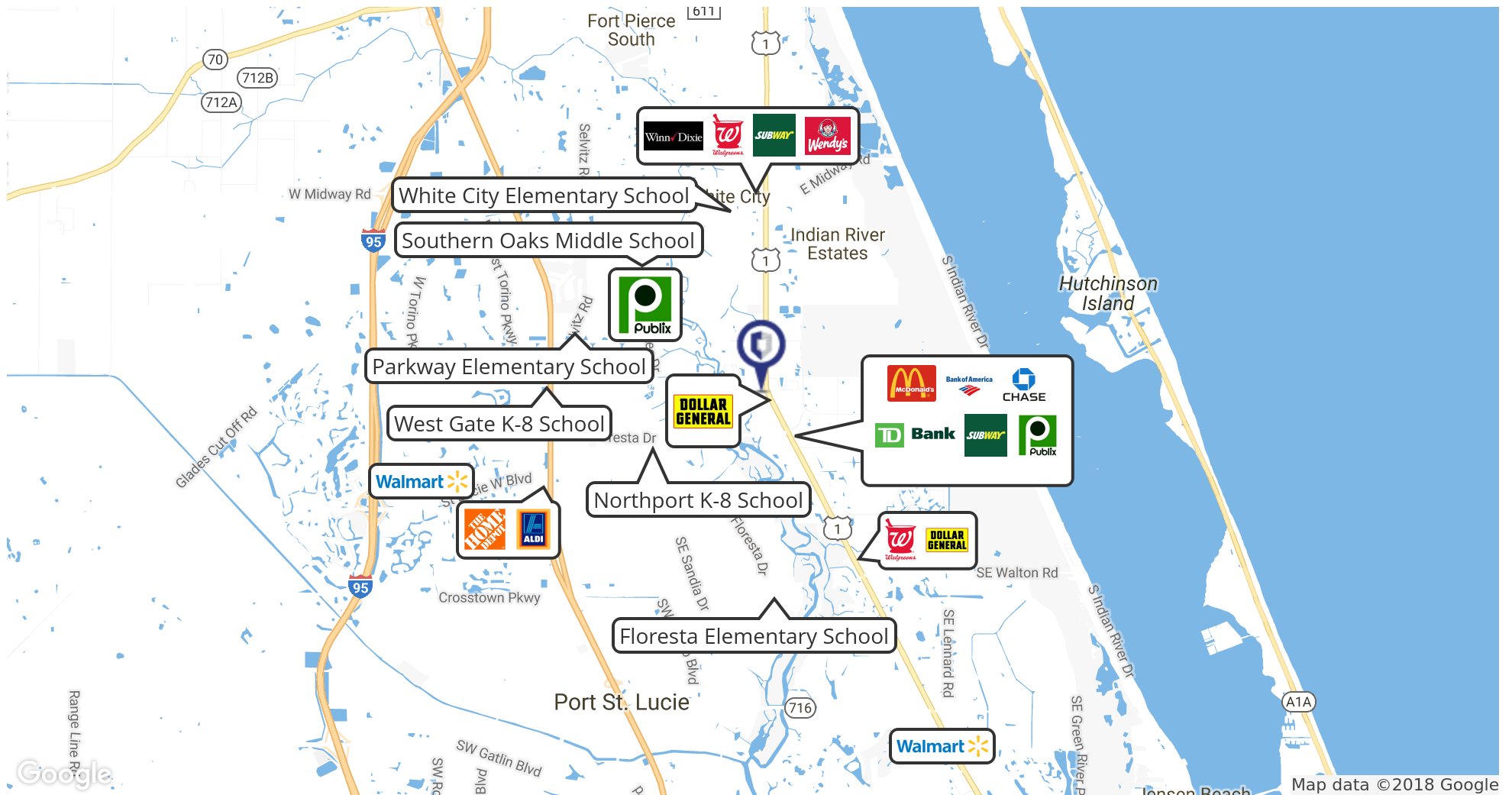
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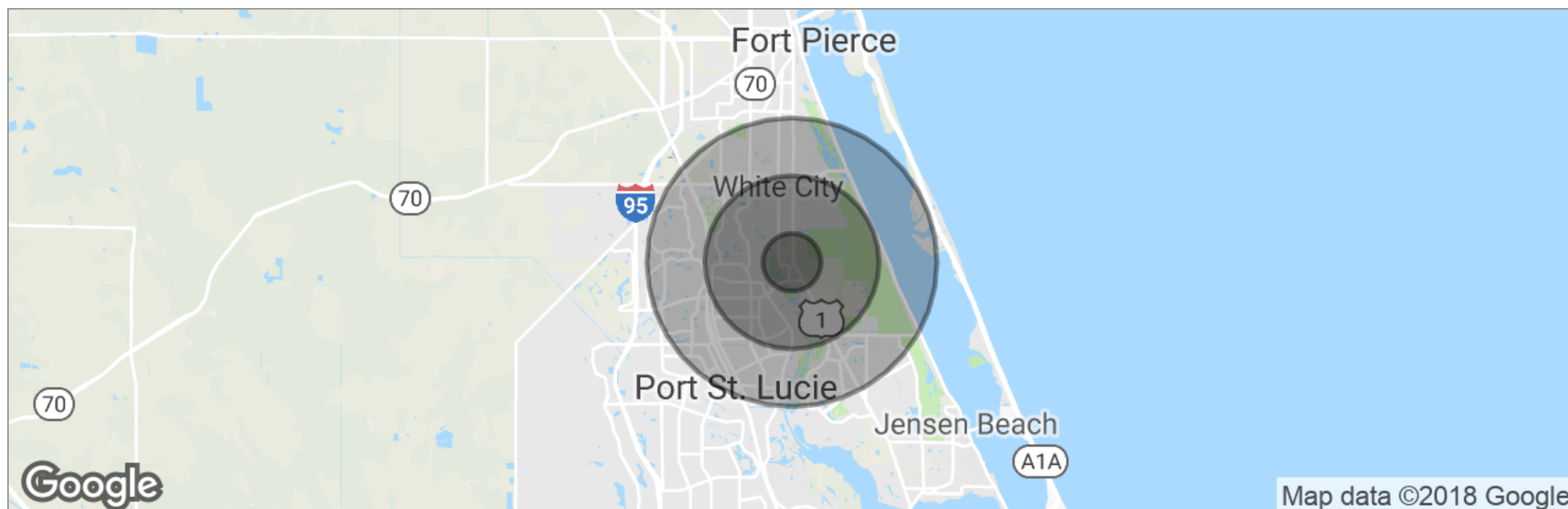
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	1 Mile	3 Miles	5 Miles
Total Population	3,706	45,130	108,236
Population Density	1,180	1,596	1,378
Median Age	49.2	45.3	44.7
Median Age (Male)	48.6	43.7	43.2
Median Age (Female)	49.7	46.8	45.7
Total Households	1,615	18,010	43,279
# of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$53,724	\$55,084	\$55,541
Average House Value	\$204,187	\$186,030	\$203,777

* Demographic data derived from 2010 US Census



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CITY OF PORT ST LUCIE

According to the United States Census Bureau's 2015 population estimate, Port St. Lucie is the 8th largest city in Florida with 179,413 residents. Currently, it is the 3rd largest city in South Florida and the 8th largest city in Florida, surpassing Fort Lauderdale's population of 178,590. It occupies an area of 120 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, half way between Miami and Orlando. Average temperatures range from 64 degrees in February to 82 degrees in August, making the city and surrounding area a tourist destination and nature lover's paradise. The attractive environment and top-rated park system stand out in southeast Florida, and the unspoiled river, top-rated golf courses and growing arts and performance community are key reasons for the city's growth in recent years. Port St. Lucie also attracts a vibrant mix of people because of its low crime rate, diverse housing stock and abundant open space, and because of the optimistic vision of the people who live here. According to BizJournals.com, the city has the highest homeownership rate in the nation in 2012 and is the only major market with a homeownership rate above 75 percent.



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