

# Martin Downs Village Center

 Martin County  Port St. Lucie, FL  118,208 Sq Ft

3270 SW Martin Downs Blvd | Palm City, FL 34990

271.711, -80.2958



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 7,395     | 32,134    | 81,754    |
| Daytime Pop. | 8,400     | 31,079    | 99,166    |
| Households   | 3,280     | 13,810    | 34,462    |
| Income       | \$128,799 | \$160,555 | \$137,711 |

Source: Synergos Technologies, Inc. 2024

Coastal Care-anchored center with national retailers including AT&T and Starbucks

Affluent market with an average household income of \$147K+ within a 3-mile radius

Located less than 5 miles from the new 4,000-unit housing development, Newfield, currently under construction (Mattamy Homes 2024)

Direct access to Florida Turnpike and I-95 with 50K+ vehicles daily and 78K+ vehicles daily, respectively (Kalibrate 2021)



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## Available Spaces

|       |             |      |       |         |
|-------|-------------|------|-------|---------|
| 0012  | 1,600 Sq Ft | 360° | OPO 1 | 0 Sq Ft |
| 0027A | 2,446 Sq Ft | 360° |       |         |

## Current Tenants

Space size listed in square feet

|          |                                   |        |
|----------|-----------------------------------|--------|
| 0002     | Starbucks                         | 2,084  |
| 0002A    | HOTWORX                           | 1,700  |
| 0003     | Jersey Mike's                     | 1,300  |
| 0005     | School of Rock                    | 2,258  |
| 0006     | Coastal Care Corporation          | 39,795 |
| 0007     | Goodwill                          | 13,000 |
| 0008/009 | Palm City Nails                   | 2,336  |
| 0010     | Eastern Garden                    | 3,200  |
| 0011     | AT&T                              | 1,600  |
| 0013     | Reuben's Deli                     | 1,600  |
| 0014     | Xiling Services                   | 1,200  |
| 0015     | Piu Bello                         | 2,224  |
| 0019     | Palm City Social                  | 4,400  |
| 0021     | Harper's Pub                      | 2,828  |
| 0022     | Central Eyes                      | 1,600  |
| 0023     | Bessey Creek Dental Care          | 2,000  |
| 0024     | Fantini's Fusion Kitchen          | 3,300  |
| 0026     | Bank of America                   | 5,842  |
| 0027     | Foley Management Group            | 2,418  |
| 0028     | Allergy & Asthma Care of Palm     | 1,467  |
| 0030A    | Philosophical Frameworks          | 500    |
| 0030B    | Coastal Real Estate Professionals | 1,138  |
| 0033     | Nicklaus Children's Pediatric     | 1,130  |
| 0033A    | Palm Beach County Firefighters    | 2,742  |
| 034/036  | Laviano & Associates              | 3,752  |
| OP1      | Chase                             | 4,195  |
| OP2      | Chipotle Mexican Grill            | 2,325  |
| OP3      | Wendy's                           | 2,228  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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