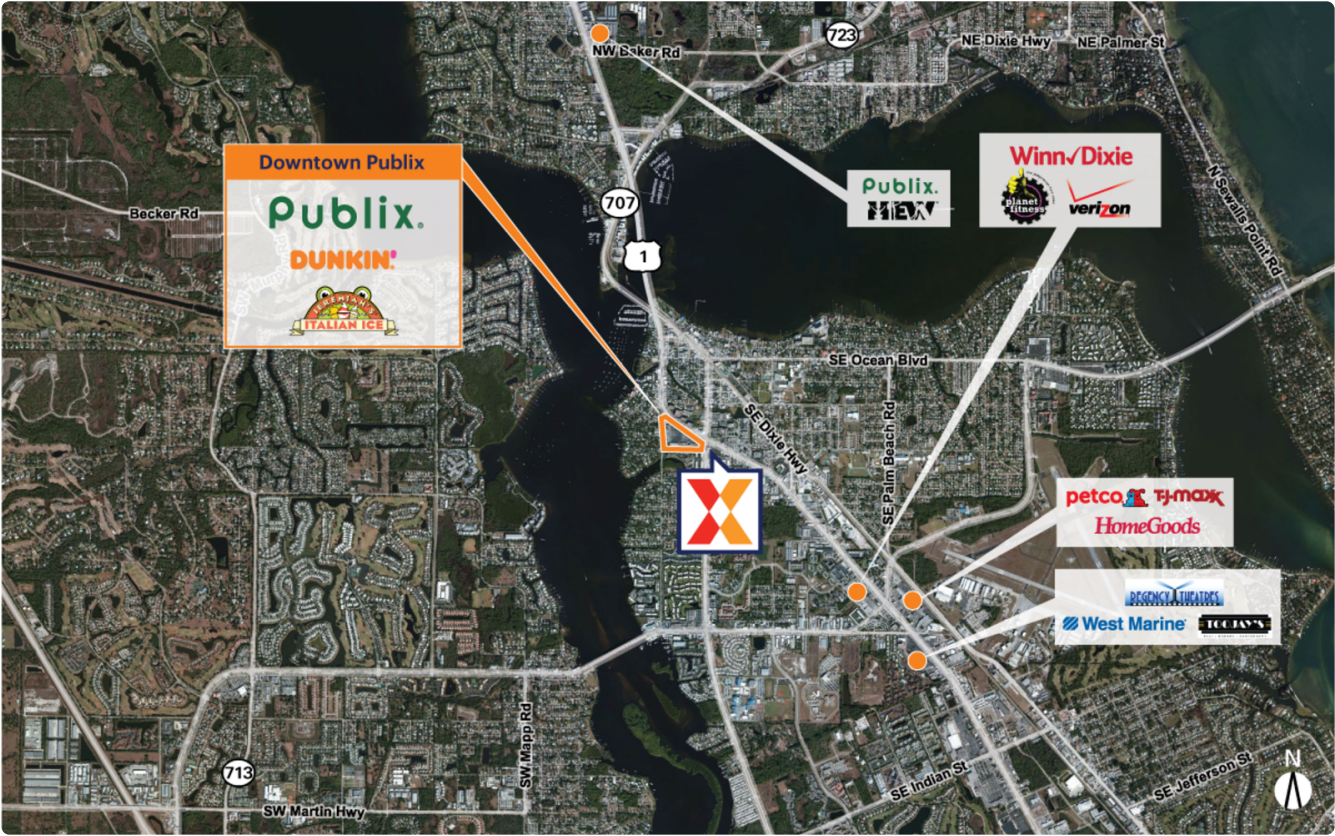


# Downtown Publix

730-894 Southwest Federal Highway | Stuart, FL 34994

Martin County Port St. Lucie, FL 151,246 Sq Ft

271912, -80.2554



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 6,695     | 51,542    | 103,029   |
| Daytime Pop. | 16,776    | 68,216    | 121,412   |
| Households   | 3,098     | 23,484    | 45,522    |
| Income       | \$101,176 | \$123,072 | \$131,867 |

Source: Synergos Technologies, Inc. 2024

- Strategically located in downtown Stuart on Hwy 1 with visibility from 34K+ vehicles daily (Kalibrate 2022)
- Publix-anchored center with a diverse tenant mix of local and national retailers, including Dunkin and Jeremiah's Italian Ice, to meet community needs
- Surrounded by an affluent population with an average household income of \$123K+ within a 3-mile radius
- Less than two miles from Witham Field Airport and the 244-bed Cleveland Clinic Martin North Hospital (Cleveland Clinic 2025)



# Downtown Publix

 Martin County  Port St. Lucie, FL  151,246 Sq Ft

730-894 Southwest Federal Highway | Stuart, FL 34994

271912, -80.2554



### Available Spaces

|    |             |      |       |             |      |
|----|-------------|------|-------|-------------|------|
| 01 | 3,800 Sq Ft | 360° | 40    | 2,960 Sq Ft | 360° |
| 17 | 860 Sq Ft   |      | OPO 1 | 0 Sq Ft     |      |
| 20 | 1,086 Sq Ft |      |       |             |      |

### Current Tenants

Space size listed in square feet

|     |                          |        |    |                                |        |
|-----|--------------------------|--------|----|--------------------------------|--------|
| 02  | Sebanda Insurance        | 630    | 22 | Go Postal Services             | 540    |
| 03  | Pro Beauty Suites        | 3,480  | 23 | Wags About You                 | 1,260  |
| 05  | Laundromart              | 2,640  | 24 | Nicole's House of Wax & Skin C | 840    |
| 06  | H&R Block                | 1,817  | 26 | Revive Health and Wellness     | 14,020 |
| 07  | Three Little Birds Cafe  | 2,200  | 27 | Revive Health and Wellness     | 12,150 |
| 08  | Wine & Liquor            | 3,200  | 28 | Dunkin'                        | 827    |
| 09  | iSmash                   | 8,125  | 29 | Hideout Tea                    | 1,200  |
| 10  | Oasis Pamper Nails & Spa | 1,300  | 30 | Minuteman Press                | 1,200  |
| 11  | Publix                   | 27,887 | 31 | KidStrong                      | 3,010  |
| 13  | Merengue Restaurant      | 1,800  | 32 | LabCorp                        | 2,412  |
| 14  | Harper's                 | 3,000  | 33 | Jeremiah's Italian Ice         | 1,262  |
| 14A | Broader MRI of Stuart    | 2,200  | 34 | Sakura Japanese Buffet         | 6,000  |
| 15  | The Butcher Shoppe, Etc. | 1,200  | 35 | Play Money                     | 5,485  |
| 16  | Refined Physical Therapy | 1,977  | 36 | Rent-A-Center                  | 4,345  |
| 18  | Dental Care of Stuart    | 3,050  | 37 | Beachway & Co.                 | 8,857  |
| 19  | Glo Hair Salon           | 600    | 38 | CITGO Petroleum                | 1,800  |
| 21  | The Marathon Barbershop  | 720    | 39 | Flooring USA                   | 10,000 |
|     |                          |        | 41 | Nancy's Italian Restaurant     | 1,506  |

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.

1870

