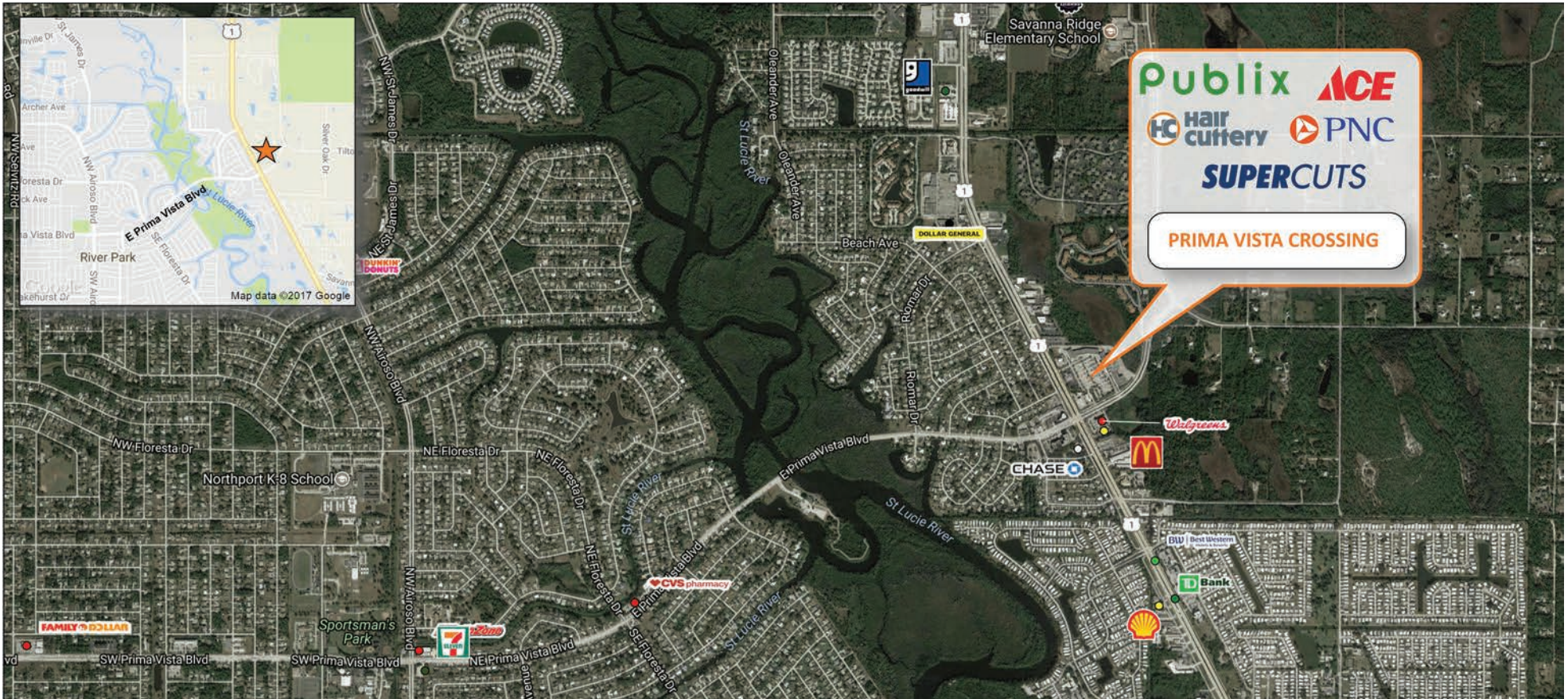




# PRIMA VISTA CROSSING

7576 South US 1, Port St. Lucie, FL 34952

# PORT ST. LUCIE, FL



**MARKET:** Central Florida

**COUNTY:** St. Lucie County

**GLA:** 105,932 SF

**TRAFFIC COUNT:** 41,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	5,819	50.5	\$51,332
<b>3 MILES</b>	52,943	47.1	\$58,390
<b>5 MILES</b>	128,602	45.1	\$61,934

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TENANTS	UNIT	SF	TENANTS	UNIT	SF
Available	1-A	1,875	Florida's Blood Centers	21-A-B	3,200
Available	1-B	1,875	Circle Liquor	21-C	1,600
Available	2	1,000	Publix Super Markets	22	44,270
Available	3-A	1,150	Family Hair Care	23	1,283
Subway	3-B	1,100	Optical	24	1,283
Prima Vista Laundry	4	2,343	Available	25	1,283
Available	5	1,400	Grandpa's Diner	26-27	2,100
Advance America	6	1,400	Atlas Coin Jewellery	28	1,050
Prima Vista Pain Relief	7	1,400	Metro PCS	29	1,050
H&R Block	8	1,400	Rocky's Hardware	30	16,000
Hair Cuttery	9	1,400			
The UPS Store	10	1,400			
Goodfella's Pizza	11	1,400			
Available	12	1,400			
Great Expressions	13	2,470			
Available	14	1,400			
Available	15	1,400			
Double D's Tobacco	16	1,750			
China Wok	17	1,400			
Supercuts	18	1,400			
Red Nails	19	1,050			
Edible Arrangements	20	1,400			



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**Prima Vista Crossing** is located at the busy intersection of Federal Hwy and Prima Vista Blvd, and is home to Publix and Ace Hardware. Additional nationally recognized tenants include Subway, Edible Arrangements, Supercuts, and H&R Block. The center fronts on Federal Hwy and enjoys direct exposure to an average of 36,000 vehicles per day. There is ample parking, multiple access points and pylon signage available.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.