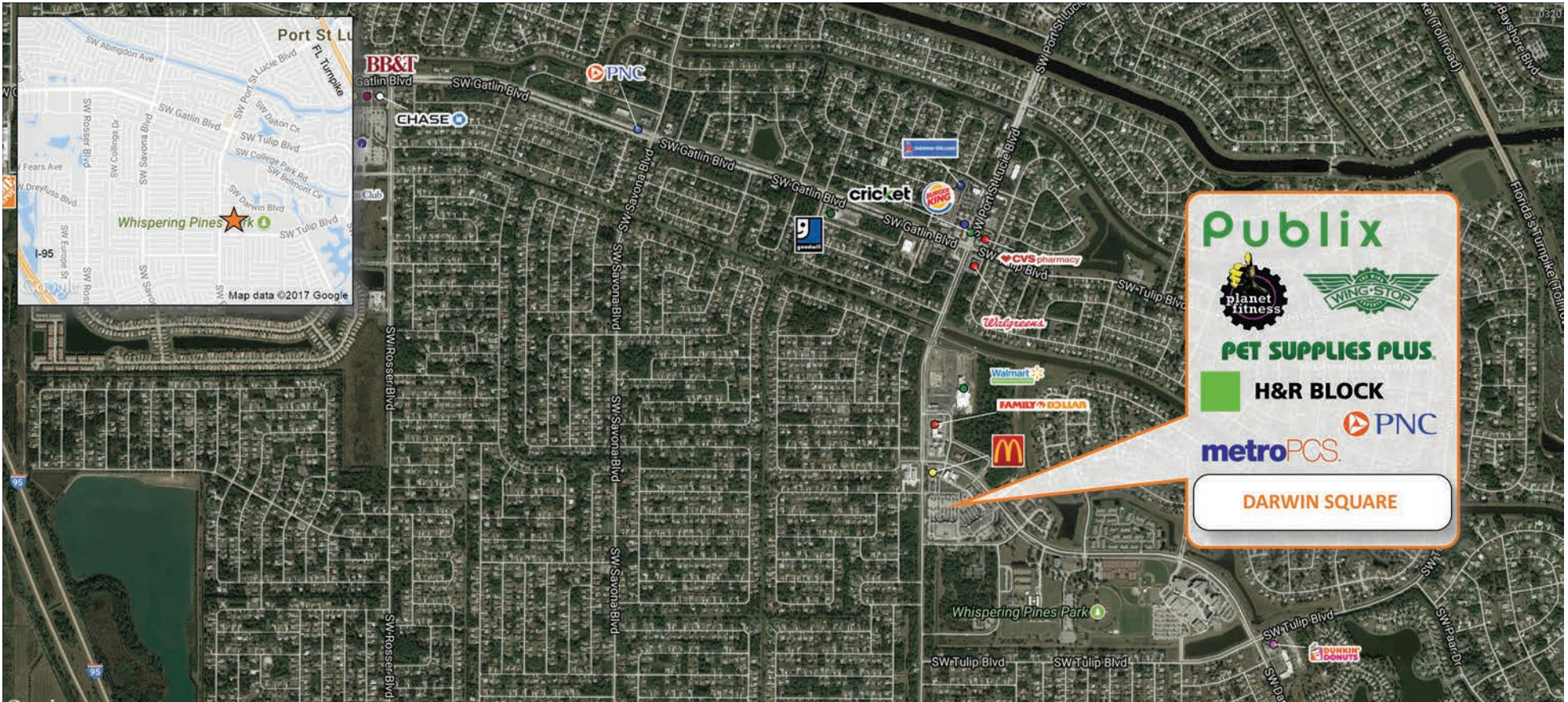




# DARWIN SQUARE

3253 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34953

# PORT ST. LUCIE, FL



**MARKET:** Central Florida

**COUNTY:** St. Lucie County

**GLA:** 127,918 SF

**TRAFFIC COUNT:** 20,794



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	10,386	35.9	\$69,157
<b>3 MILES</b>	73,572	37.2	\$71,792
<b>5 MILES</b>	136,391	41	\$73,268

**MEREDITH VOGEL** | LEASING AGENT

mvoegel@secenters.com  
(561) 347-0888 | Mobile (561) 420-9718



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TENANTS	UNIT	SF	TENANTS	UNIT	SF
Wingstop	1	2,000	Treasure Coast Hospice		
<b>Available</b>	<b>4</b>	<b>1,195</b>	Thrift Boutique	U106-U108	4,187
Massimos Pizza	5	1,910	CareNet Treasure Coast	62	1,525
Cell Medic	7	1,239	Airosso Cleaners	64	1,345
ZINGA! Frozen Yogurt	10	1,860	<b>Available</b>	<b>68</b>	<b>1,648</b>
H&R Block	13	1,549	Chinatown Restaurant	70	1,324
<b>Available</b>	<b>15</b>	<b>1,488</b>	Next Level Insurance	73	1,150
<b>Available</b>	<b>16</b>	<b>1,662</b>	Publix Super Markets	E	54,340
Pet Supplies Plus	20A	8,492	Metro PCS	E101	1,350
Comp Liquors	20	1,858	Town Jewelers	E103	900
Jose A. Sarasola Dentistry	25	1,550	<b>Available</b>	<b>E104</b>	<b>900</b>
DC & Y Nails	26-27	1,859	The Boutique Hair Salon	E105	900
Planet Fitness	28-45	14,385	Leslie's Pool Mart	E106 -E108	2,700
Mane Design Haircuts	50	1,239			
Expedition Chiropractic	53	1,550			
Kaede Hibachi	U101	1,675			
<b>Available</b>	<b>U102</b>	<b>1,256</b>			
Keke's Breakfast Café	U103-U104	5,069			
Florida Community Health	U105	3,813			



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This bustling center is located at the intersection of SW Port St. Lucie Blvd and Darwin Blvd in the city of Port St. Lucie. The center features a collection of national and regional anchor tenants including Publix Supermarket, Planet Fitness, and Pet Supplies Plus. Darwin Square is centrally situated in a densely populated residential area providing an abundant and captive customer base. Additional national and franchise tenants at the center include H&R Block, Leslie's Pools, Metro PCS and Wingstop.

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.