



DARWIN SQUARE

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

PORT ST. LUCIE, FL

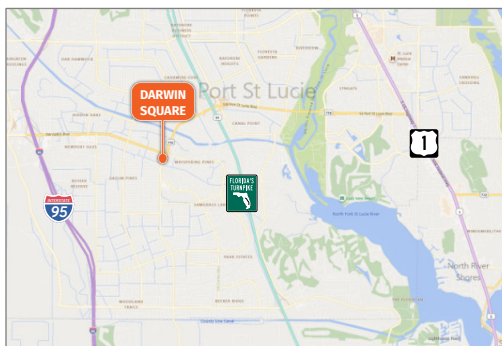


MARKET: Treasure Coast

COUNTY: St. Lucie

GLA: ±127,918 SF

TRAFFIC COUNT: ±20,794



- This bustling center is located at the intersection of SW Port St. Lucie Boulevard and Darwin Boulevard 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 by T-Mobile, and Wingstop

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SOUTHEAST
CENTERS

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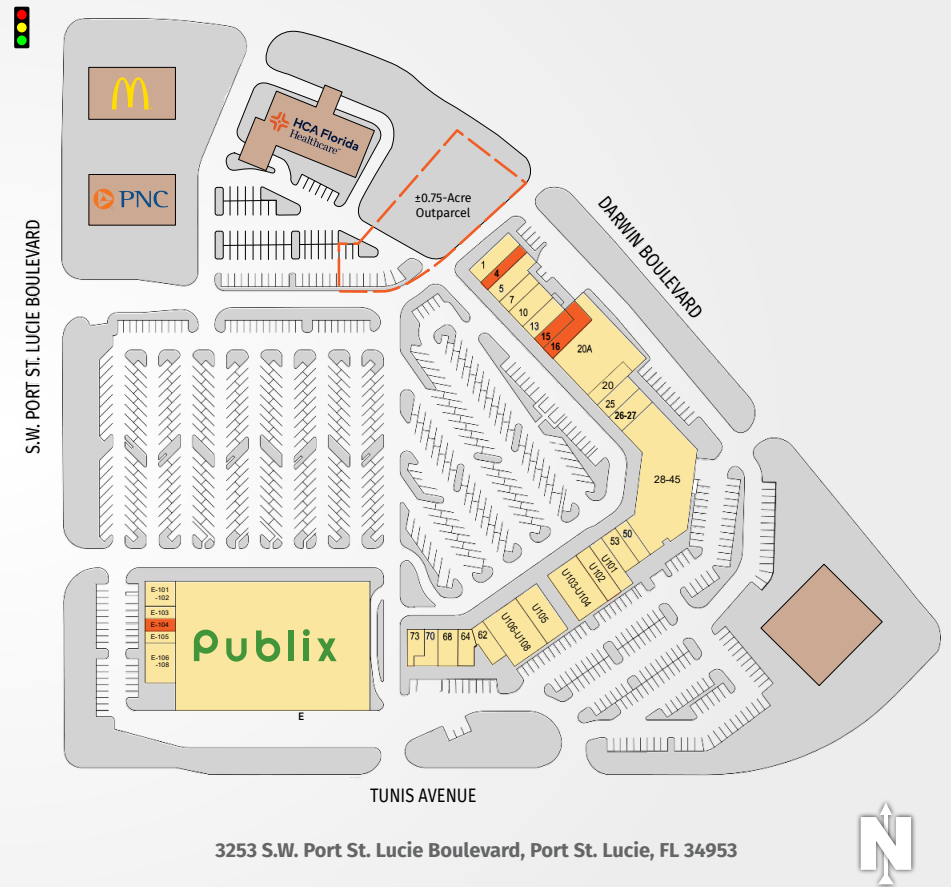
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 **SOUTHEAST**
CENTERS

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TENANTS	UNIT	SIZE	TENANTS	UNIT	SIZE
Wingstop	1	2,000 SF	Good Vibes Nutrition	U102	1,256 SF
Available	4	1,195 SF	Keke's Breakfast Café	U103- U104	5,609 SF
Massimo's Pizza	5	1,910 SF	Florida Community Health	U105	3,813 SF
Bee Waxed & Brow Studio	7	1,239 SF	Thrift Boutique	U106-U108	4,187 SF
Chocolate Shoppe	10	1,860 SF	CareNet Treasure Coast	62	1,525 SF
H&R Block	13	1,549 SF	Max One Insurance	64	1,345 SF
Available	15	1,488 SF	Advance Med Spa	68	1,648 SF
Available	16	1,662 SF	Chinatown Restaurant	70	1,324 SF
Pet Supplies Plus	20A	8,492 SF	Enchanted Midnight Sun	73	1,150 SF
Comp Liquors	20	1,858 SF	Publix Super Markets	E	54,340 SF
Jose A. Sarasola Dentistry	25	1,550 SF	Metro PCS	E101	1,350 SF
DC & Y Nails	26-27	1,859 SF	Town Jewelers	E103	900 SF
Planet Fitness	28-45	14,385 SF	Available	E104	900 SF
Mane Design Haircuts	50	1,239 SF	The Boutique Hair Salon	E105	900 SF
Expedition Chiropractic	53	1,550 SF	Leslie's Pool Mart	E106	2,700 SF
Kaede Hibachi	U101	1,675 SF	Available	Outparcel ±0.75 Acres	



DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	11,131	36.5	\$54,784
3 MILES	83,721	37.8	\$74,414
5 MILES	156,017	40.8	\$73,354

Southeast Centers offers 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.