



# DARWIN SQUARE

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

## PORT ST. LUCIE, FL

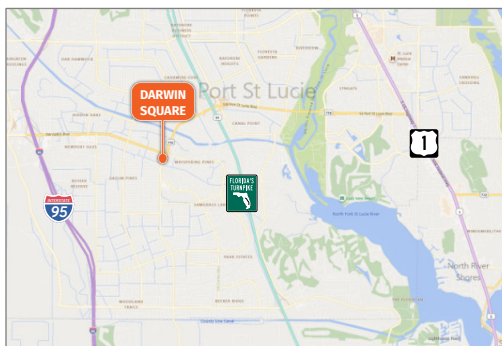


**MARKET:** Treasure Coast

**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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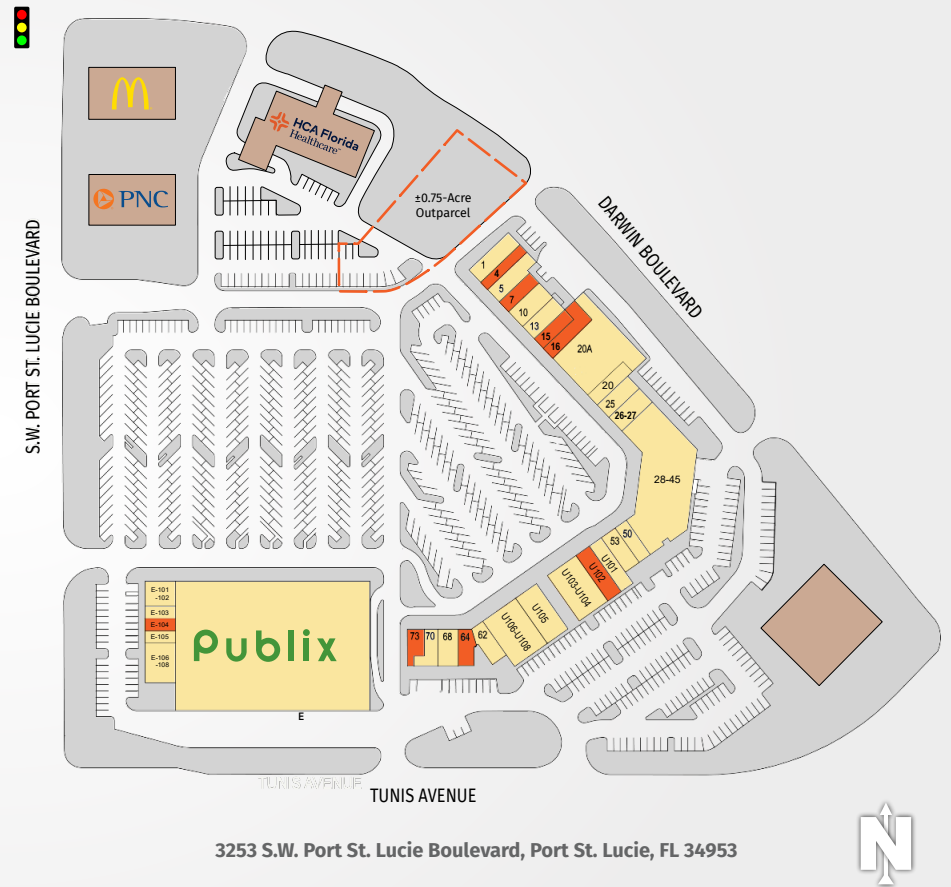




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TENANTS	UNIT	SIZE
Wingstop	1	2,000 SF
<b>Available</b>	<b>4</b>	<b>1,195 SF</b>
Massimo's Pizza	5	1,910 SF
<b>Available</b>	<b>7</b>	<b>1,239 SF</b>
Chocolate Shoppe	10	1,860 SF
H&R Block	13	1,549 SF
<b>Available</b>	<b>15</b>	<b>1,488 SF</b>
<b>Available</b>	<b>16</b>	<b>1,662 SF</b>
Pet Supplies Plus	20A	8,492 SF
Comp Liquors	20	1,858 SF
Jose A. Sarasola Dentistry	25	1,550 SF
DC & Y Nails	26-27	1,859 SF
Planet Fitness	28-45	14,385 SF
Mane Design Haircuts	50	1,239 SF
Expedition Chiropractic	53	1,550 SF
Kaede Hibachi	U101	1,675 SF

TENANTS	UNIT	SIZE
<b>Available</b>	<b>U102</b>	<b>1,256 SF</b>
Keke's Breakfast Café	U103- U104	1,256 SF
Florida Community Health	U105	3,813 SF
Thrift Boutique	U106-U108	4,187 SF
CareNet Treasure Coast	62	1,525 SF
<b>Available</b>	<b>64</b>	<b>1,345 SF</b>
Next Level Insurance	68	1,648 SF
Chinatown Restaurant	70	1,324 SF
<b>Available</b>	<b>73</b>	<b>1,150 SF</b>
Publix Super Markets	E	54,340 SF
Metro PCS	E101	1,350 SF
Town Jewelers	E103	900 SF
<b>Available</b>	<b>E104</b>	<b>900 SF</b>
The Boutique Hair Salon	E105	900 SF
Leslie's Pool Mart	E106	2,700 SF
<b>Available</b>	<b>Outparcel</b>	<b>±0.75 Acres</b>



## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

1 MILE	10,858	36.4	\$71,932
3 MILES	77,747	37.7	\$75,122
5 MILES	144,141	41.5	\$78,103

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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.