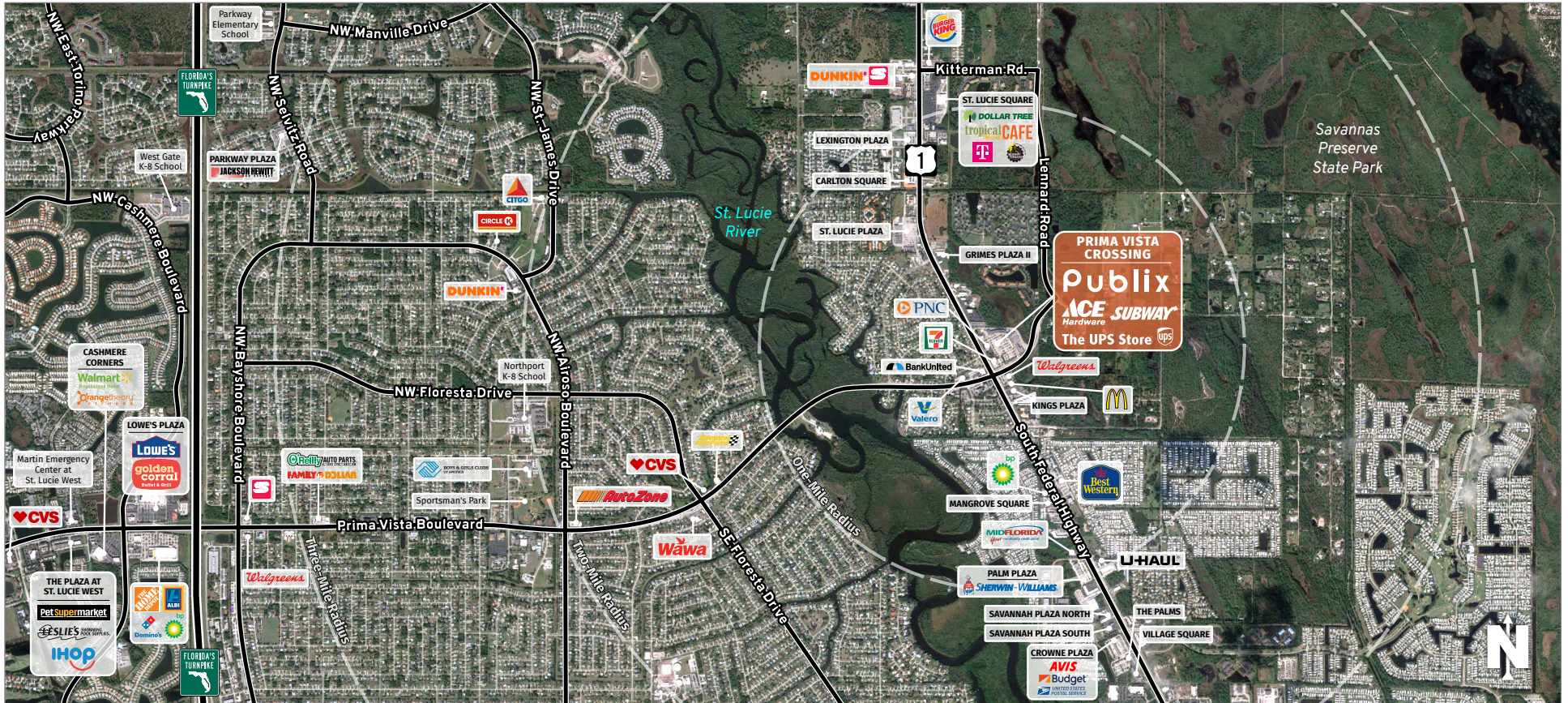




# PRIMA VISTA CROSSING

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

PORT ST. LUCIE, FL

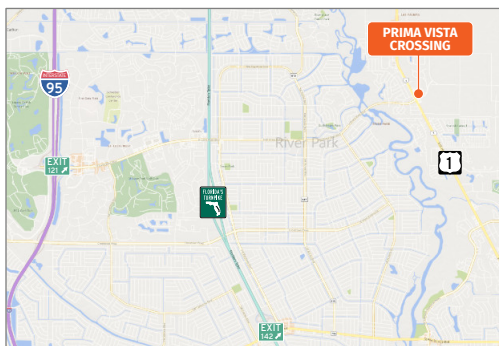


**MARKET:** Treasure Coast

**COUNTY:** St. Lucie County

**GLA:** ±105,932 SF

**TRAFFIC COUNT:** ±38,107



- Located at the busy intersection of Federal Highway and Prima Vista Boulevard
- Home to Publix and Ace Hardware as well as additional nationally-recognized tenants such as Subway, Edible Arrangements, and H&R Block
- Fronts on Federal Highway and enjoys direct exposure to ±36,000 vehicles per day
- Ample parking, multiple access points, and pylon signage available

**MEREDITH VOGEL** | LEASING AGENT

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**SOUTHEAST**  
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**SOUTHEAST  
 CENTERS**



# PRIMA VISTA CROSSING

TENANTS	UNIT	SIZE	TENANTS	UNIT	SIZE
Acceleration Academies	1A-3A	5,900 SF	China Wok	17	1,400 SF
Subway	3B	1,100 SF	Le Natural Ice Cream	18	1,400 SF
Sunshine Laundries	4	2,343 SF	Red Nails	19	1,050 SF
Sushi Restaurant	5	1,400 SF	Edible Arrangements	20	1,400 SF
Advance America	6	1,400 SF	Florida's Blood Centers	21A-21B	3,200 SF
Star Chiropractic	7	1,400 SF	Circle Liquor	21C	1,600 SF
H&R Block	8	1,400 SF	Publix Super Markets	22	44,270 SF
Hair Cuttery	9	1,400 SF	Family Hair Care	23	1,283 SF
The UPS Store	10	1,400 SF	Noonci Optical	24	1,283 SF
Goodfella's Pizza	11	1,400 SF	<b>Available</b>	<b>25</b>	<b>1,283 SF</b>
Brazilian Waxing by Sisters	12	1,400 SF	Grandpa's Diner	26-27	1,400 SF
Great Expressions	13	2,470 SF	Atlas Coin Jewelry	28	1,050 SF
<b>Available</b>	<b>14</b>	<b>1,750 SF</b>	Metro PCS	29	1,050 SF
Face Wardrobe	15	1,140 SF	Rocky's Ace Hardware	30	16,000 SF
Double D's Tobacco	16	1,750 SF			



N.E. PRIMA VISTA BOULEVARD

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

## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

1 MILE	6,093	51.9	\$74,902
3 MILES	55,508	47.2	\$63,290
5 MILES	137,977	45.5	\$64,820

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.