

KINGS PLAZA HIGH-VISIBILITY RETAIL SPACES

7630 S US HWY 1
PORT ST LUCIE, FL 34952



NEWLY RENOVATED

Presented By,

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRIME S US HWY 1 FRONTAGE

KINGS PLAZA | HIGH-VISIBILITY RETAIL

Lee & Associates presents an exceptional leasing opportunity at a 16,680 SF retail strip center in Port St. Lucie, offering prime high-traffic exposure on a major highway with visibility to over 50,000 AADT. Under new ownership, the property has undergone a significant facelift, including fresh exterior paint, a resealed and restriped parking lot, upgraded stucco finishes, a renovated facade, and an all-new pylon sign to maximize visibility and curb appeal. Tenant improvement (TI) allowances available for qualified tenants, and lease rates are negotiable with a minimum 3-year term. Strategically positioned on US-1 Highway, this property benefits from high-visibility frontage, strong daily traffic counts, and easy access to Interstate 95 and Florida's Turnpike. The surrounding area features a dense residential population, strong demographics, and a mix of national retailers, restaurants, and medical offices, making it a prime location for businesses looking to capitalize on the area's steady consumer demand. The property boasts a strong tenant mix, anchored by established names including Play It Again Sports, complementing the surrounding national retailers and reinforcing the center's appeal to a broad consumer base. Additionally, the site is surrounded by major national retailers, including Publix, Walgreens, Dunkin', and McDonald's, which drive consistent traffic and reinforce the property's strong market positioning.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President

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PROPERTY HIGHLIGHTS



High-Visibility Retail Suite For Lease:

- Prominent End-Cap Space Available
- Negotiable Terms, Competitive Lease Rate, Min. 3yr Term
- Retail, Office, or Medical Uses



Revitalized Retail Center:

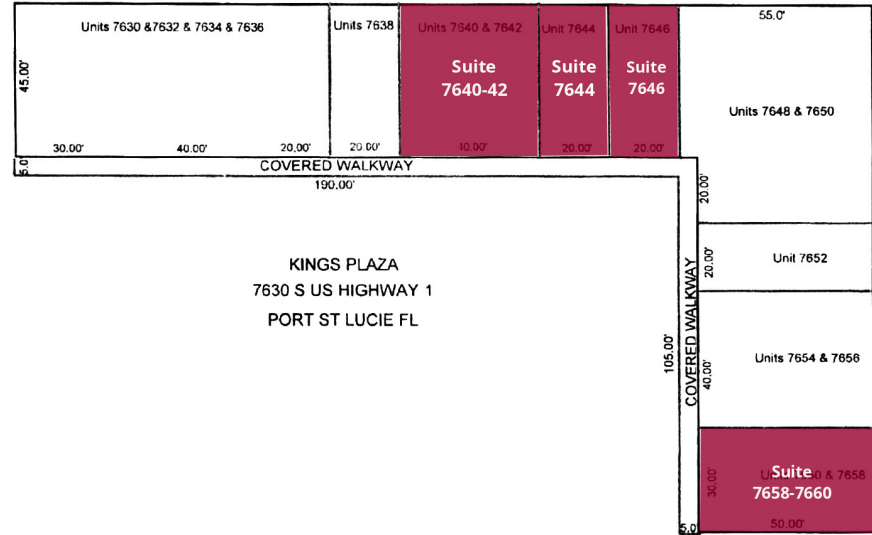
- 16,680 SF Total GLA
- Major Upgrades include New Paint, Parking Lot Resealing, New Stucco, Signage Updates
- Ample Parking - 60 Surface Sspaces
- High-Visibility Signage



Unmatched Location on S US Hwy 1:

- Prime S US Highway 1 Frontage
- 50,000+ AADT
- Surging Market, Strong Port St Lucie Demographics & Growth
- On Major Retail Corridor, Surrounded by **Major Retailers** including **Publix, Walgreens, McDonalds, & Dunkin**
- Close to I-95 & Florida's Turnpike

AVAILABLE SPACES



LEGEND

Available

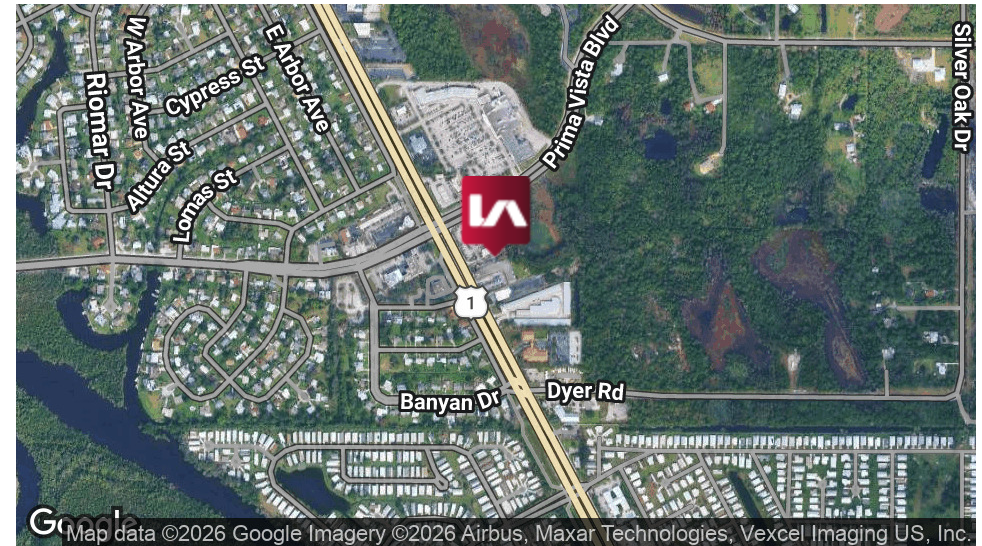
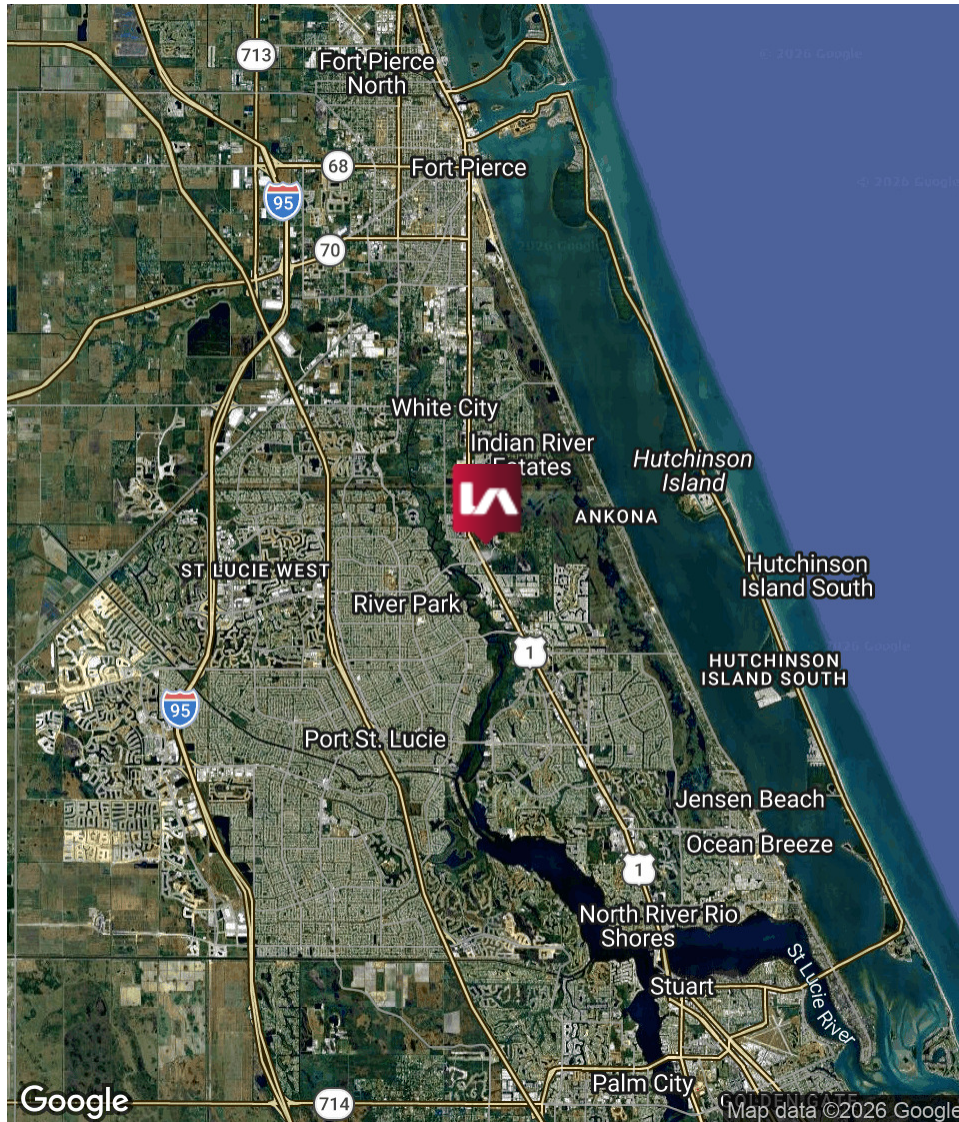
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 7640-42	Available	1,849 SF	NNN	\$23.00 SF/yr
Suite 7644	Available	928 SF	NNN	\$23.00 SF/yr
Suite 7646	Available	928 SF	NNN	\$23.00 SF/yr
Suite 7658-7660	Available	1,500 SF	NNN	\$24.00 SF/yr

FAÇADE IMPROVEMENT | RESURFACED & RESTRIPEDED PARKING



REGIONAL MAP



LOCATION OVERVIEW

Located on US-1 Highway in Port St. Lucie, this retail center enjoys outstanding exposure and accessibility on a major retail corridor. The area boasts strong traffic counts, a thriving commercial corridor, and close proximity to I-95 and Florida's Turnpike, ensuring easy access for customers and employees alike.

CITY INFORMATION

CITY:	Port St. Lucie
MARKET:	Treasure Coast
TRAFFIC COUNT:	50,000
SUBMARKET:	Port St Lucie
CROSS STREETS:	S US Hwy 1 & Prima Vista Blvd

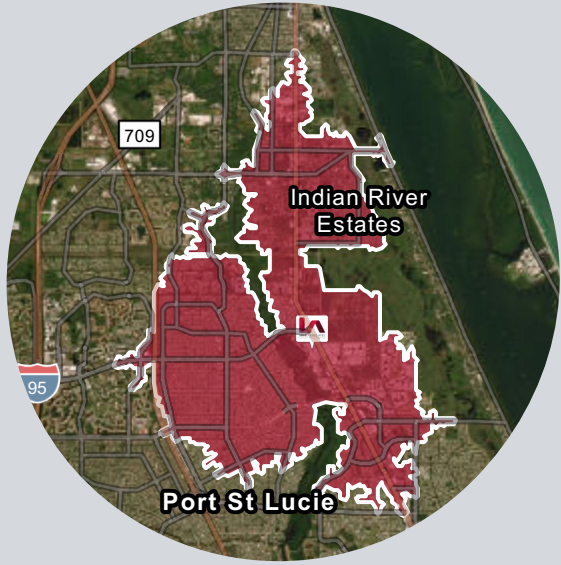
MAJOR RETAIL THOROUGHFARE



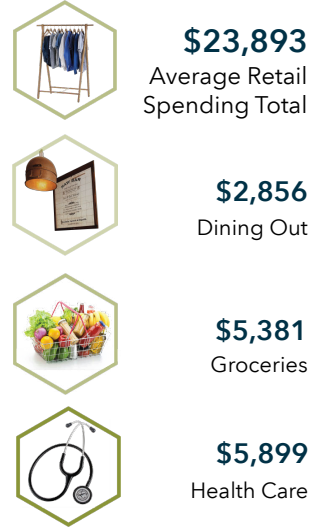
DEMOGRAPHIC PROFILE

KEY FACTS

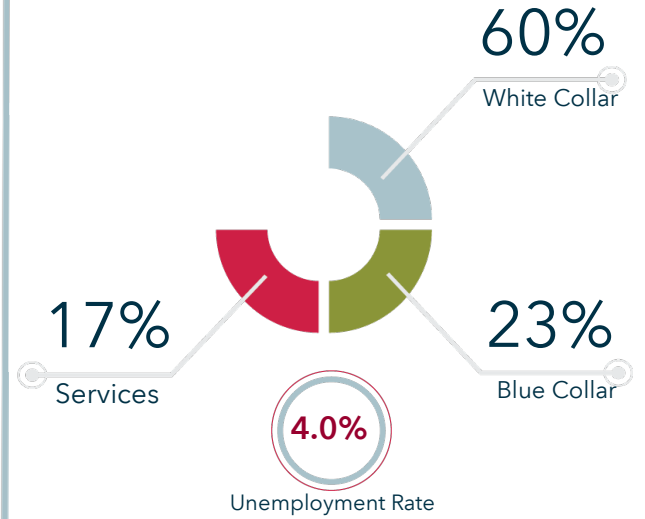
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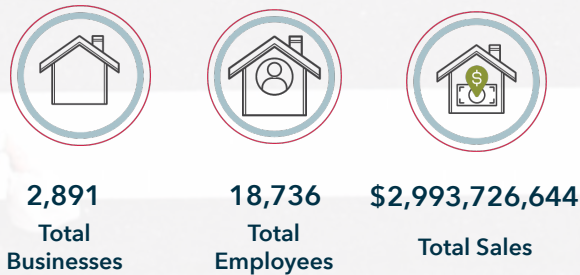
Annual Average Consumer Spending



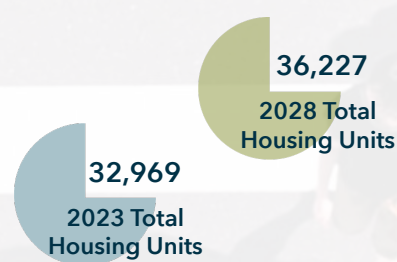
EMPLOYMENT TRENDS



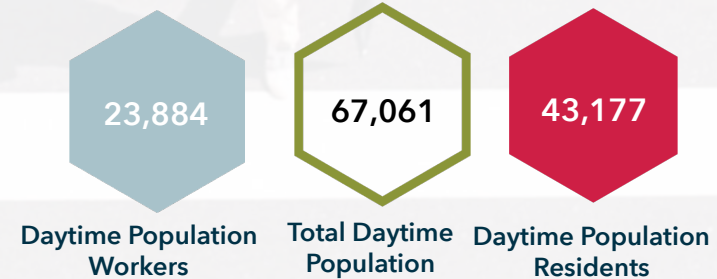
BUSINESS



HOUSING UNITS



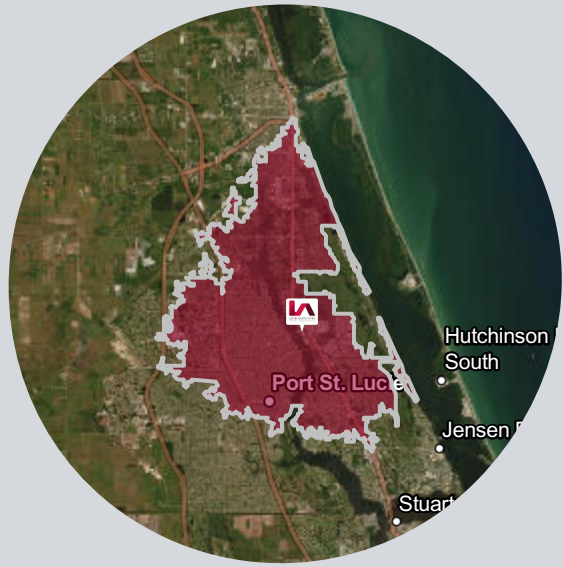
DAYTIME POPULATION



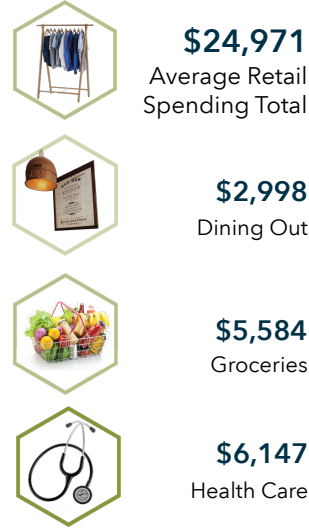
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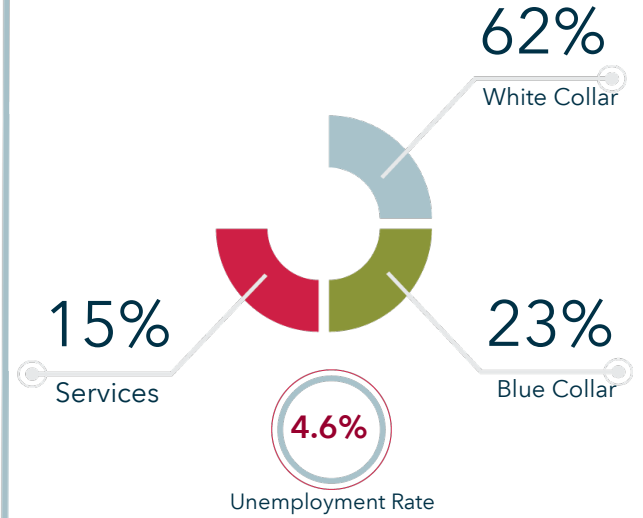
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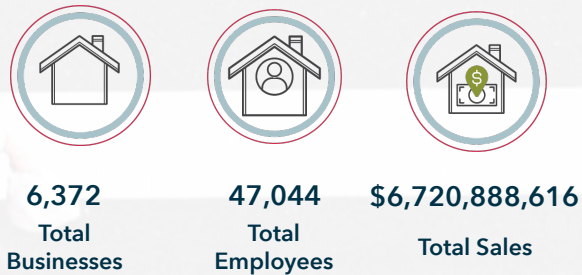
Annual Average Consumer Spending



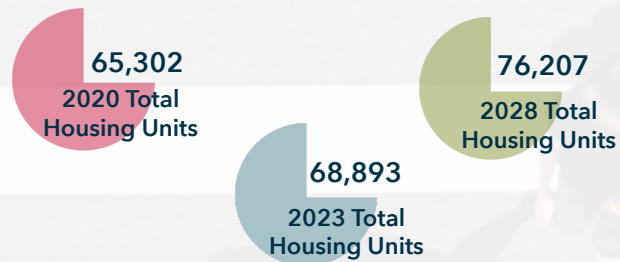
EMPLOYMENT TRENDS



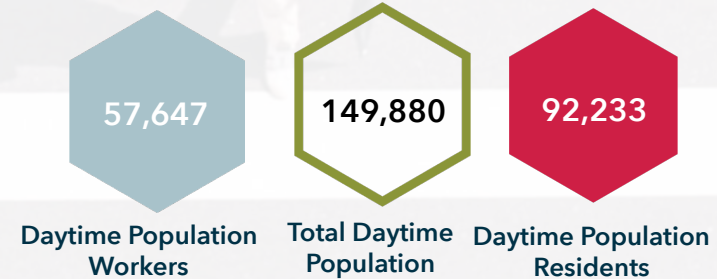
BUSINESS



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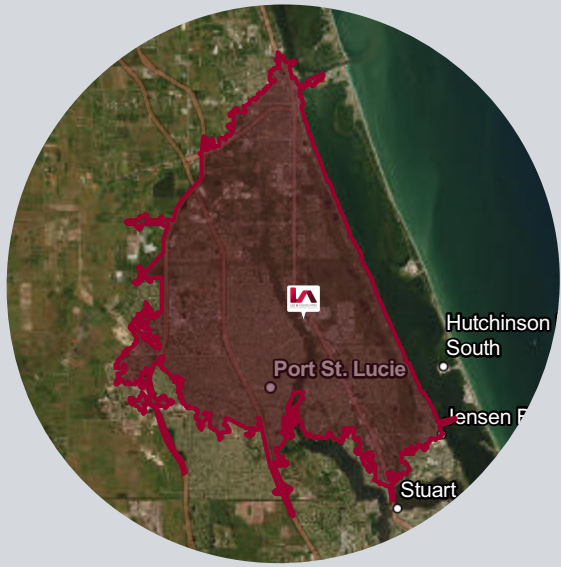
DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

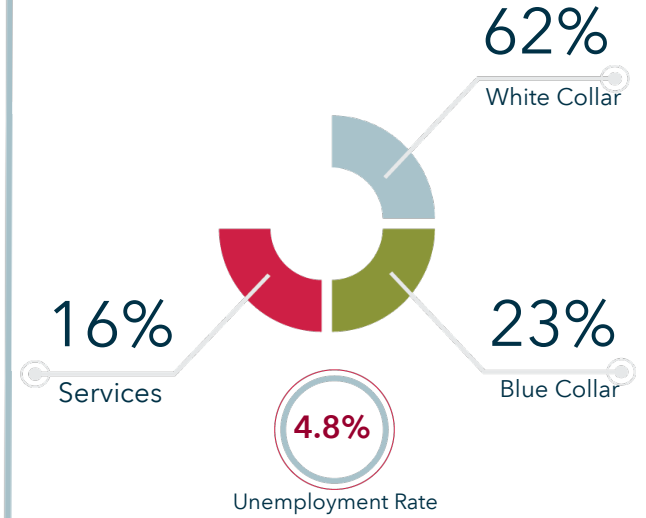
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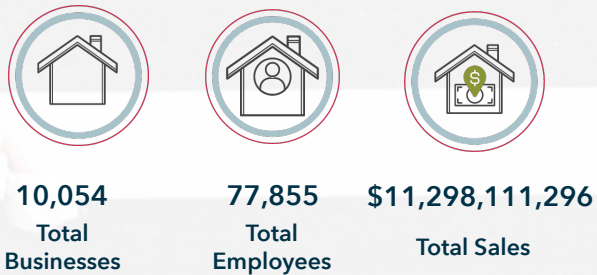
Annual Average Consumer Spending

- \$25,889**
Average Retail Spending Total
- \$3,116**
Dining Out
- \$5,804**
Groceries
- \$6,348**
Health Care

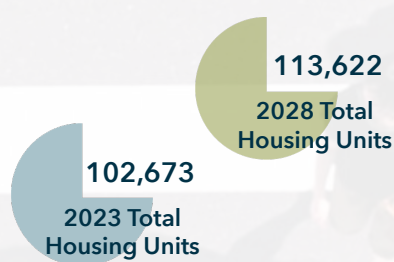
EMPLOYMENT TRENDS



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HOUSING UNITS



DAYTIME POPULATION

