

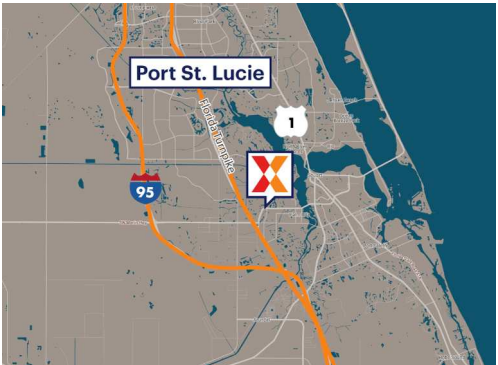
Martin Downs Village Center

Port St. Lucie, FL

27.1709, -80.2959
3078 SW Martin Downs Blvd | Palm City, FL 34990



Center Size: 167,145 SF



Demographics	1 Mile	3 Mile	5 Mile
	7,487	31,951	79,153
	3,327	13,699	33,313
	\$93,246	\$120,462	\$106,167

Anchored by a 39,475 SF Cleveland Clinic location, along with national retailers including Goodwill, Chipotle and Starbucks

Densely populated area with more than 20 residential communities with 79,000+ people within 5 miles

Affluent market with an average household income of \$120,000+ within a 3-mile radius

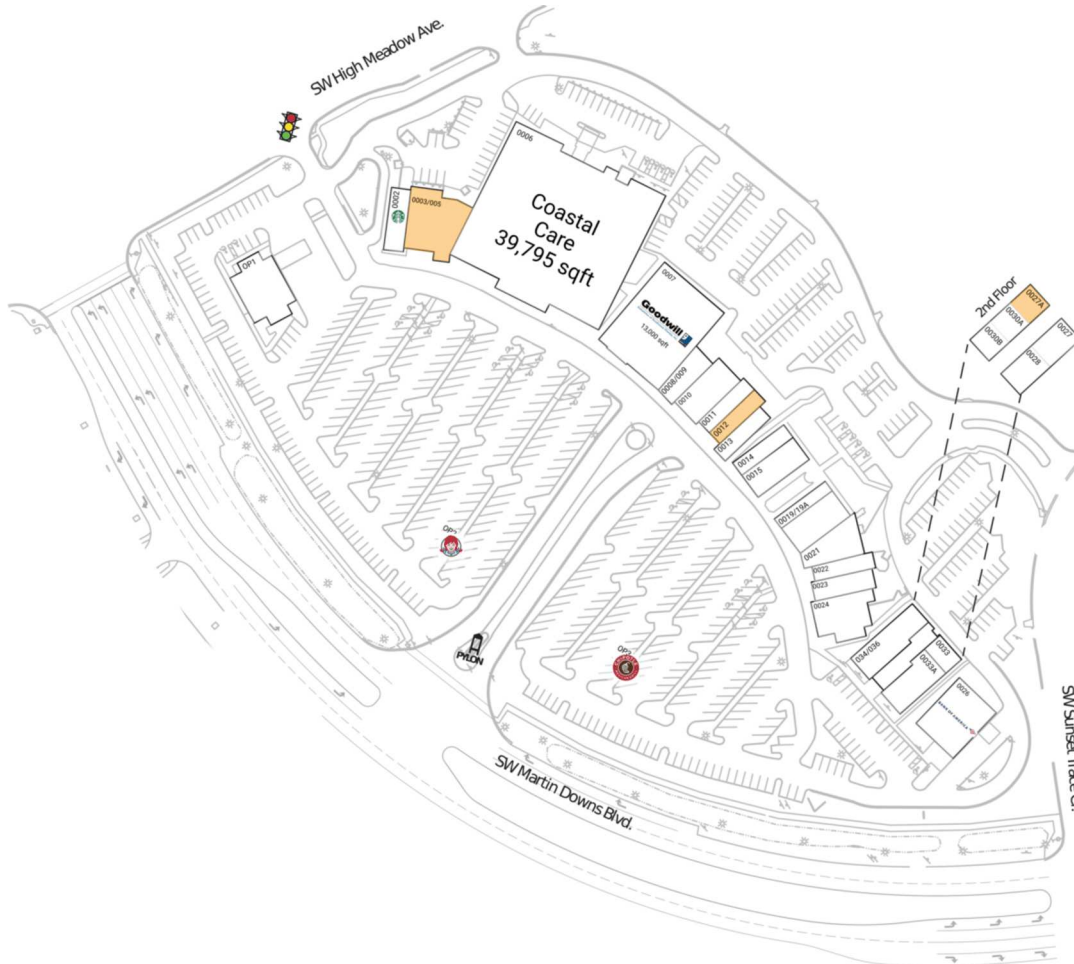
Direct access to Florida Turnpike and I-95

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1835

Available Space

0003/005	5,258 SF
0012	1,600 SF
0027A	2,446 SF

Current Retailers

OP1	Chase Bank	0 SF
OP2	Wendy's	2,226 SF
OP3	Chipotle Mexican Grill	2,325 SF
0002	Starbucks	2,084 SF
0006	Coastal Care	39,795 SF
0007	Goodwill	13,000 SF
0008/009	Palm City Nails	2,336 SF
0010	Eastern Gardens	3,200 SF
0011	USA Wireless	1,600 SF
0013	Reuben's Deli	1,600 SF
0014	Village Spa	1,200 SF
0015	Brick Oven Pizza Company	2,224 SF
0019/19A	Palm City Social	4,400 SF
0021	Harper's Pub	2,828 SF
0022	Central Eyes	1,600 SF
0023	Bessey Creek Dental Care	2,000 SF
0024	Palm City Grill	3,300 SF
0026	Bank of America	5,842 SF
0027	Foley Management Group	2,418 SF
0028	Elizabeth Otero, MD Allergy & Asthma	1,467 SF
0030A	Philosophical Frameworks	500 SF
0030B	Coastal Real Estate	1,138 SF
0033	Pediatric Specialists of America	1,130 SF
0033A	Palm Beach County Firefighters Health Clinic	2,742 SF
0034/036	Laviano & Associates	3,752 SF