

KINGS PLAZA HIGH-VISIBILITY RETAIL SPACES

7630 S US HWY 1
PORT ST LUCIE, FL 34952



NEWLY RENOVATED

Presented By,

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COMMERCIAL REAL ESTATE SERVICES

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PRIME S US HWY 1 FRONTAGE

KINGS PLAZA | HIGH-VISIBILITY RETAIL

A \$10,000 signing bonus will be offered to any tenant rep who brings a tenant to Kings Plaza, provided an LOI is signed by the end of August, with the bonus paid at lease commencement. *Incentive available for any lease or LOI totaling more than 1,849 SF.

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

305.484.4666

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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:

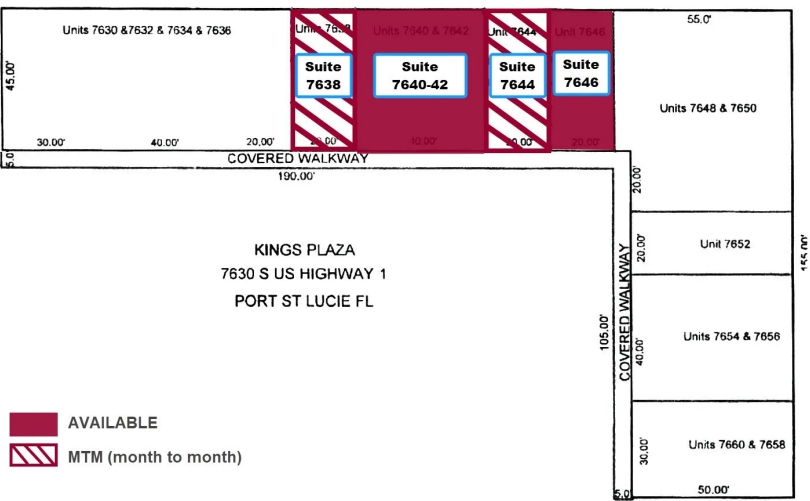
- 16,680 SF Total GLA
- Major Upgrades include New Paint, Parking Lot Resealing, New Stucco, Signage Updates
- Ample Parking - 60 Surface Spaces
- High-Visibility Signage



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

LEASE SPACES



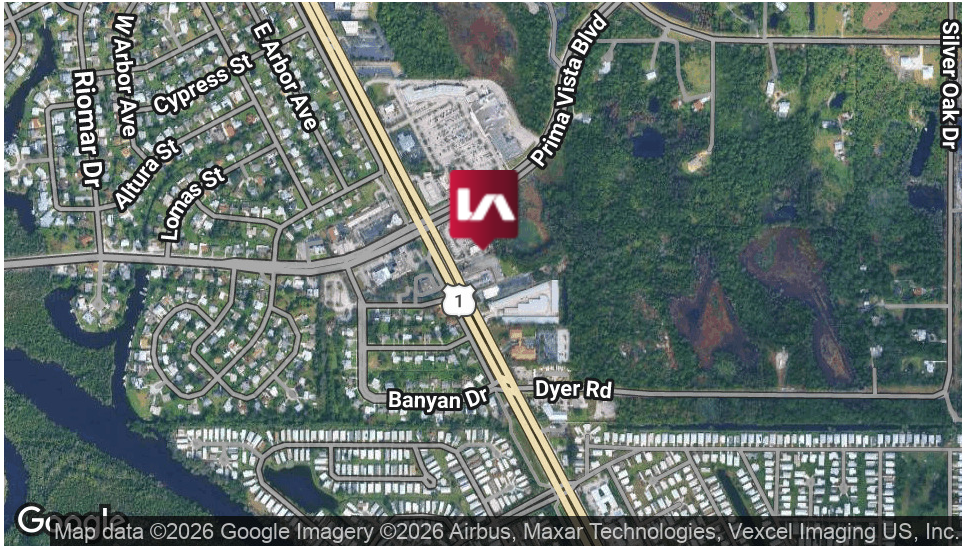
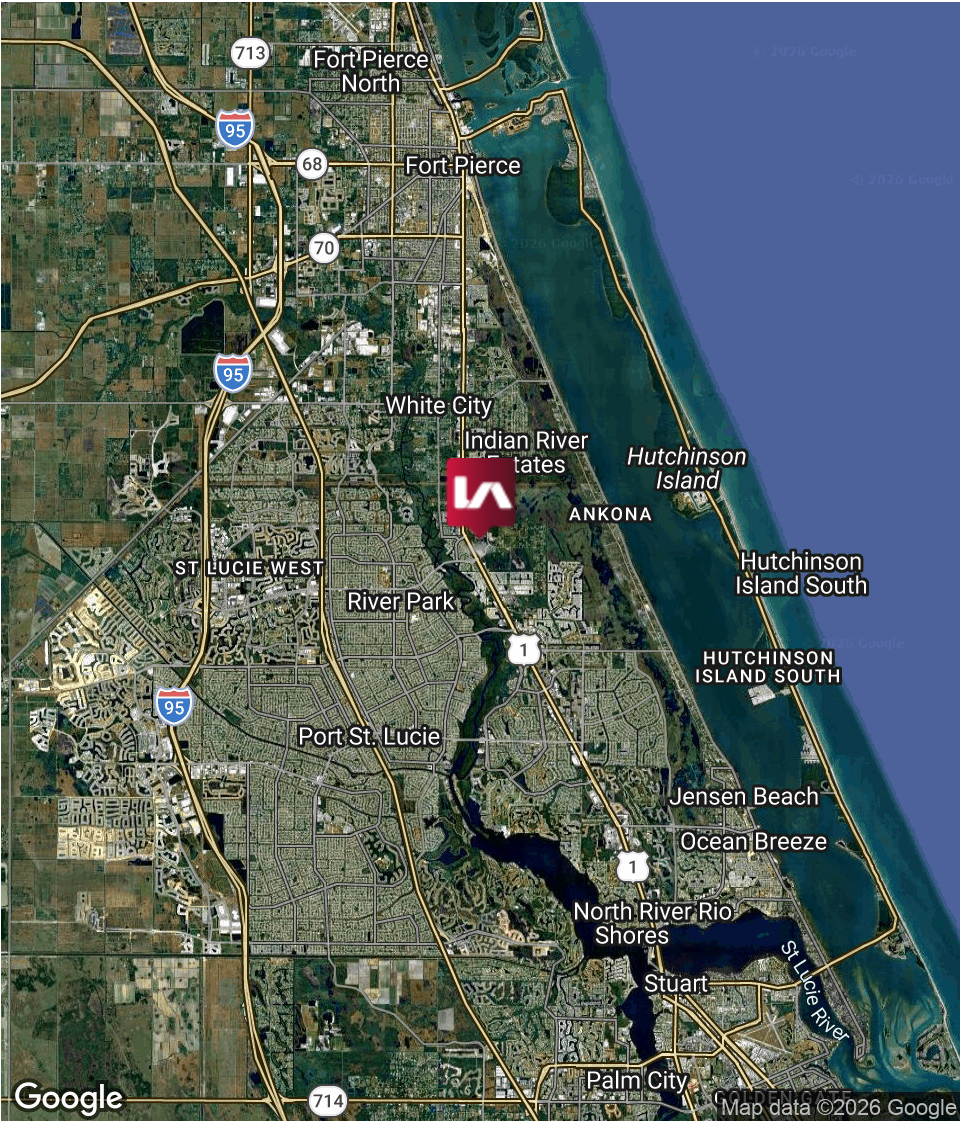
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7638	Available	952 SF	NNN	\$23.00 SF/yr	MTM (Month to Month)
Suite 7640-42	Available	1,849 SF	NNN	\$23.00 SF/yr	-
Suite 7644	Available	928 SF	NNN	\$23.00 SF/yr	MTM (Month to Month)
Suite 7646	Available	928 SF	NNN	\$23.00 SF/yr	-

FAÇADE IMPROVEMENT | RESURFACED & RESTRIPED 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

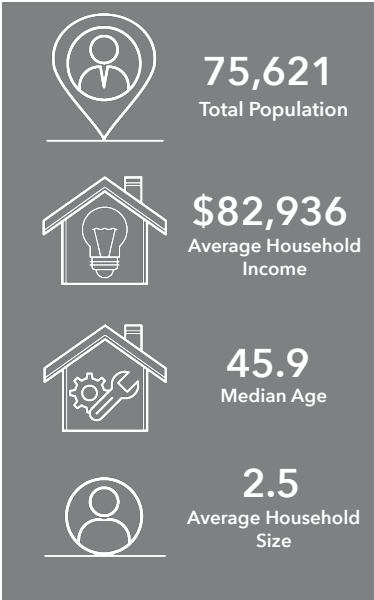
CITY:	Port St. Lucie
MARKET:	Treasure Coast
TRAFFIC COUNT:	50,000
SUBMARKET:	Port St Lucie
CROSS STREETS:	S US Hwy 1 & Prima Vista Blvd

MAJOR RETAIL THOROUGHFARE

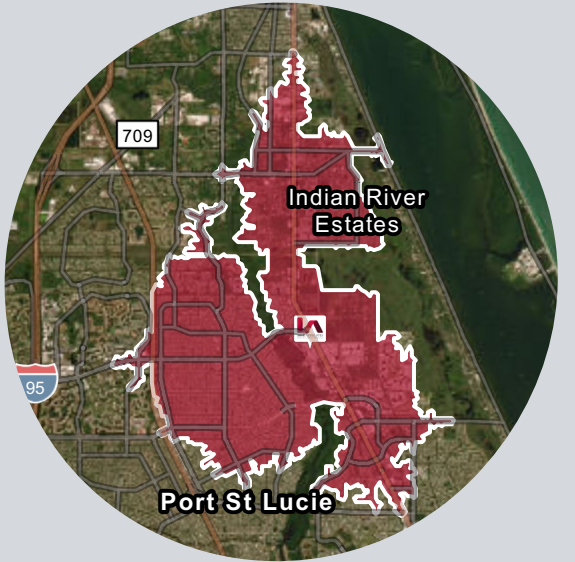


DEMOGRAPHIC PROFILE

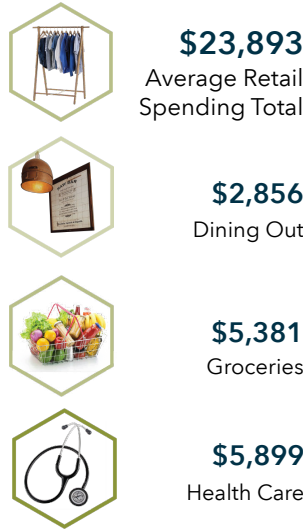
KEY FACTS



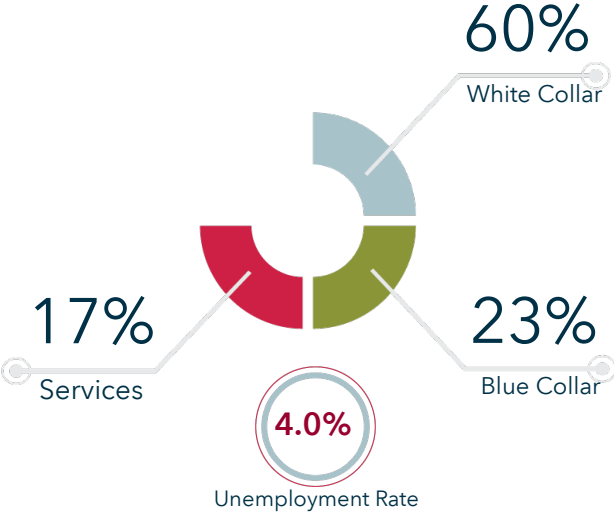
Drive time of 10 minutes



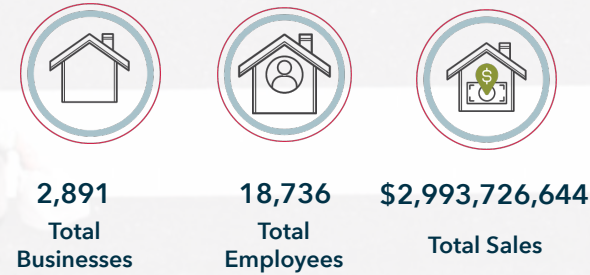
Annual Average Consumer Spending



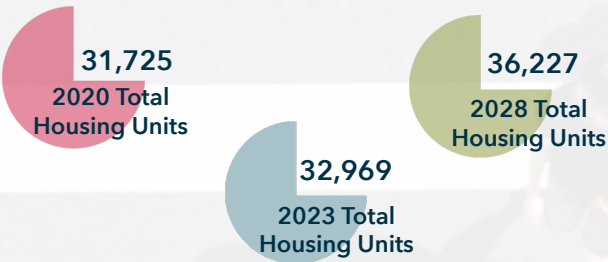
EMPLOYMENT TRENDS



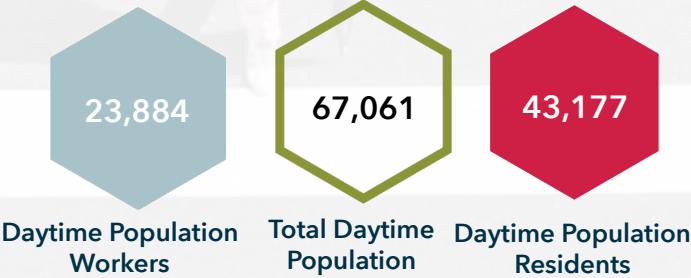
BUSINESS



HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

Drive time of 15 minutes



159,243
Total Population



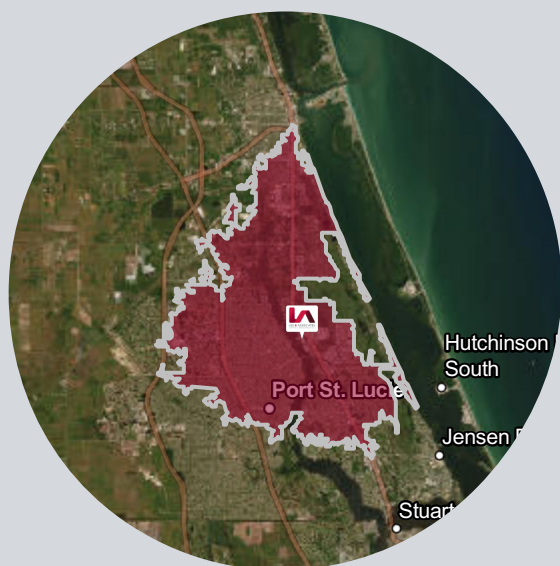
\$87,098
Average Household Income



45.9
Median Age



2.5
Average Household Size



Annual Average Consumer Spending



\$24,971
Average Retail Spending Total



\$2,998
Dining Out

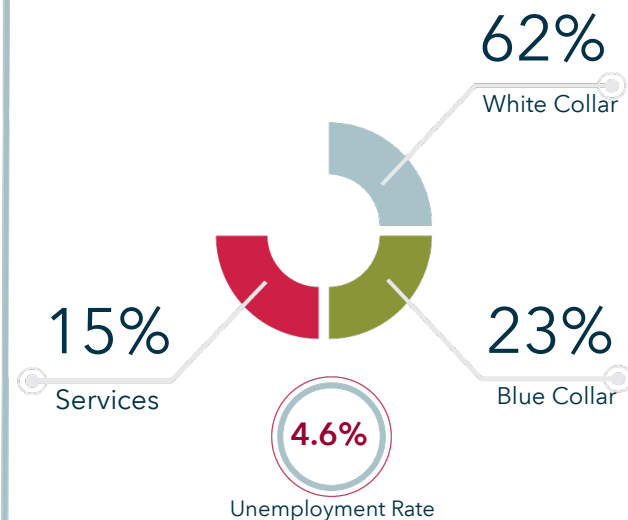


\$5,584
Groceries



\$6,147
Health Care

EMPLOYMENT TRENDS



BUSINESS



6,372
Total Businesses

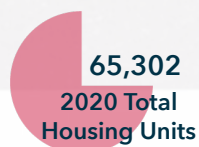


47,044
Total Employees



\$6,720,888,616
Total Sales

HOUSING UNITS



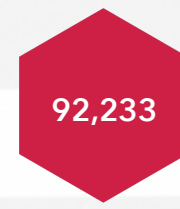
DAYTIME POPULATION



Daytime Population Workers



Total Daytime Population



Daytime Population Residents

DEMOGRAPHIC PROFILE

KEY FACTS

Drive time of 20 minutes



239,002
Total Population



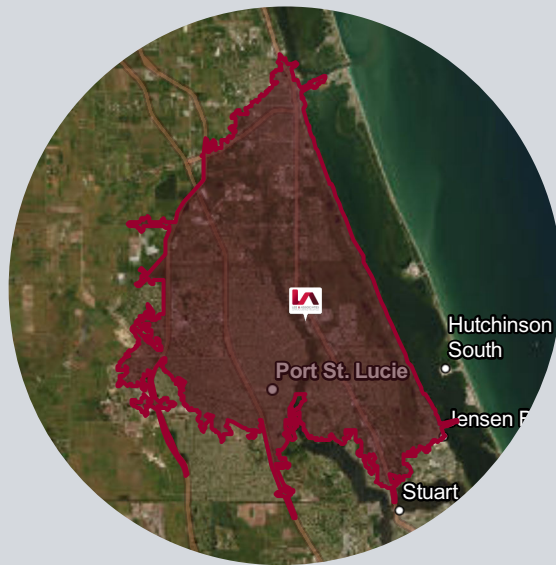
\$90,440
Average Household Income



45.3
Median Age



2.5
Average Household Size



Annual Average Consumer Spending



\$25,889
Average Retail Spending Total



\$3,116
Dining Out

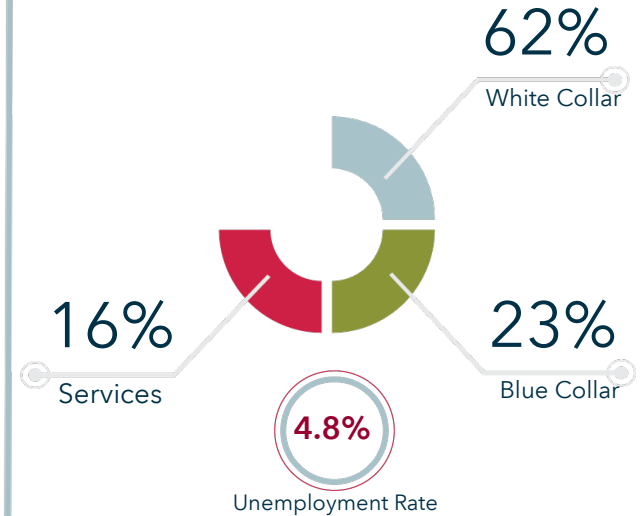


\$5,804
Groceries



\$6,348
Health Care

EMPLOYMENT TRENDS



BUSINESS

HOUSING UNITS

DAYTIME POPULATION



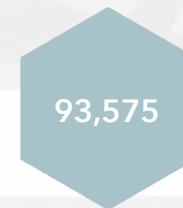
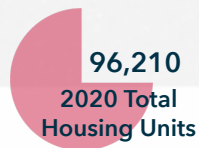
10,054
Total Businesses



77,855
Total Employees



\$11,298,111,296
Total Sales



Daytime Population Workers



Total Daytime Population



Daytime Population Residents