

# KINGS PLAZA RETAIL CENTER

7630 S US HWY 1  
PORT ST LUCIE, FL 34952



## REDEVELOPED RETAIL SUITES AVAILABLE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Presented By,  
**MICHAEL AVENDANO**

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# PRIME S US HWY 1 FRONTAGE

## PROPERTY OVERVIEW

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. This versatile property is well-suited for retail, office, or medical use, and current vacancy includes a 4,050 SF end-cap unit for premiere traffic exposure, and is divisible to 1,000 SF to accommodate a variety of tenant needs. Under new ownership, the property is undergoing a significant facelift, including fresh exterior paint, parking lot resealing, upgraded stucco finishes, and improved signage to enhance visibility and curb appeal. Tenant improvement (TI) allowances and rental abatements are 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.



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
- 4,050 SF, Divisible to 1,000 SF
- Negotiable Terms, Competitive Lease Rate, Min. 3yr Term
- **TI allowances & Rent Abatements Available to Qualified Tenants**
- Retail, Office, or Medical Uses



### Revitalized Retail Center:

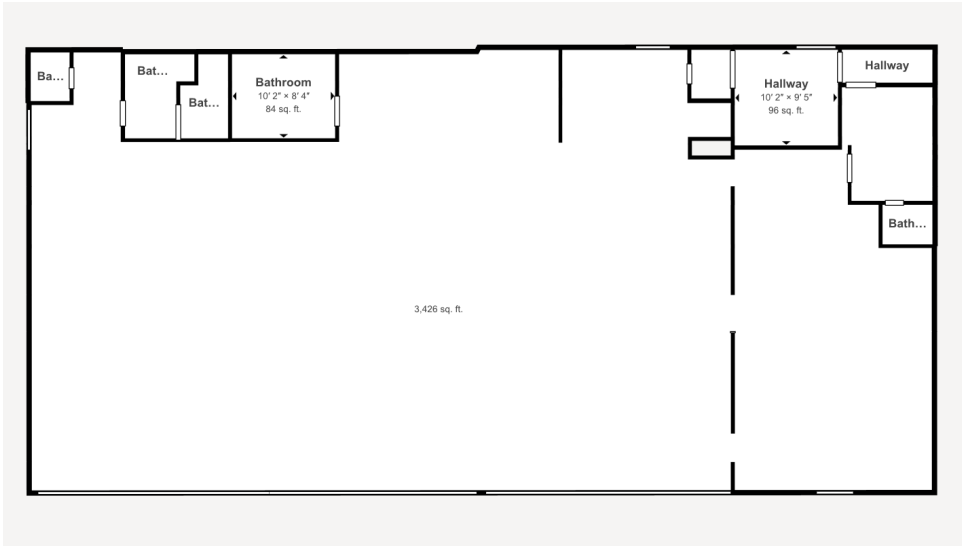
- 16,680 SF Total GLA
- Major Upgrades include New Paint, Parking Lot Resealing, New Stucco, Signage Updates
- Ample Parking - 60 Surface Spaces
- High-Visibility Signage



### 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

# AVAILABLE SPACES

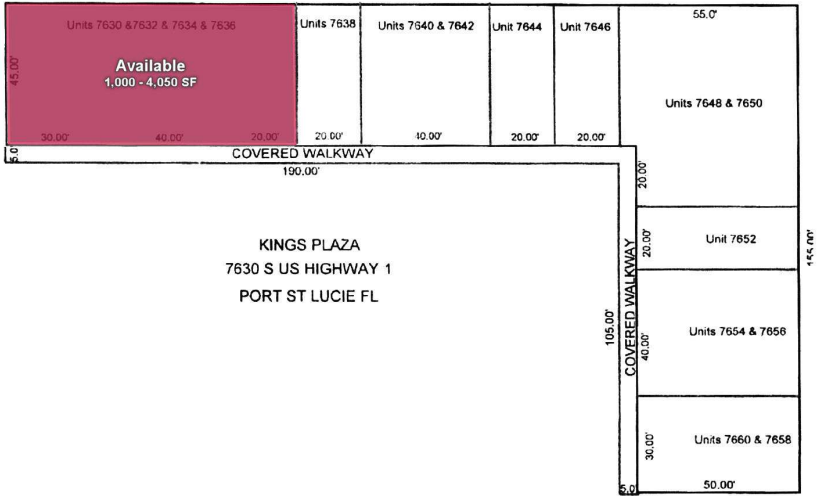


## LEASE INFORMATION

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| LEASE TYPE:  | MG               | LEASE TERM: | Negotiable    |
| TOTAL SPACE: | 1,000 - 4,050 SF | LEASE RATE: | \$23.00 SF/yr |

## AVAILABLE SPACES

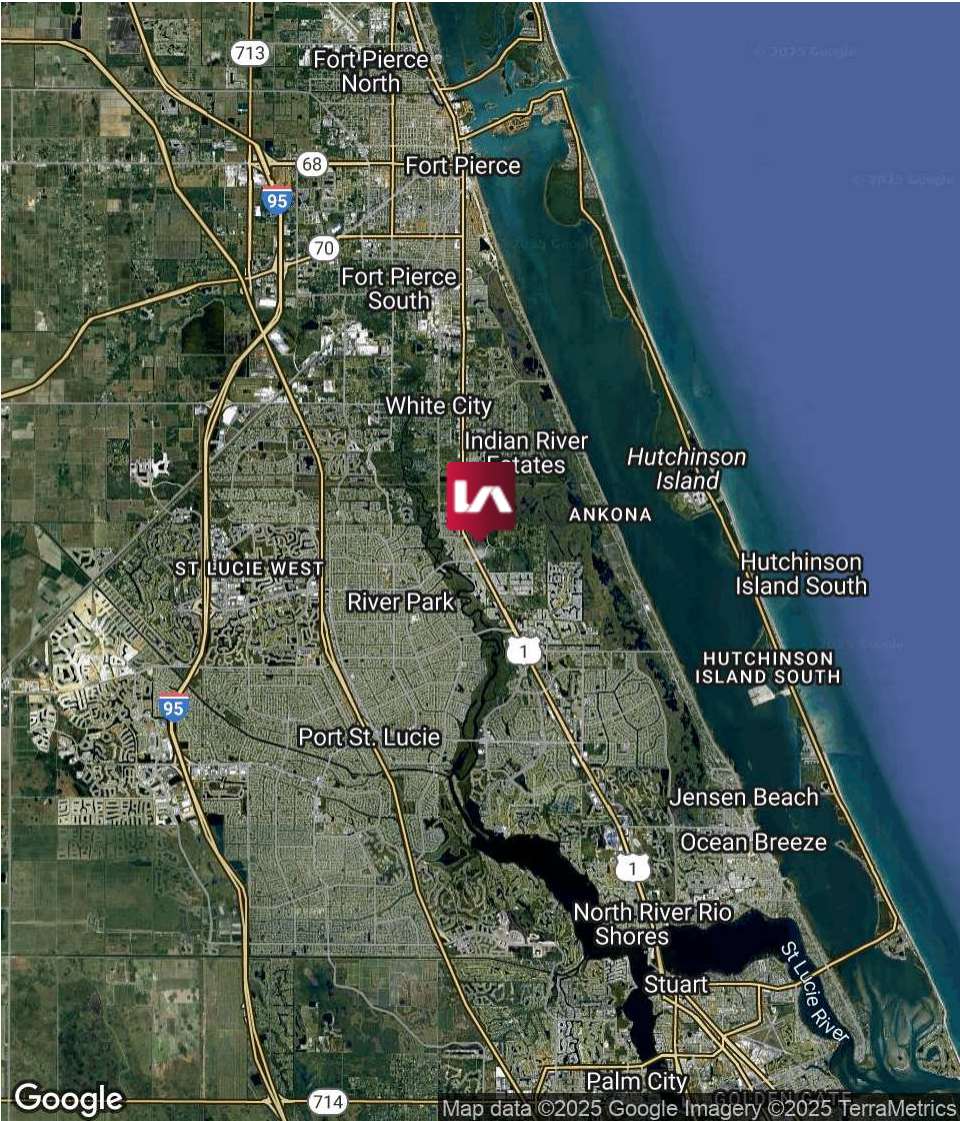
| SUITE     | TENANT    | SIZE (SF)        | LEASE TYPE     | LEASE RATE    |
|-----------|-----------|------------------|----------------|---------------|
| 7630-7636 | Available | 1,000 - 4,050 SF | Modified Gross | \$23.00 SF/yr |



# RENOVATED RETAIL CENTER



# 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



**163,301**  
Total Population



**\$84,267**  
Average Household Income

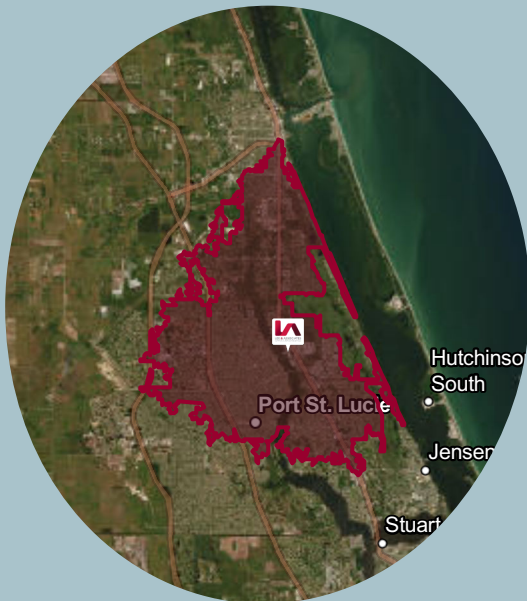


**45.8**  
Median Age



**2.5**  
Average Household Size

Drive time of 15 minutes



## Annual Average Consumer Spending



**\$24,698**  
Average Retail Spending Total



**\$2,809**  
Dining Out

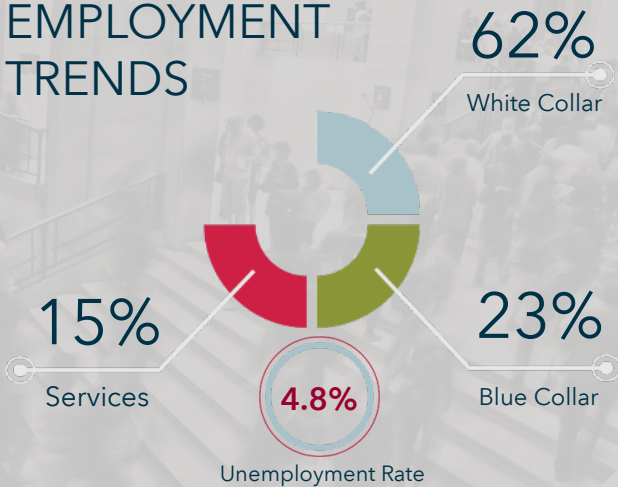


**\$5,458**  
Groceries



**\$6,040**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**6,464**  
Total Businesses



**47,855**  
Total Employees



**\$7,297,977,793**  
Total Sales

## HOUSING UNITS

**66,476**

2020 Total Housing Units

**72,641**

2028 Total Housing Units

**69,052**

2023 Total Housing Units

## DAYTIME POPULATION



Daytime Population: Workers



Total Daytime Population



Daytime Population: Residents