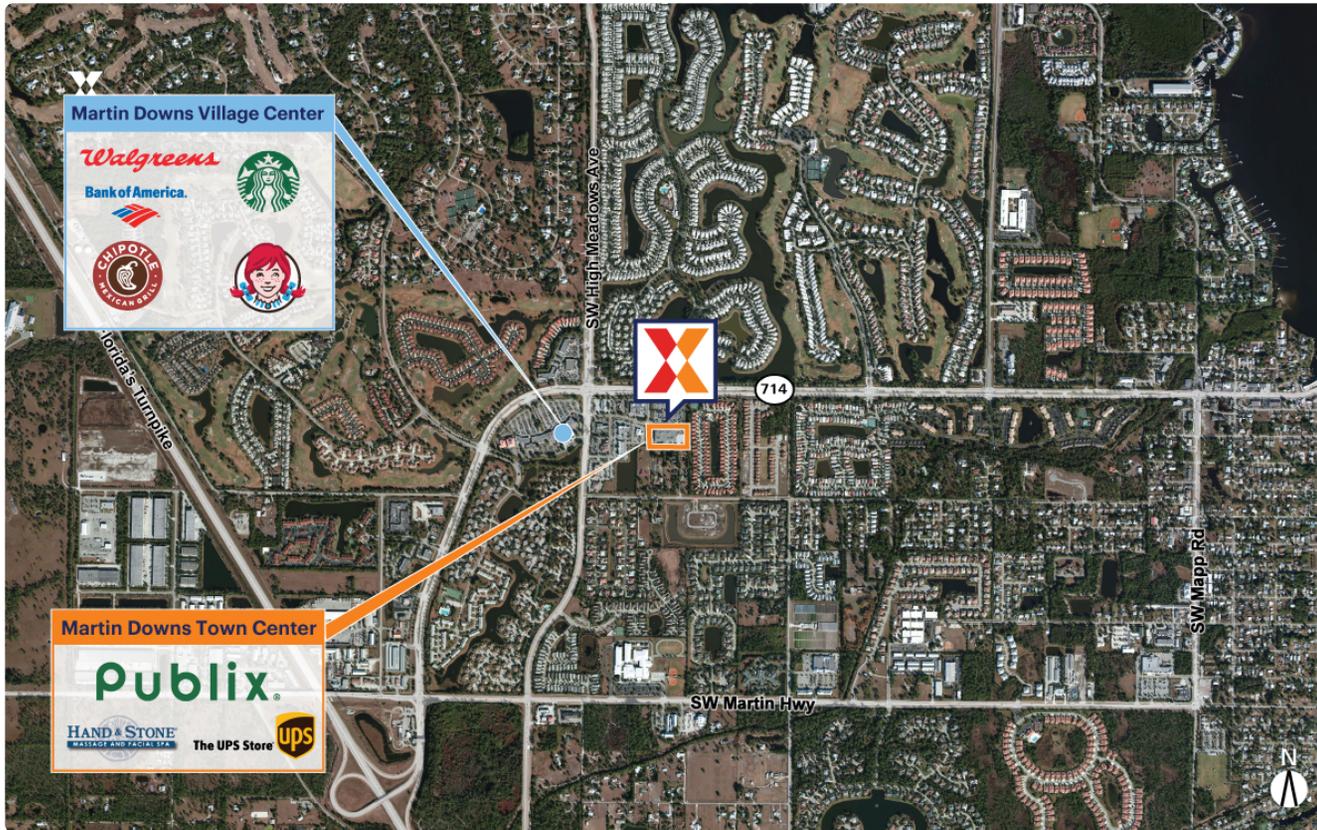


Martin Downs Town Center

2750 SW Martin Downs Blvd | Palm City, FL 34990

271713, -80.2907

📍 Martin County
📍 Port St. Lucie, FL
📏 64,546 Sq Ft



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 7,921 | 35,133 | 86,661 |
| Daytime Pop. | 9,123 | 39,116 | 104,146 |
| Households | 3,584 | 15,211 | 36,707 |
| Income | \$124,890 | \$153,082 | \$135,493 |

Source: Synergos Technologies, Inc. 2024

Market-dominant Publix-anchored center in the heart of Palm City

Proven tenant stability with more than 50% of tenants leasing their space for 18+ years

Strong daytime population of nearly 40K+ people within a 3-mile radius

Located less than 5 miles from the new 4,000-unit housing development, Newfield, currently under construction (Mattamy Homes 2025)

Direct access to Florida Turnpike and I-95 with 50K+ vehicles daily and 78K+ vehicles daily, respectively (Kalibrate 2021)

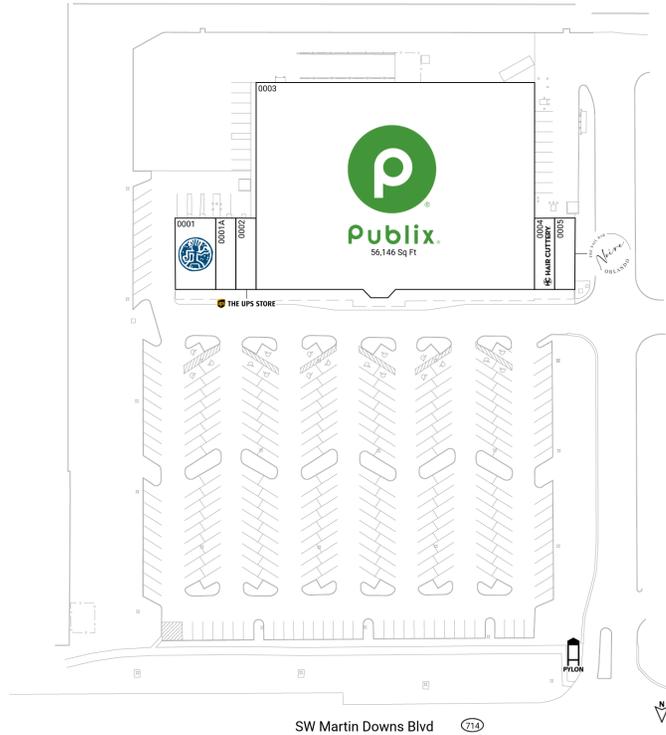


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Current Tenants Space size listed in square feet

| | | |
|-------|-------------------------------------|--------|
| 0001 | Hand & Stone Massage and Facial Spa | 2,800 |
| 0001A | Publix Liquor | 1,400 |
| 0002 | The UPS Store | 1,400 |
| 0003 | Publix | 56,146 |
| 0004 | Hair Cuttery | 1,400 |
| 0005 | Noire the Nail Bar | 1,400 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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