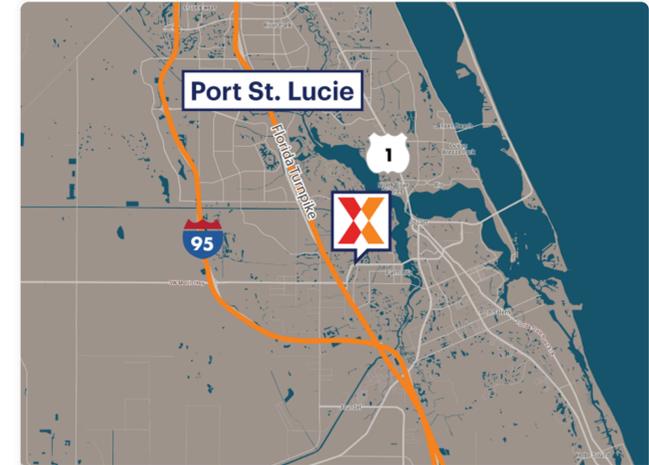


Martin Downs Village Shoppes

3053 SW Martin Downs Blvd | Palm City, FL 34990

271734, -80.2949

📍 Martin County 📍 Port St. Lucie, FL 📏 48,937 Sq Ft



Demographics	1 Mile	3 Miles	5 Miles
Population	7,395	32,134	81,754
Daytime Pop.	8,400	31,079	99,166
Households	3,280	13,810	34,462
Income	\$128,799	\$160,555	\$137,711

Source: Synergos Technologies, Inc. 2024

Walgreens-anchored center with a strong lineup of national & local restaurants and service-related tenants

Affluent Palm City market with an average household income of \$158K+ within a 3-mile radius

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

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

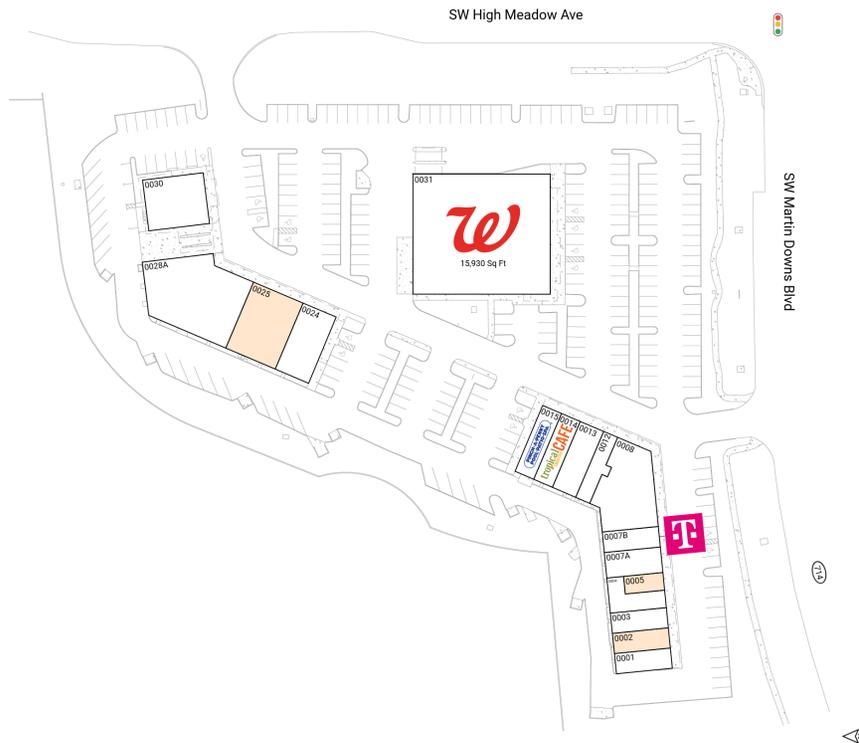


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Available Spaces

0002	1,100 Sq Ft	0025	3,705 Sq Ft
0005	510 Sq Ft		

Current Tenants Space size listed in square feet

0001	Palm City Hometown Cleaners	1,100
0003	Haus of Halcyon	1,100
0004	VIP Nail Salon	1,400
0007A	Island Root Kava Bar	1,388
0007B	T-Mobile	1,115
0008	Maya's Grill	4,308
0012	Brittney Whelihan Irwin APRN	1,113
0013	Madigan Family Health Center	1,750
0014	Tropical Smoothie Cafe	1,400
0015	Pinch A Penny	1,400
0024	Tapasterra	2,500
0028A	Palm City Athletic Club & Coffee Company	6,118
0030	Martin County Tax Collector	3,000
0031	Walgreens	15,930

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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