

# 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)

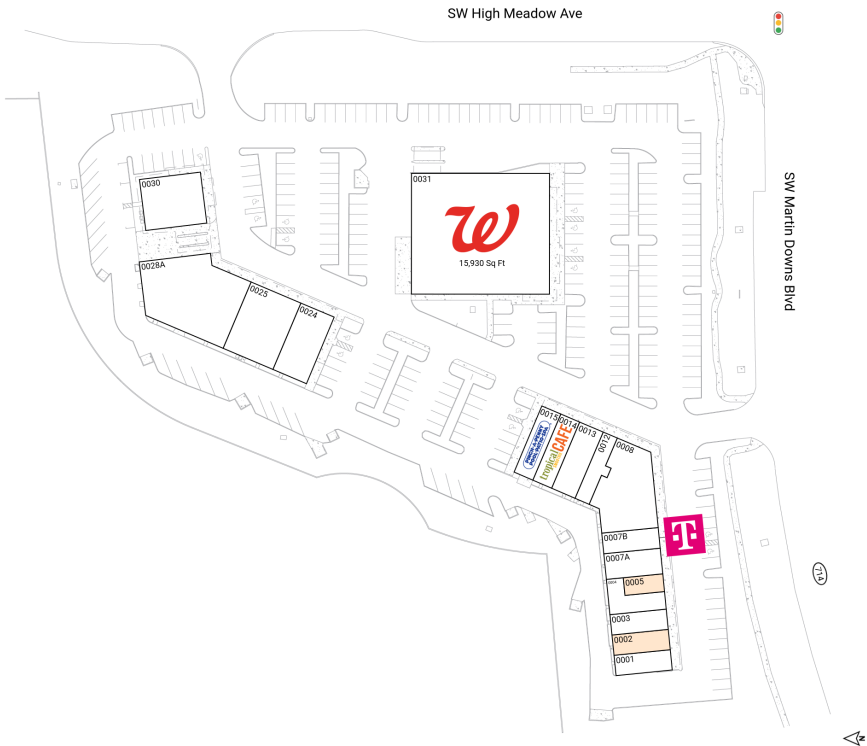


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## Available Spaces

0002 1,100 Sq Ft 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  |
| 0025  | The Swim Place                           | 3,705  |
| 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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