

East Port Plaza

9100-9198 US Highway 1 | Port St. Lucie, FL 34952

St. Lucie County | Port St. Lucie, FL | 214,489 Sq Ft

273006, -80.3037



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|----------|----------|
| Population | 6,142 | 63,332 | 141,933 |
| Daytime Pop. | 7,582 | 49,704 | 106,144 |
| Households | 3,039 | 26,310 | 56,307 |
| Income | \$68,208 | \$89,557 | \$97,763 |

Source: Synergos Technologies, Inc. 2024

High-traffic Publix-anchored center drawing an estimated 2.4M annual visits, making it the fourth most-visited neighborhood center in the market (Placer.ai 2025)

\$7M center redevelopment completed in 2024

High visibility from 45K+ vehicles daily on US Hwy 1 (Kalibrate 2021)

Strong traffic draw from 475+ students at Fortis Institute, offering post-secondary medical education (NCES 2024)

Adjacent to the 100K+ SF MIDFLORIDA Event Center, drawing 187K+ guests annually (City of PSL 2025)

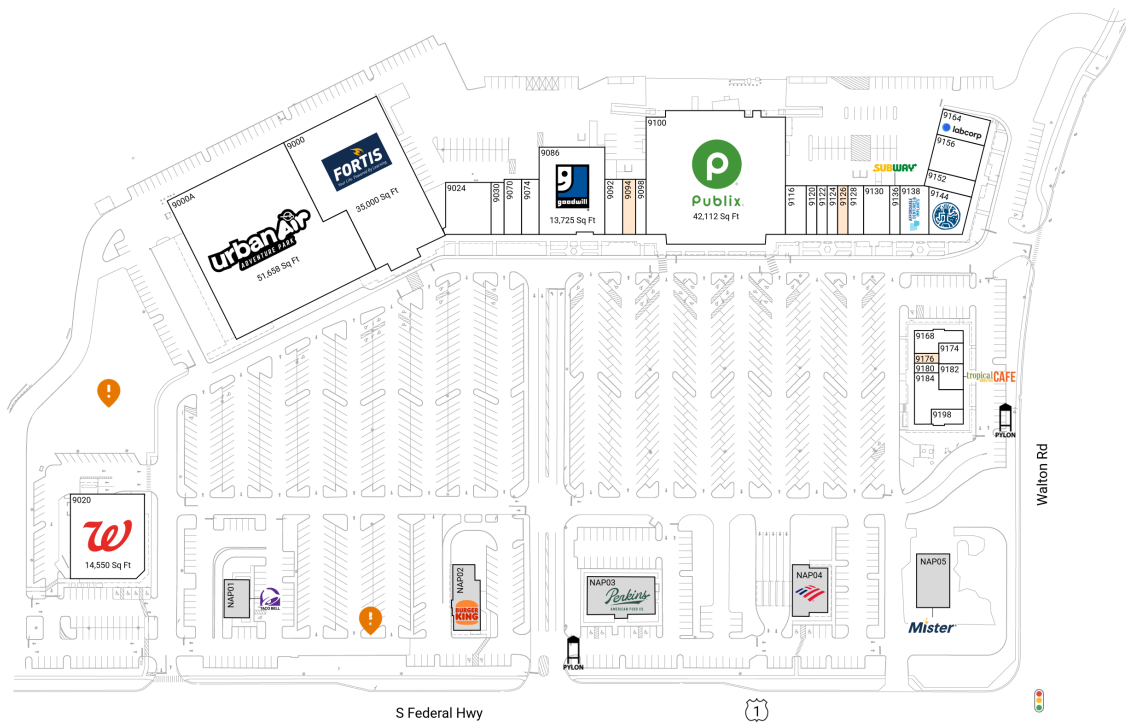


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Available Spaces

| | | | |
|------|--|-------|---------|
| 9094 | 1,700 Sq Ft | OPO 1 | 0 Sq Ft |
| 9126 | 1,200 Sq Ft 360° | OPO 2 | 0 Sq Ft |
| 9176 | 563 Sq Ft | | |

Current Tenants Space size listed in square feet

| | | | | | |
|-------|------------------------------|--------|-------|-------------------------------------|-------|
| 9000 | Fortis Institute | 35,000 | 9130 | St. Lucie Jewelry | 3,000 |
| 9000A | Urban Air Trampoline Park | 51,658 | 9136 | Subway | 1,200 |
| 9020 | Walgreens | 14,550 | 9138 | Affordable Dentures | 3,323 |
| 9024 | Pam's Fabric Nook | 5,600 | 9144 | Hand & Stone Massage and Facial Spa | 3,895 |
| 9030 | BM Nails | 1,600 | 9152 | Sapp's Barbershop | 1,900 |
| 9070 | Mirai Sushi & Thai | 2,295 | 9156 | Wellstart | 4,200 |
| 9074 | Local Agency of Florida Blue | 2,295 | 9164 | LabCorp | 3,000 |
| 9086 | Goodwill | 13,725 | 9168 | Choice Optics | 2,048 |
| 9092 | East Port Liquor | 2,380 | 9174 | Crazy Arepa's | 1,200 |
| 9098 | Miller's Vapery | 1,360 | 9180 | A Tax | 562 |
| 9100 | Publix | 42,112 | 9182 | Tropical Smoothie Cafe | 1,500 |
| 9116 | DME of America | 2,400 | 9184 | Wellstart | 3,823 |
| 9120 | Hunan Garden | 1,200 | 9198 | Brightway Insurance | 1,000 |
| 9122 | Agape Boba Tea & Ice Cream | 1,200 | NAP01 | Taco Bell | 0 |
| 9124 | J and C Jamaican Restaurant | 1,200 | NAP02 | Burger King | 0 |
| 9128 | Mama's Pizzeria | 1,800 | NAP03 | Perkins Restaurant & Bakery | 0 |
| | | | NAP04 | Bank of America | 0 |
| | | | NAP05 | Mister Car Wash | 0 |

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. 1837

