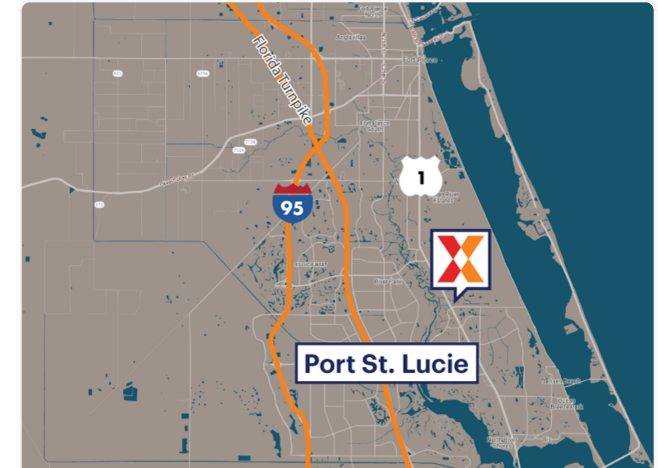


East Port Plaza

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)

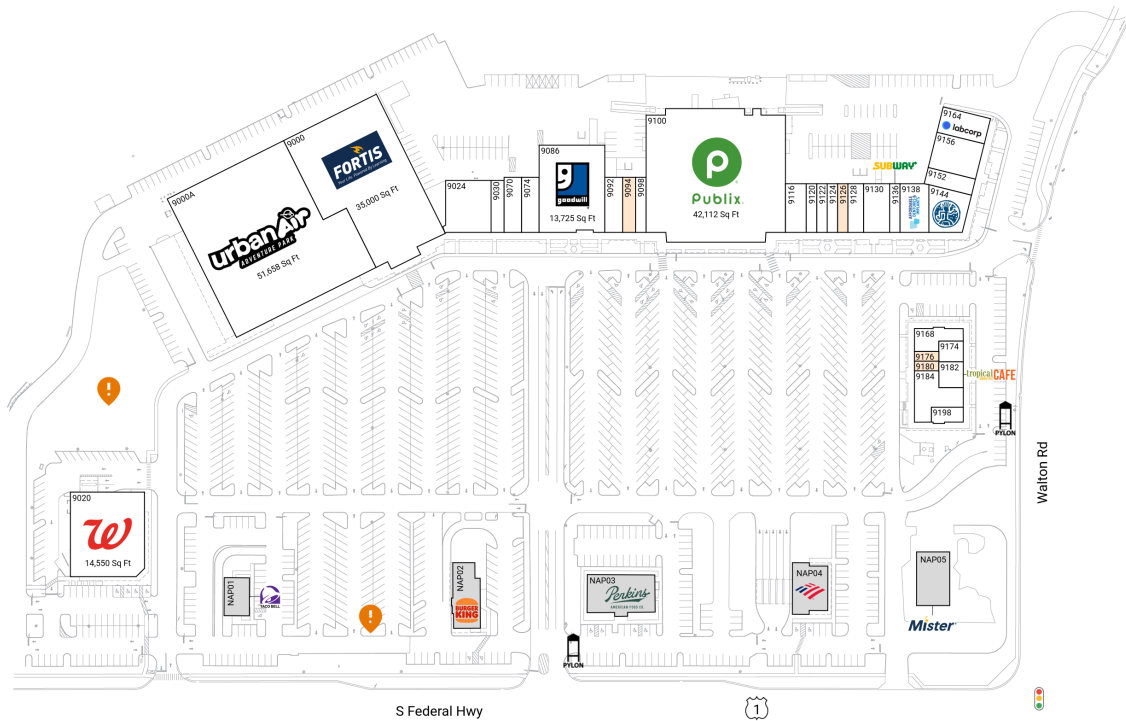


East Port Plaza

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Available Spaces

9094	1,700 Sq Ft	9180	562 Sq Ft
9126	1,200 Sq Ft 360°	OPO 1	0 Sq Ft
9176	563 Sq Ft	OPO 2	0 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 and Facial Spa	3,895
9024	Pam's Fabric Nook	5,600	9144	Hand & Stone Massage	1,900
9030	BM Nails	1,600	9152	Sapp's Barbershop	4,200
9070	Mirai Sushi & Thai	2,295	9156	Wellstart	3,000
9074	Local Agency of Florida Blue	2,295	9164	LabCorp	2,048
9086	Goodwill	13,725	9168	Choice Optics	1,200
9092	East Port Liquor	2,380	9174	Crazy Arepa's	1,500
9098	Miller's Vapery	1,360	9182	Tropical Smoothie Cafe	3,823
9100	Publix	42,112	9184	Wellstart	1,000
9116	DME of America	2,400	9198	Brightway Insurance	0
9120	Hunan Garden	1,200	NAP01	Taco Bell	0
9122	Agape Boba Tea & Ice Cream	1,200	NAP02	Burger King	0
9124	J and C Jamaican Restaurant	1,200	NAP03	Perkins Restaurant & Bakery	0
9128	Mama's Pizzeria	1,800	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

