

Shoppes of Victoria Square

247-295 Port St. Lucie Boulevard | Port St. Lucie, FL 34984

St. Lucie County | Port St. Lucie, FL | 95,186 Sq Ft

27.2752, -80.3549



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|-----------|-----------|
| Population | 12,300 | 98,735 | 224,000 |
| Daytime Pop. | 8,414 | 60,820 | 171,843 |
| Households | 4,232 | 34,826 | 84,239 |
| Income | \$93,249 | \$106,760 | \$107,779 |

Source: Synergos Technologies, Inc. 2024

High-performing Winn-Dixie anchor, with estimated sales 64% above chain average (TD Linx 2025)

High visibility on Port St. Lucie Blvd from 43K+ vehicles daily with direct access to Florida Turnpike, a primary commuter route with 46K+ vehicles daily (Kalibrate 2022)

Proven tenant stability as one third of the small shop tenants have been in the center 11+ years



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Available Spaces

| | | | | | |
|-----|-------------|------|-----|-------------|------|
| 10 | 1,000 Sq Ft | 360° | 21A | 1,664 Sq Ft | 360° |
| 14A | 1,407 Sq Ft | 360° | | | |

Current Tenants

Space size listed in square feet

| | | |
|----|----------------------------|--------|
| 01 | Florida Autism Center | 3,463 |
| 02 | Direct Auto Insurance | 925 |
| 03 | DHL | 925 |
| 04 | Anthony's Pizza | 1,087 |
| 06 | Metro by T-Mobile | 1,001 |
| 07 | Jackson Hewitt Tax Service | 785 |
| 08 | Miyuki Sushi & Thai | 2,700 |
| 11 | Miller's Vapery | 1,000 |
| 12 | Los Cocos | 4,897 |
| 13 | TOIS 24 Hour Coin Laundry | 1,300 |
| 14 | Reset Me Float | 2,800 |
| 15 | XFINITY by Comcast | 2,610 |
| 16 | Golden Spa & Salon | 2,580 |
| 17 | ALDI | 44,000 |
| 18 | Dollar Tree | 9,504 |
| 19 | Hong Kong Inn | 1,050 |
| 20 | The Ice Cream Shoppe | 1,250 |
| 21 | Great Clips | 1,473 |
| 22 | Pueblo Viejo | 3,448 |
| 24 | Mofongo King | 2,091 |

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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