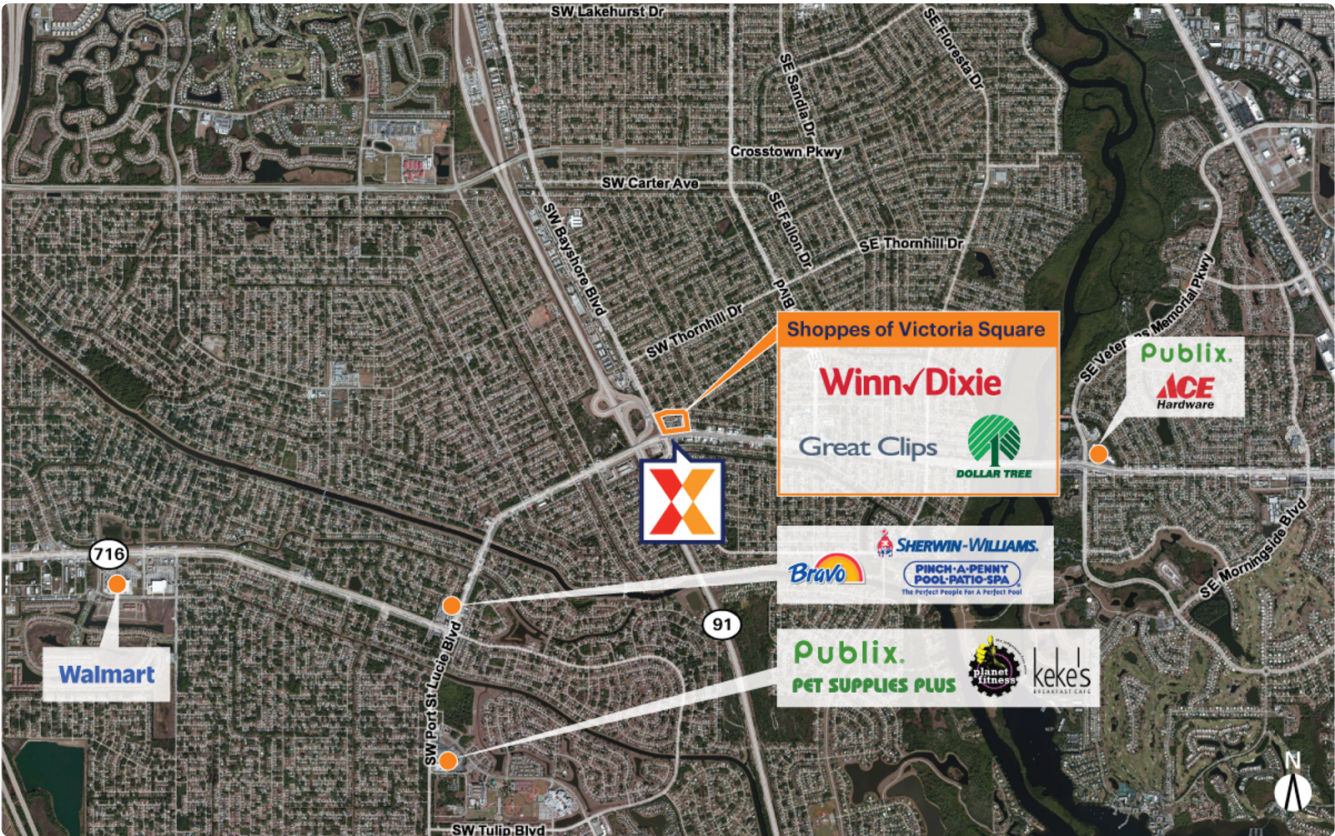


Shoppes of Victoria Square

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
- Within 6 miles of future USL soccer stadium (opening Spring 2027) that will be adjacent to 100K+ SF MIDFLORIDA Credit Union Event Center, drawing 187K+ guests annually (City of PSL 2025)



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Available Spaces

10	1,000 Sq Ft	360°	14A	1,407 Sq Ft	360°
13	1,300 Sq Ft	360°	21A	1,664 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
14	Reset Me Float	2,800
15	XFINITY by Comcast	2,610
16	Golden Spa & Salon	2,580
17	Occupied	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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