

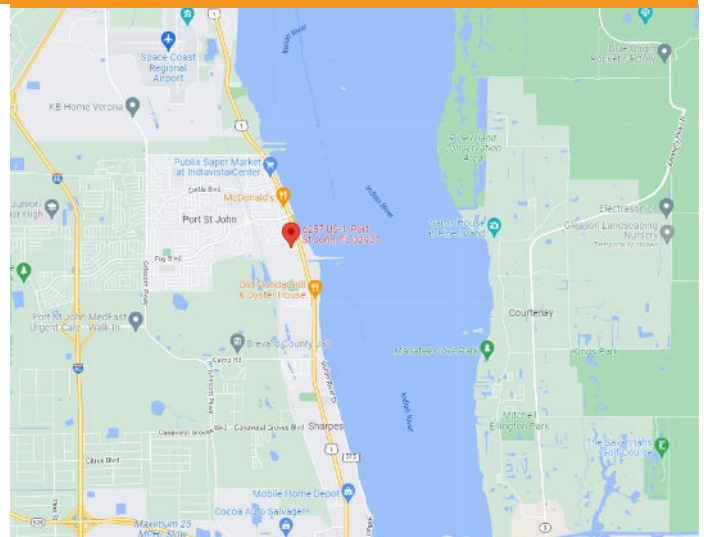
RETAIL SPACE FOR LEASE

PORT ST. JOHN PLAZA

6255 N US 1, Port St. John, FL 32927



- Port St. John Plaza is a Winn Dixie Anchored Center Located in Port St. John
- Directly on US 1 with a Designated Traffic Signal
- 5,800 SF Space
- This is the Highest Producing Winn Dixie in Brevard County
- Many Well Established Long Term Tenants
- Restaurants, Fitness, Service Retailers, and Winn Dixie all Drive in Lots of Traffic for Maximum Exposure for Your Business
- 28,643 Daily Traffic Counts
- Flexible Lease Terms, Owner is Motivated!
- \$11/SF/YR + Approximately \$5/SF/YR NNN



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Contact:

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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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SUITE	TENANT	SQ. FT.
6201	Chalkie's	3,500 SF
6211	MetroPCS	750 SF
6213	H&R Block	1,000 SF
6215	Cricket Wireless	750 SF
6217	Subway	1,250 SF
6221	Planet Fitness	8,640 SF
6625	Leased	1,200 SF
6227	Papa John's Pizza	1,200 SF
6231	Winn-Dixie Liquor	3,000 SF
6235	China Nails	900 SF
6237	Holly May's Salon	900 SF
6239	Brigdawg's	900 SF
6243	AVAILABLE	2,700 SF
6255	Players Club	5,880 SF
6261	Winn-Dixie	43,750 SF
6269	Pinch a Penny	2,220 SF
TOTAL		78,540 SF



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DEMOGRAPHICS	1 mile	3 mile	5 mile
2010 Population	3,649	25,996	43,224
2022 Population	3,964	26,524	44,629
2027 Population Projection	4,237	28,075	47,326
Annual Growth 2010-2022	0.7%	0.2%	0.3%
Annual Growth 2022-2027	1.4%	1.2%	1.2%
Median Age	46.8	42.6	44.8
Bachelor's Degree or Higher	15%	16%	22%
Avg Household Income	\$59,791	\$74,921	\$85,310



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