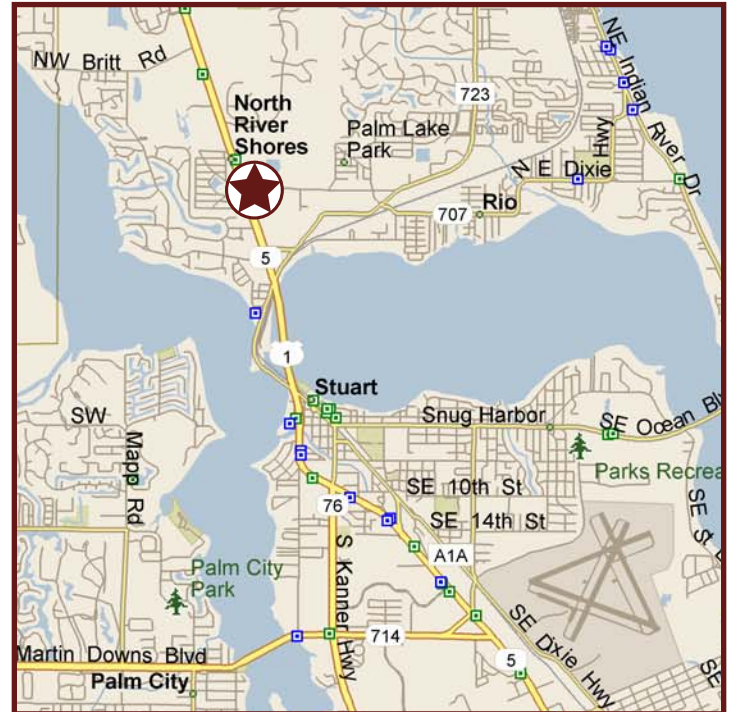


Property Highlights

- Located on US-1, just North of bridge from downtown Stuart
- 1.5 miles south of Treasure Coast Square mall
- First generation retail space
- Captive neighborhood retail market
- Traffic Count: 43,000 CPD

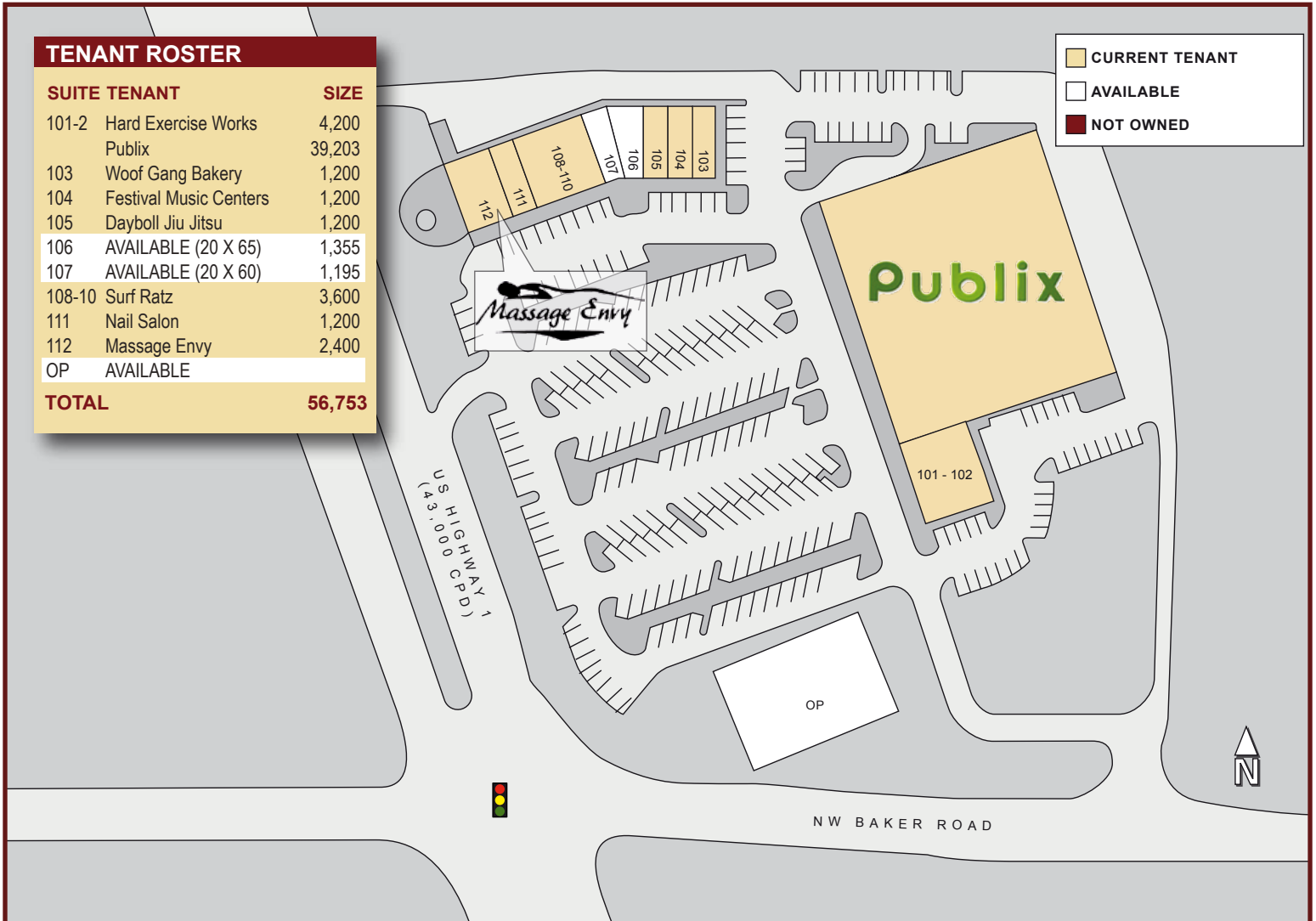


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Site Plan



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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	4,752	33,858	90,036
2015 Population	4,898	34,588	93,130
2010 Average HH Income	\$65,226	\$68,431	\$69,863
2015 Average HH Income	\$72,467	\$76,553	\$76,986