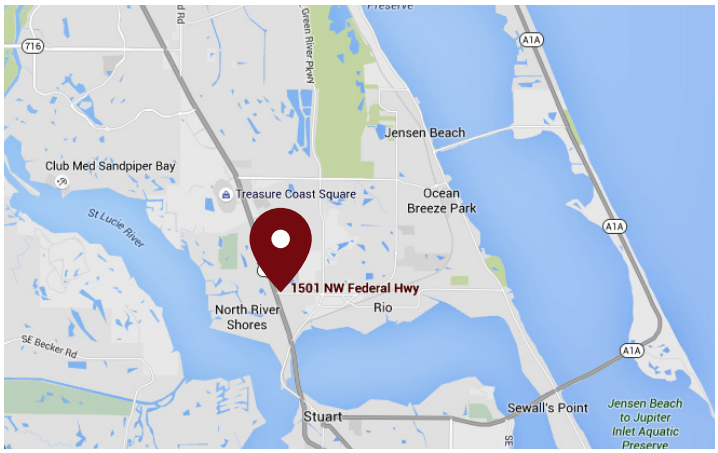
Publix #1237 - Cornerstone at Stuart

1501 NW Federal Highway
Stuart, FL 34994
Lat 27.223, Long -80.263

FULLY LEASED

PROPERTY HIGHLIGHTS

- Stuart MSA
- Located on US-1, Just North of The Roosevelt Bridge
- 1.5 Miles South of Treasure Coast Square Mall
- Publix-Anchored Center
- Traffic Count: 53,850 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,852	39,130	106,550
Daytime Population	5,927	50,484	120,657
Total Households	2,656	18,053	47,203
Avg. HH Income	$117,645	$111,136	$103,698

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

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Crossman & Company
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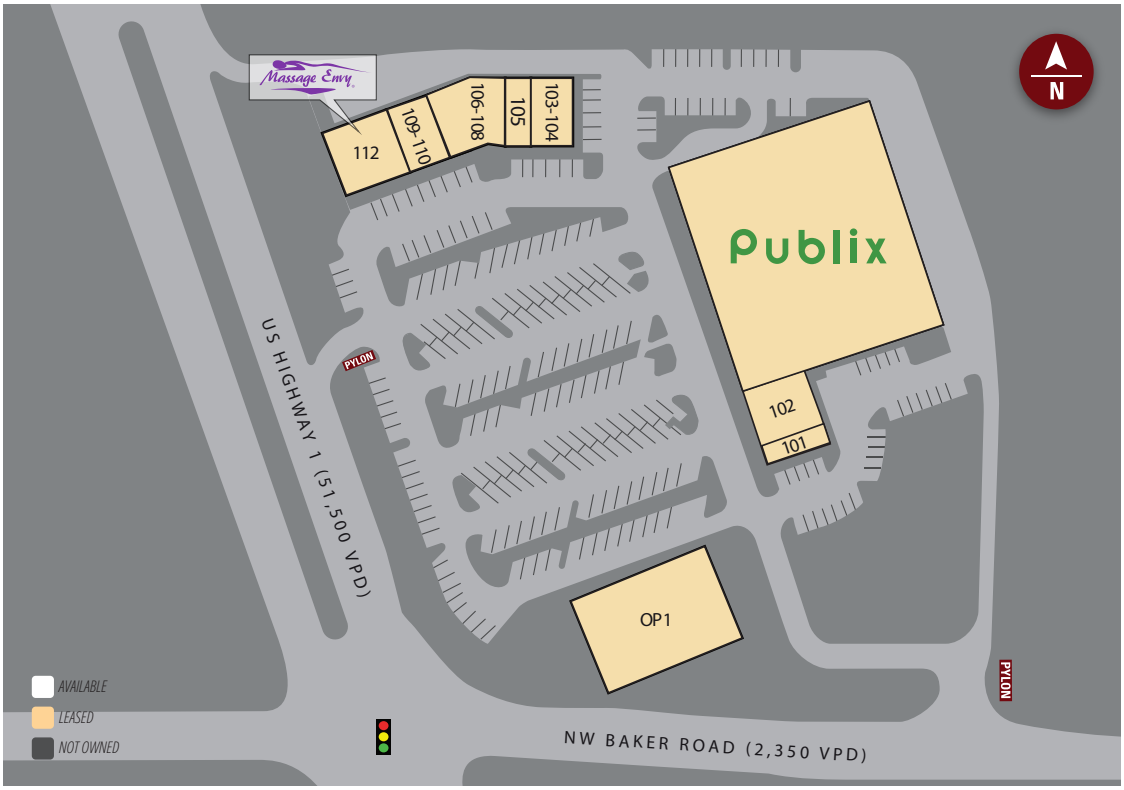

SITE PLAN

Suite	Tenant	Size
ANC	Publix	39,203
101	Marco's Pizza	1,200
102	CardSmart	3,000
103-104	OneMain Financial	2,400
105	Golden Scissors	1,200
106-108	Metro Nails	3,750
109-110	Club Pilates	2,400
112	Massage Envy	3,595
OP1	Coffee Rush	±1 Acre

TOTAL 56,753

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
109,485

EST. # OF VISITS ANNUALLY
734,126

AVG. VISITS / CUSTOMER
6.71

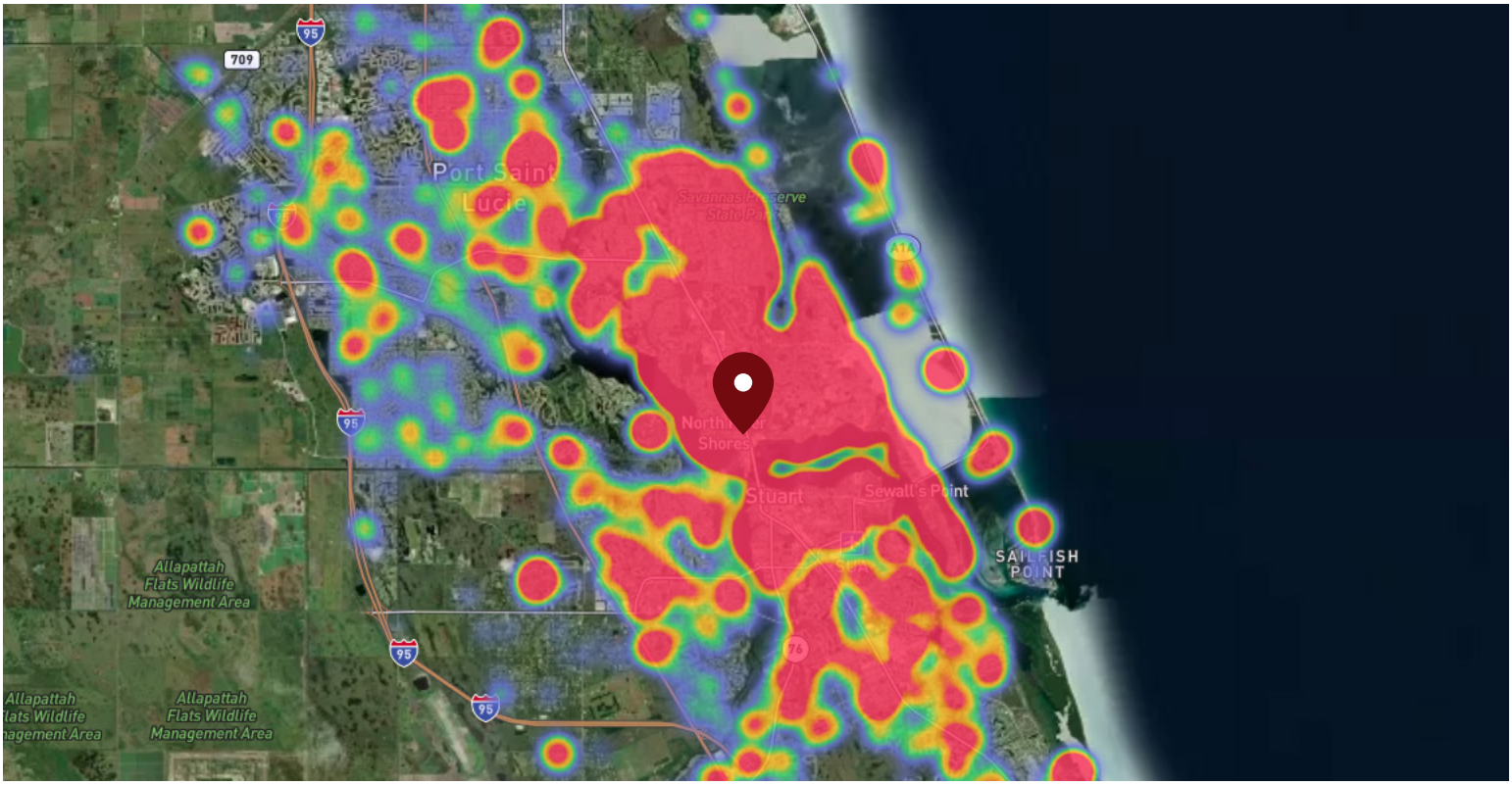
AVG. LENGTH-OF-STAY / VISIT
45 Min

TOP 3 DAYS	# OF VISITS
Sunday	113,073
Monday	111,753
Saturday	110,087

TOP 3 HOURS	# OF VISITS
4-5 PM	131,332
5-6 PM	129,079
3-4 PM	122,934

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022 - March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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