Publix #1284 - Darwin Square

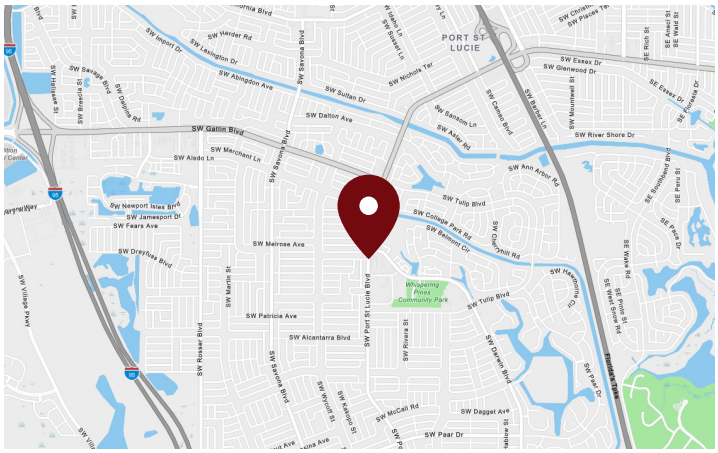
3203 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34953
Lat 27.248, Long -80.375

FOR LEASE

900 - 1,256 SF AVAILABLE

PROPERTY HIGHLIGHTS

- West Port St. Lucie, FL MSA
- Publix and Pet Supermarket Anchored
- Dominant Grocery Center in the Neighborhood
- Recently Completely Renovated.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	12,784	93,355	175,103
Daytime Population	9,135	65,042	135,991
Total Households	4,288	31,369	64,711
Avg. HH Income	$121,021	$106,855	$108,122

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

Dylan Silverman

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Crossman & Company
www.crossmanco.com

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Suite	Tenant	Size
E	Publix	54,340
1	Wingstop	2,000
4	Hear Again America	1,195
5	Massimo's Pizza & Pasta	1,910
7	Bee Waxed Brow Studio	1,239
10	Chocolate Shoppe	1,860
13	H&R Block	1,549
15	Juici Patties	1,488
16	Florida Blue	1,662
20A	Pet Supplies Plus	8,492
20	Pride Liquors	1,858

Suite	Tenant	Size
25	Jose A. Sarasota III	1,550
26-27	DC & Y Nails	1,859
28-45	Planet Fitness	14,385
50	Mane Design Haircuts	1,239
53	Expedition Chiropractic	1,550
U101	Hibachi Express	1,675
U102-3235	AVAILABLE (15 X 83)	1,256
U103-104	Keke's Breakfast Cafe	5,069
U105	Florida Community Health	3,813
U106-108	Treasure Coast Thrift	4,187
64	Republic Finance	1,345

Suite	Tenant	Size
68	Soleil Med Spa & Wellness	1,648
70	Chinatown Restaurant	1,324
73	AVAILABLE	1,150
E101-102	Metro By T-Mobile	1,350
E103	Town Jewelers	900
E104-3261	AVAILABLE 20 X 45 (V-Box)	900
E105	Chrisangel Belleza	900
E106-108	Leslie's Pools	2,700
OP-A	Mavis Tire	5,583
OP-B	HCA Florida Healthcare	0

Suite	Tenant	Size
	TOTAL	127,918

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
274,800

EST. # OF VISITS ANNUALLY
2.6 Million

AVG. VISITS / CUSTOMER
9.53

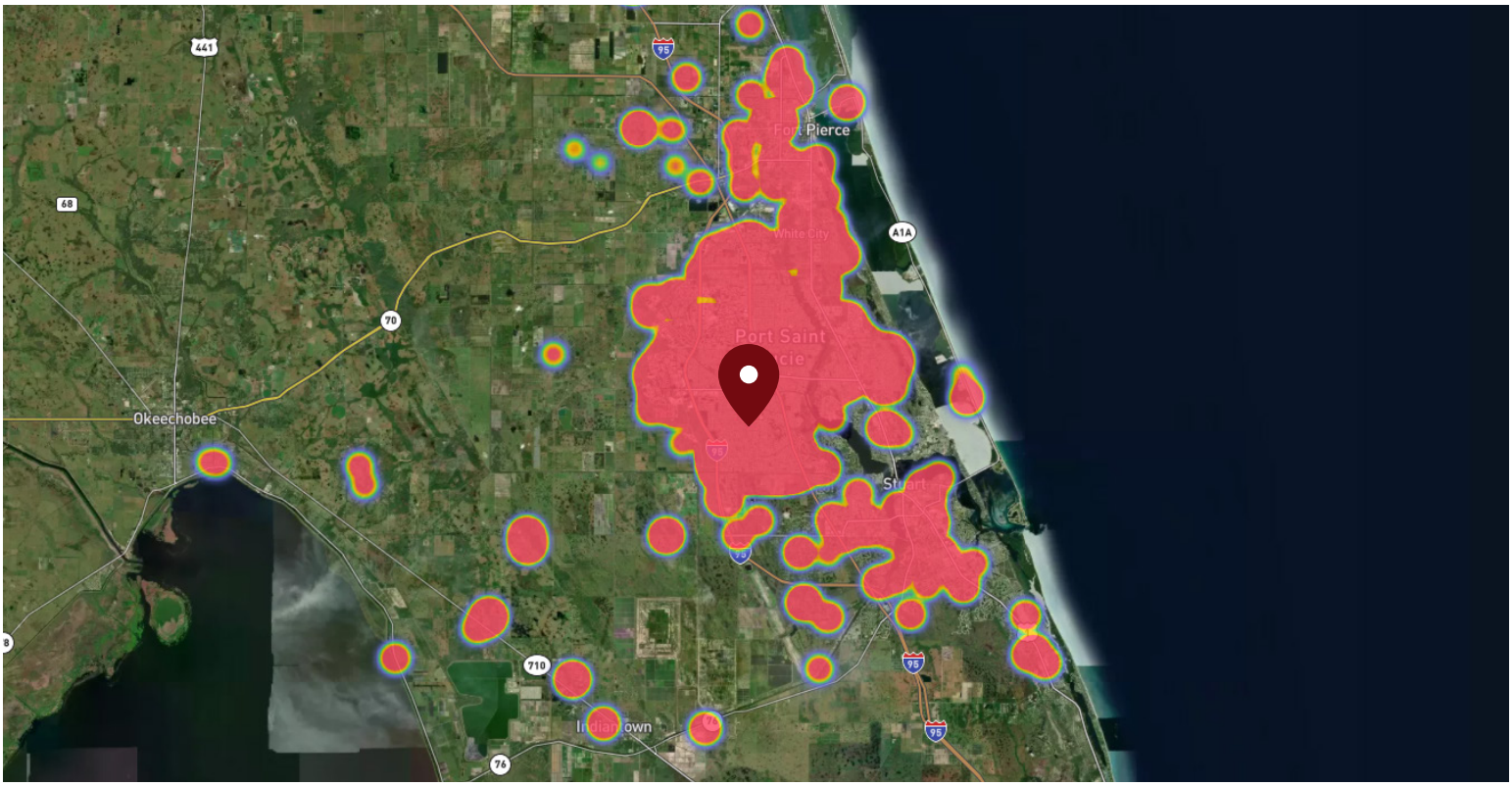
AVG. LENGTH-OF-STAY / VISIT
34 Min

TOP 3 DAYS	# OF VISITS
Saturday	426,914
Friday	389,864
Sunday	375,579

TOP 3 HOURS	# OF VISITS
6-7 PM	353,445
5-6 PM	348,770
12-1 PM	326,498

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



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

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