

For Lease: Grocery Anchored Shopping Center

- 110,000 ± SF ground up development
- Outparcel pad opportunities
- Jr anchor and small shop availability
- Strong retail synergy with Walmart and Home Depot in close proximity
- Located on major east/west retail and commuter corridor with over 30,000 ADT
- Only one mile to I-95 Interchange and 1.5 miles to FL Turnpike
- Centrally located to five new single-family home developments under construction, which will total 1,863 units upon completion
- Ideal visibility on Okeechobee Rd and Virginia Ave with excellent access
- Projected 2022 opening

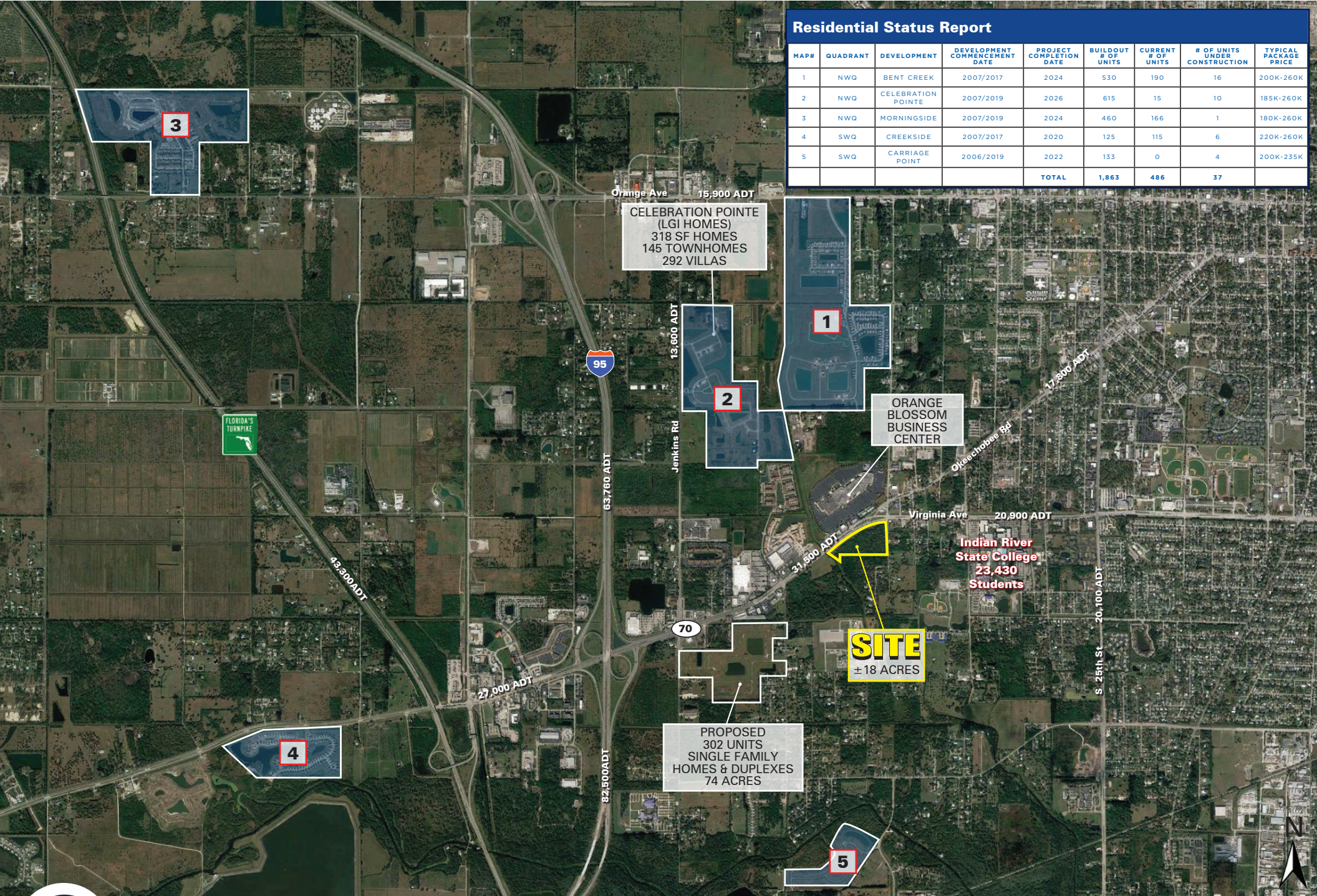
2020 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	5,140	19,140	44,526	73,988
Avg HH Income	\$46,846	\$50,287	\$43,797	\$52,895

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Residential Status Report

MAP#	QUADRANT	DEVELOPMENT	DEVELOPMENT COMMENCEMENT DATE	PROJECT COMPLETION DATE	BUILDOUT # OF UNITS	CURRENT # OF UNITS	# OF UNITS UNDER CONSTRUCTION	TYPICAL PACKAGE PRICE
1	NWQ	BENT CREEK	2007/2017	2024	530	190	16	200K-260K
2	NWQ	CELEBRATION POINT	2007/2019	2026	615	15	10	185K-260K
3	NWQ	MORNINGSIDE	2007/2019	2024	460	166	1	180K-260K
4	SWQ	CREEKSIDE	2007/2017	2020	125	115	6	220K-260K
5	SWQ	CARRIAGE POINT	2006/2019	2022	133	0	4	200K-235K
TOTAL					1,863	486	37	



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3000 Virginia Avenue

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SITE
± 18 ACRES

CELEBRATION POINT
(LGI HOMES)
318 SINGLE FAMILY HOMES
145 TOWNHOMES
292 VILLAS



BENT CREEK
530 SINGLE FAMILY
HOMES

ORANGE BLOSSOM
BUSINESS
CENTER

ST LUCIE
RECREATION
CENTER

Indian River
State College
23,430
Students

PROPOSED
302 UNITS
SINGLE FAMILY
HOMES & DUPLEXES
74 ACRES



\$50,287 **43,300**
 AVG HH INCOME ADT ON FL TURNPIKE
 IN 2 MILE RADIUS



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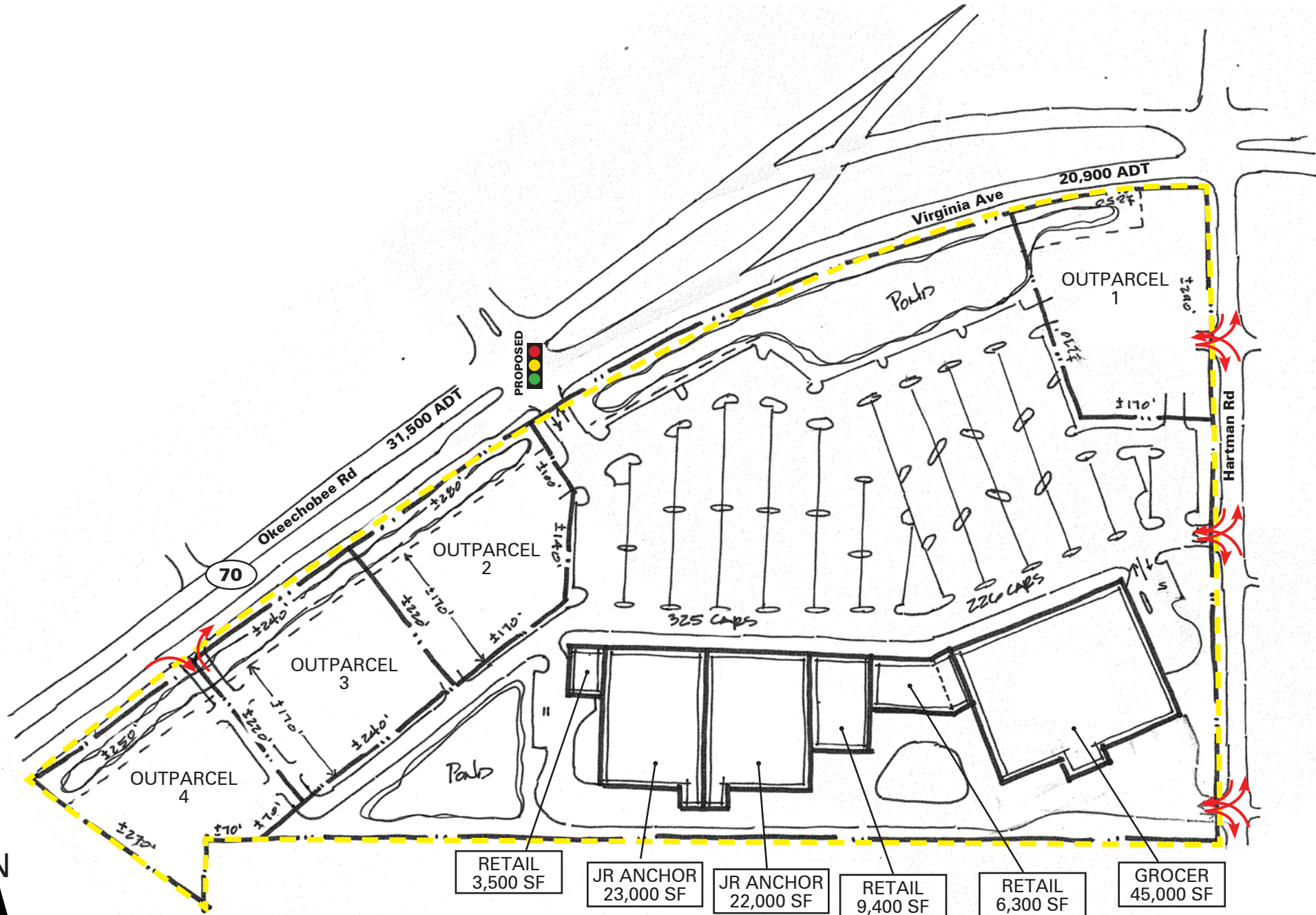
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MARKET AERIAL

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ATLANTICRETAIL.COM



RETAIL
3,500 SF

JR ANCHOR
23,000 SF

JR ANCHOR
22,000 SF

RETAIL
9,400 SF

RETAIL
6,300 SF

GROCE
45,000 SF



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