



## GATEWAY PLAZA

NWC of Virginia Avenue and U.S. Highway One, Fort Pierce, Florida 34950



### PROPERTY FOR LEASE

- 2nd anchor space available
- Three outparcels available with frontage on U.S. Highway One
- Divisible spaces from 1,300 to 35,000 square feet
- New traffic signal on U.S. Highway One provides additional access to the Gateway Plaza
- Gross Leasable Area: 221,860 square feet
- Approximately 62,016 cars pass the center daily

### DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	68,670	97,146
Median age	35.8	40.4
Estimated Average Household Income	\$44,726	\$47,012
Estimated Median Household Income	\$30,984	\$32,923

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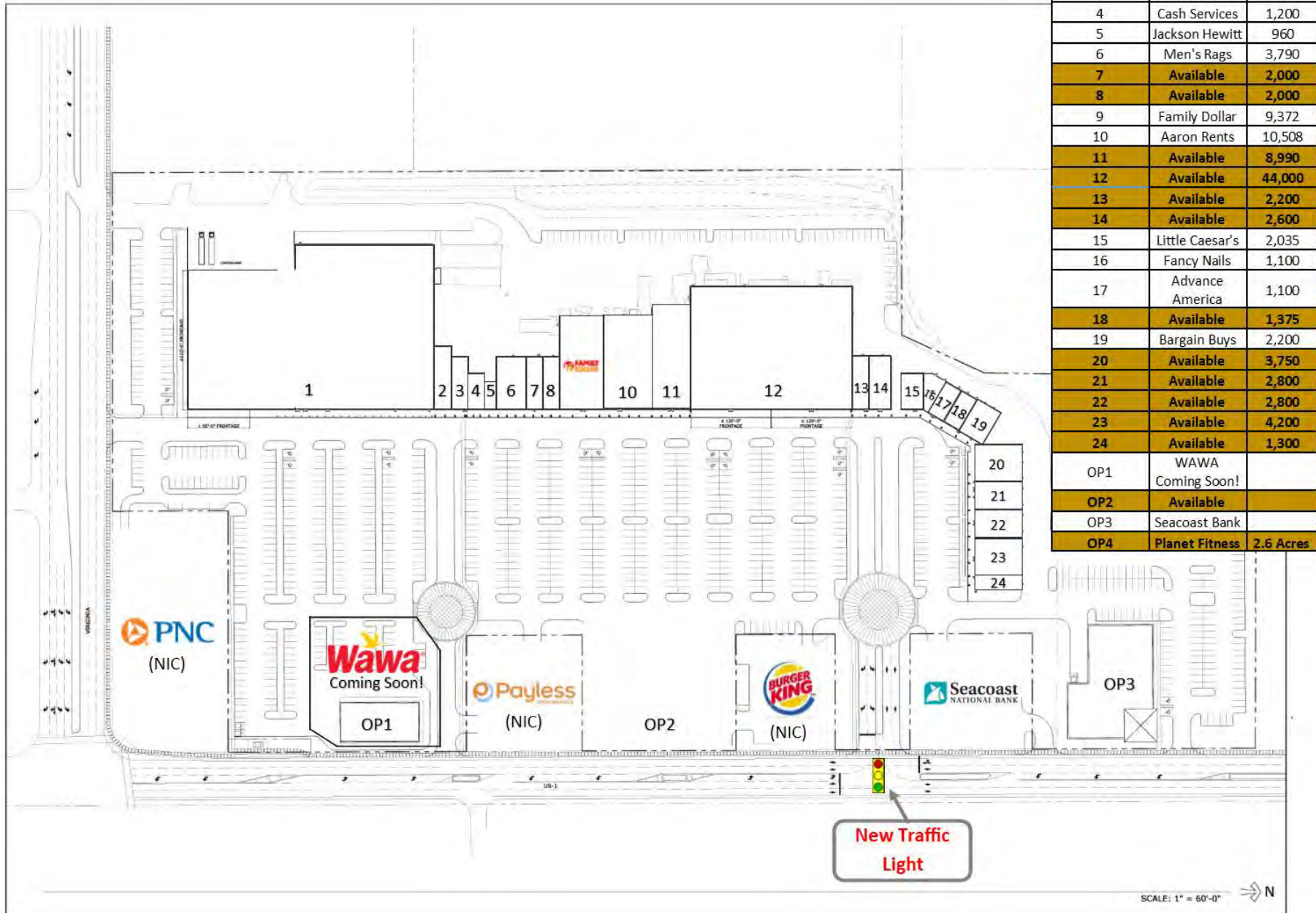
### LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# SITE PLAN

## Gateway Plaza—Fort Pierce, FL

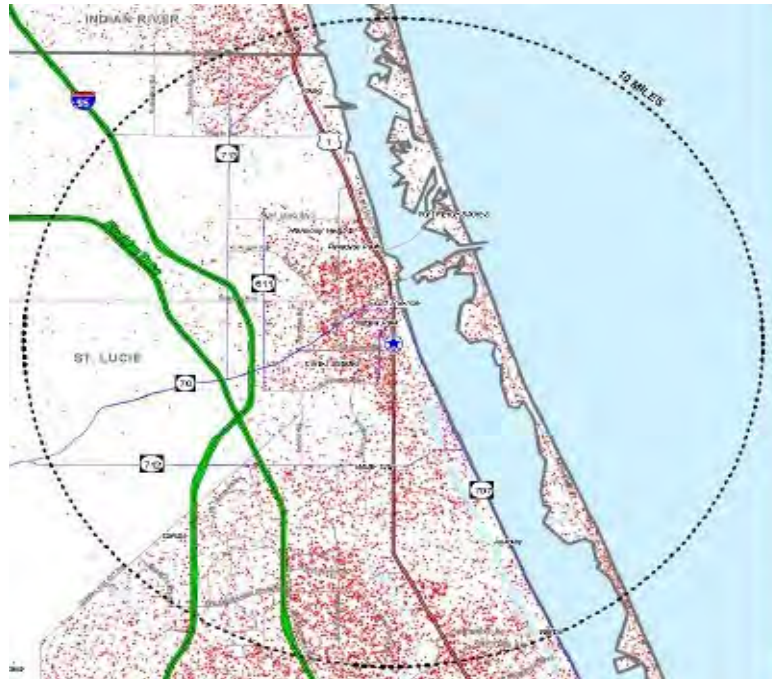
\* Final site plan subject to change \*



Tenant Roster		
Space	Tenant	Sq Ft
1	Available	88,004
2	Available	2,500
3	\$9.99 Shoes	2,000
4	Cash Services	1,200
5	Jackson Hewitt	960
6	Men's Rags	3,790
7	Available	2,000
8	Available	2,000
9	Family Dollar	9,372
10	Aaron Rents	10,508
11	Available	8,990
12	Available	44,000
13	Available	2,200
14	Available	2,600
15	Little Caesar's	2,035
16	Fancy Nails	1,100
17	Advance America	1,100
18	Available	1,375
19	Bargain Buys	2,200
20	Available	3,750
21	Available	2,800
22	Available	2,800
23	Available	4,200
24	Available	1,300
OP1	WAWA Coming Soon!	
OP2	Available	
OP3	Seacoast Bank	
OP4	Planet Fitness	2.6 Acres

SCALE: 1" = 60'-0" → N

# DEMOGRAPHICS



**Site Location**  
1901 S US-1  
Fort Pierce, FL

**10 Mile Radius**

Prepared For  
Moms Realty LP

**Legend**

Site Location

**2012 Total Households**

1 Dot Represents 10 Households

- Interstate Highways
- U.S. Highways
- State Highways
- Major Roads



nielsen Map Produced by Nielsen 2012

## 5-MILE RADIUS

## 15-MINUTE DRIVE TIME

esri Demographic and Income Profile						
195 %26 SR70 6500 Darner Ct, Fort Pierce, Florida, 34945 Ring: 5 mile radius						
Latitude: 27.41559 Longitude: -80.38823						
<b>Summary</b>	<b>Census 2010</b>		<b>2014</b>		<b>2019</b>	
Population	66,937		69,670		72,273	
Households	23,655		24,106		25,363	
Families	15,853		16,041		16,792	
Average Household Size	2.74		2.76		2.77	
Owner Occupied Housing Units	13,487		12,702		13,399	
Renter Occupied Housing Units	10,168		11,404		11,964	
Median Age	35.5		35.8		36.2	
<b>Trends: 2014 - 2019 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	1.06%	1.06%	0.73%			
Households	1.02%	1.06%	0.75%			
Families	0.92%	0.95%	0.66%			
Owner HHS	1.07%	0.93%	0.69%			
Median Household Income	3.66%	3.16%	2.74%			
<b>Households by Income</b>			<b>2014</b>		<b>2019</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5,340	22.2%	5,309	20.9%	5,309	20.9%
\$15,000 - \$24,999	4,210	17.5%	3,275	12.9%	3,275	12.9%
\$25,000 - \$34,999	3,728	15.5%	3,317	13.1%	3,317	13.1%
\$35,000 - \$49,999	3,696	15.3%	4,102	16.2%	4,102	16.2%
\$50,000 - \$74,999	3,646	15.1%	4,511	17.8%	4,511	17.8%
\$75,000 - \$99,999	1,646	6.8%	2,342	9.2%	2,342	9.2%
\$100,000 - \$149,999	1,129	4.7%	1,454	5.7%	1,454	5.7%
\$150,000 - \$199,999	346	1.4%	520	2.1%	520	2.1%
\$200,000+	365	1.5%	533	2.1%	533	2.1%
Median Household Income			\$30,984		\$37,113	
Average Household Income			\$44,726		\$51,731	
Per Capita Income			\$15,968		\$18,293	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2014</b>		<b>2019</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,127	7.7%	5,094	7.4%	5,382	7.4%
5 - 9	4,873	7.3%	4,895	7.1%	4,967	6.9%
10 - 14	4,687	7.0%	4,799	7.0%	4,965	6.9%
15 - 19	5,073	7.6%	4,702	6.8%	4,916	6.8%
20 - 24	4,824	7.2%	5,120	7.5%	4,752	6.6%
25 - 34	6,425	12.6%	9,125	13.3%	10,132	14.0%
35 - 44	8,545	12.8%	8,160	11.9%	8,246	11.4%
45 - 54	9,253	13.8%	8,906	13.0%	8,510	11.8%
55 - 64	7,311	10.9%	8,081	11.8%	8,832	12.2%
65 - 74	4,856	7.3%	5,537	8.1%	6,078	8.2%
75 - 84	2,837	4.2%	2,991	4.4%	3,605	5.0%
85+	1,126	1.7%	1,241	1.8%	1,388	1.9%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2014</b>		<b>2019</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,268	49.7%	33,222	48.4%	33,823	46.7%
Black Alone	25,214	37.7%	25,772	37.5%	27,286	37.7%
American Indian Alone	343	0.5%	360	0.5%	396	0.5%
Asian Alone	672	1.0%	786	1.1%	930	1.3%
Pacific Islander Alone	35	0.1%	41	0.1%	52	0.1%
Some Other Race Alone	5,619	8.4%	6,483	9.4%	7,533	10.4%
Two or More Races	1,787	2.7%	2,026	3.0%	2,352	3.2%
Hispanic Origin (Any Race)	13,737	20.5%	15,752	22.9%	18,197	25.1%

Data Note: Income is expressed in current dollars.  
Sources: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

January 19, 2015

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esri Demographic and Income Profile						
Gateway Plaza 3 2009 S US Highway 1, Fort Pierce, Florida, 34950 Drive Time: 15 minute radius						
Latitude: 27.42766 Longitude: -80.32596						
<b>Summary</b>	<b>Census 2010</b>		<b>2014</b>		<b>2019</b>	
Population	94,643		97,146		101,953	
Households	36,116		36,511		38,688	
Families	23,666		23,982		24,982	
Average Household Size	2.56		2.57		2.58	
Owner Occupied Housing Units	22,770		21,794		22,817	
Renter Occupied Housing Units	13,346		14,717		15,871	
Median Age	39.6		40.4		41.0	
<b>Trends: 2014 - 2019 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	0.97%	1.06%	0.73%			
Households	0.94%	1.06%	0.75%			
Families	0.82%	0.95%	0.66%			
Owner HHS	0.92%	0.93%	0.69%			
Median Household Income	3.58%	3.16%	2.74%			
<b>Households by Income</b>			<b>2014</b>		<b>2019</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	7,283	19.7%	7,220	18.7%	7,220	18.7%
\$15,000 - \$24,999	6,473	17.5%	5,002	12.9%	5,002	12.9%
\$25,000 - \$34,999	5,607	15.2%	4,895	12.7%	4,895	12.7%
\$35,000 - \$49,999	5,658	15.3%	6,189	16.0%	6,189	16.0%
\$50,000 - \$74,999	5,954	16.1%	7,269	18.8%	7,269	18.8%
\$75,000 - \$99,999	2,734	7.4%	3,834	9.9%	3,834	9.9%
\$100,000 - \$149,999	2,075	5.6%	2,638	6.9%	2,638	6.9%
\$150,000 - \$199,999	582	1.6%	849	2.2%	849	2.2%
\$200,000+	545	1.5%	771	2.0%	771	2.0%
Median Household Income			\$32,923		\$39,262	
Average Household Income			\$47,012		\$54,065	
Per Capita Income			\$18,038		\$20,604	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2014</b>		<b>2019</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,338	6.7%	6,262	6.4%	6,582	6.5%
5 - 9	6,198	6.5%	6,153	6.3%	6,191	6.1%
10 - 14	5,938	6.3%	6,127	6.3%	6,277	6.2%
15 - 19	6,455	6.8%	5,885	6.1%	6,192	6.1%
20 - 24	6,178	6.5%	6,426	6.6%	5,941	5.7%
25 - 34	11,066	11.7%	12,000	12.4%	13,105	12.9%
35 - 44	11,377	12.0%	10,953	11.3%	11,090	10.9%
45 - 54	13,301	14.1%	12,635	13.0%	11,886	11.7%
55 - 64	11,561	12.2%	12,602	13.0%	13,750	13.5%
65 - 74	8,758	9.3%	9,937	10.2%	11,446	11.4%
75 - 84	5,497	5.8%	5,880	6.1%	6,805	6.7%
85+	1,978	2.1%	2,287	2.4%	2,586	2.5%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2014</b>		<b>2019</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	56,738	59.9%	57,061	58.7%	58,087	57.0%
Black Alone	27,831	29.4%	28,504	29.3%	30,305	29.7%
American Indian Alone	427	0.5%	453	0.5%	495	0.5%
Asian Alone	1,025	1.1%	1,187	1.2%	1,463	1.4%
Pacific Islander Alone	54	0.1%	68	0.1%	87	0.1%
Some Other Race Alone	6,232	6.6%	7,208	7.4%	8,402	8.2%
Two or More Races	2,336	2.5%	2,666	2.7%	3,114	3.1%
Hispanic Origin (Any Race)	16,417	17.3%	18,905	19.5%	21,965	21.5%

Data Note: Income is expressed in current dollars.  
Sources: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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# RENDERINGS



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