

# Mary Matha Plaza - Newly Renovated

3207 S US Hwy 1, Fort Pierce, FL 34982

# NAI Southcoast



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FOR LEASE:

# \$12.00-15.00/SF NNN

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## Summary:

Address:	3207 S US Hwy 1, Fort Pierce, FL 34982
Available Spaces:	5,000 SF entertainment space (former theater) 1,000 SF service space (former nail salon)
Lease Rate:	\$12.00/SF NNN for the 5,000 SF space \$15.00/SF NNN for the 1,000 SF space
Finished Area:	33,322 SF
Traffic Count:	41,500 AADT
Access:	Highly desirable left in & left out Access via side street Glenview Ave.
Zoning:	GC, General Commercial
Year Built:	2008
Parking:	165 Spaces

## Property Overview:

Two spaces available at the prominent Mary Matha Plaza. The 5,000 SF space is a former movie theater converted as a live entertainment space. The unit offers several amenities perfect for an event space, including high ceilings, concessions or bar area, and second floor viewing box that could be used for additional storage or office space.

The 1,000 SF space is a former nail salon ready to accommodate another beauty salon, barber shop, yoga studio, or small professional office.

Join local restaurateurs and retailers in this prime plaza location, including Tropical Smoothie, a sports bar, a community church, and AJ's Pizza, Subs, and Wings.



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5,000 SF  
Entertainment Space



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1,000 SF  
Service Space



# Mary Matha Plaza - Newly Renovated

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Aerial Looking East

ATLANTIC OCEAN

INDIAN RIVER

SAVANNAS PRESERVE

SANDHILL BLVD

1

S US HIGHWAY 1

curaleaf

SUPER  
FRUIT  
SMOOTHIES

Days Inn

Red  
Roof  
inn

tropical  
SMOOTHIE  
CAFE

AADT: 41,500

NAI

NAI

GLENVIEW AVE



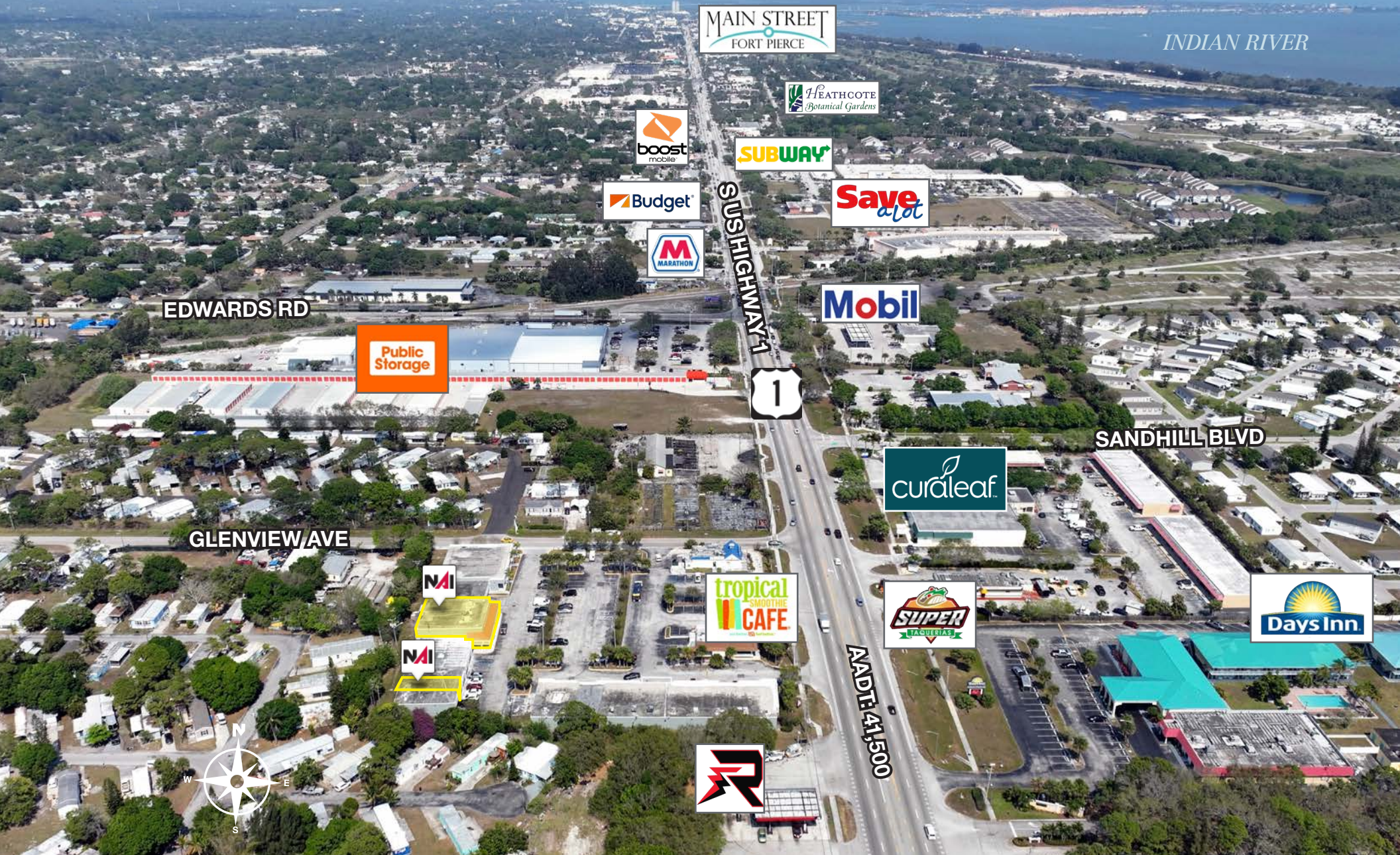
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## Aerial Looking North

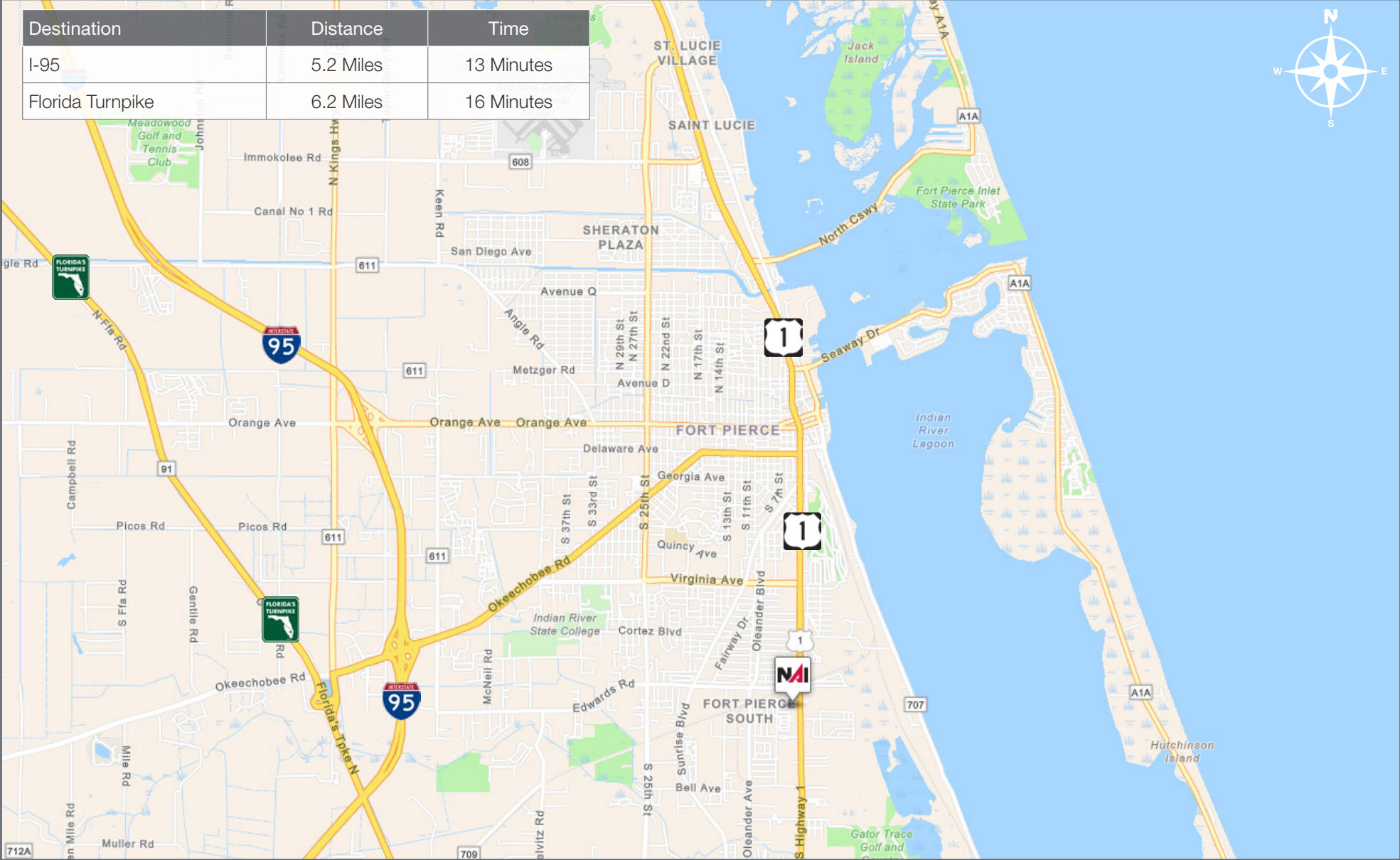
ATLANTIC OCEAN

INDIAN RIVER



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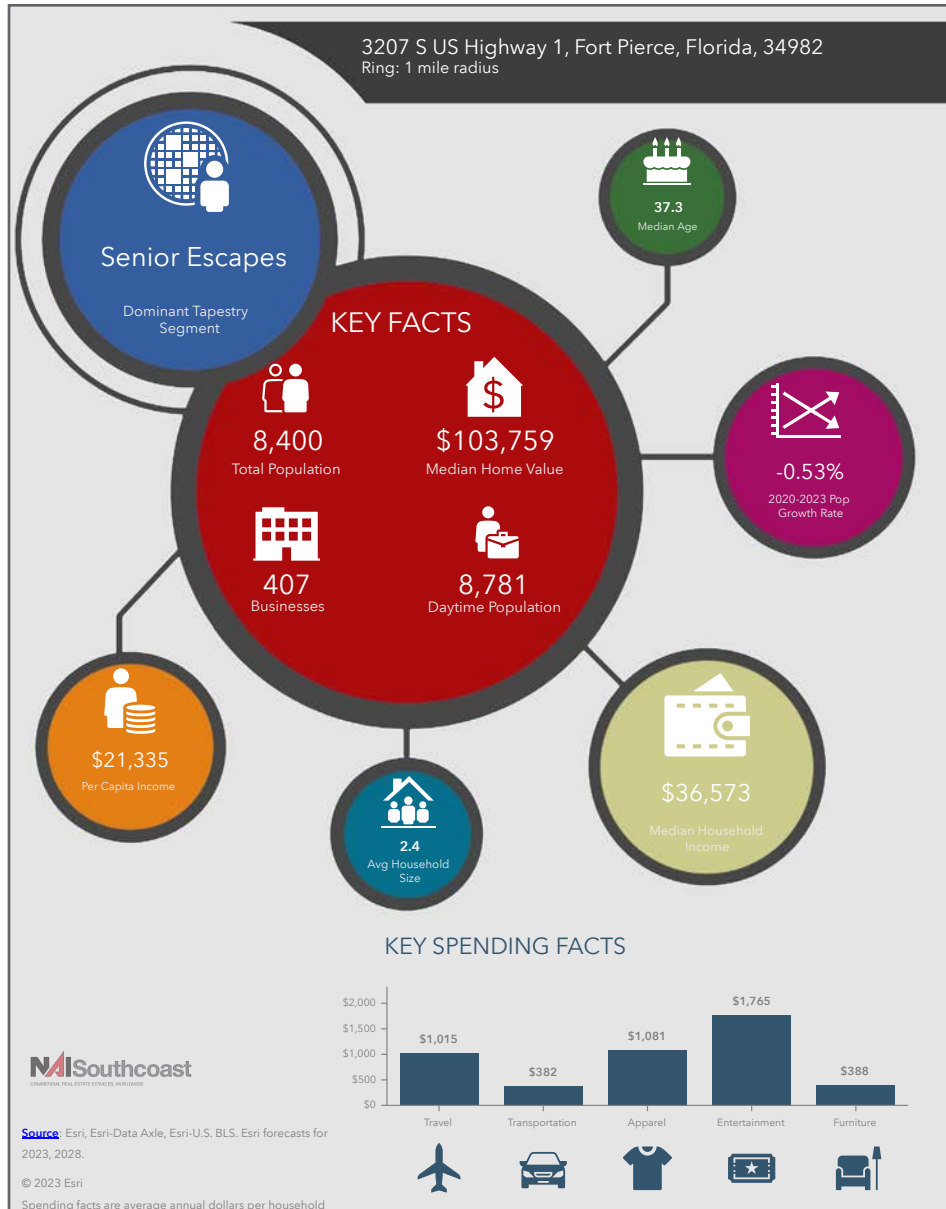
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## 2023 Demographics



### Population

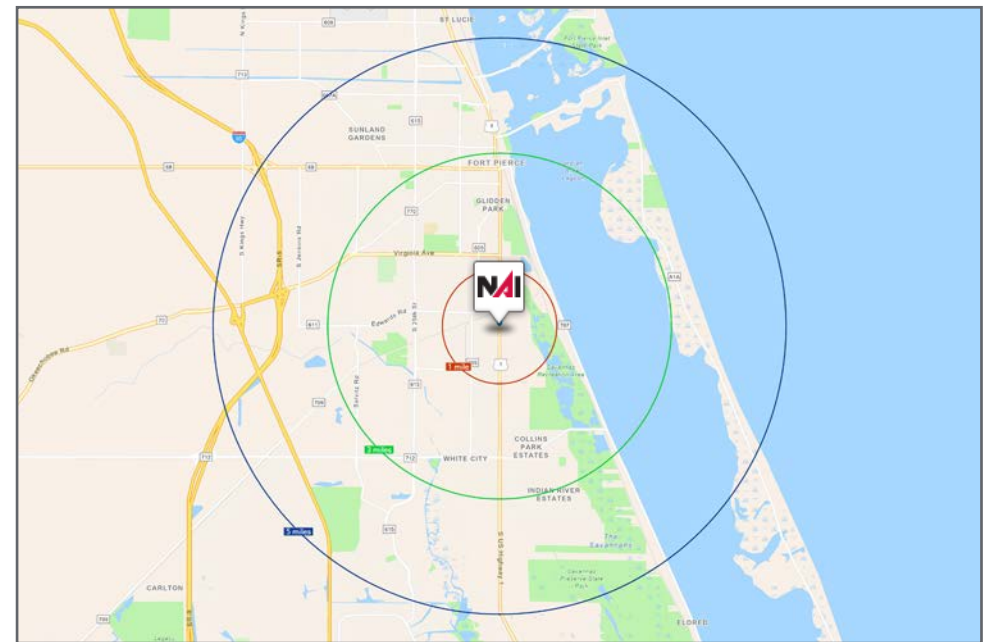
- 1 Mile: 8,400
- 3 Mile: 38,506
- 5 Mile: 83,168

### Average Household Income

- 1 Mile: \$50,129
- 3 Mile: \$61,400
- 5 Mile: \$66,227

### Median Age

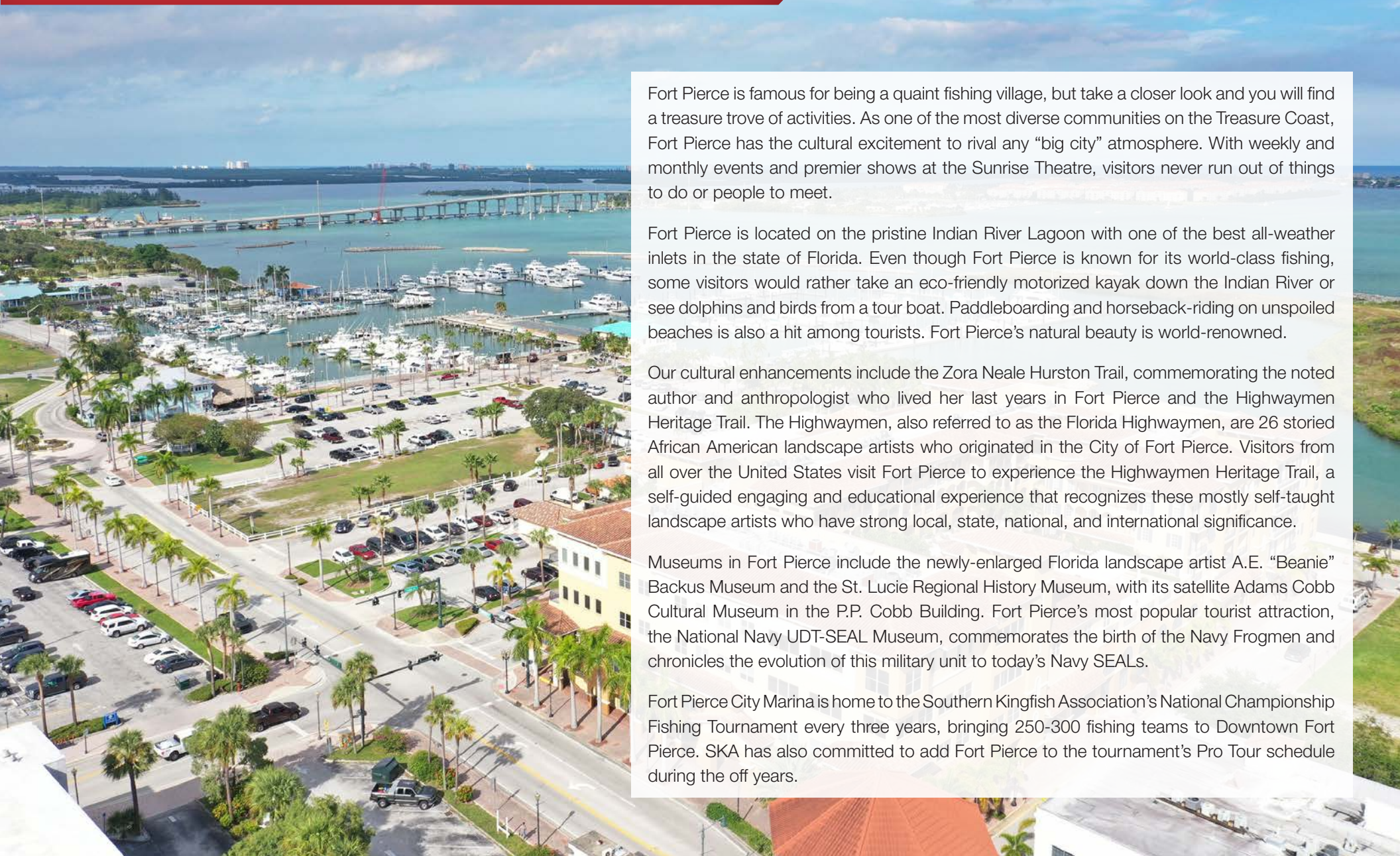
- 1 Mile: 37.3
- 3 Mile: 37.8
- 5 Mile: 40.3





# City Overview

City of Ft. Pierce, Florida



Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world-class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or see dolphins and birds from a tour boat. Paddleboarding and horseback-riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world-renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national, and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus Museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National Navy UDT-SEAL Museum, commemorates the birth of the Navy Frogmen and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years, bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

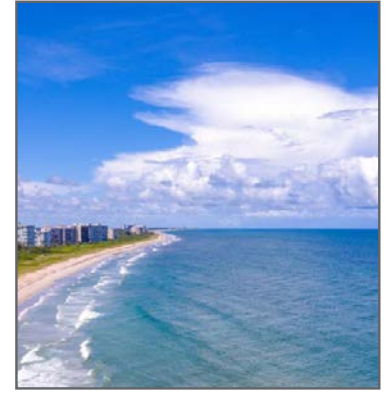
# County Overview

## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



## Presented By



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