

SMD

Southern Management
and Development, L.P.

Towne South Plaza

4901-4977 South US-1
Fort Pierce, FL 34982

ANCHORED BY

Winn Dixie Marketplace
and Family Dollar

10,356 and 10,500 Sq. Ft.
Jr Anchor space available

Direct access to I-95 via Midway Road

Busy signalized intersection

Average daily traffic count: 44,300

Gross leasable area:
105,766 Sq. Ft. (MOL)

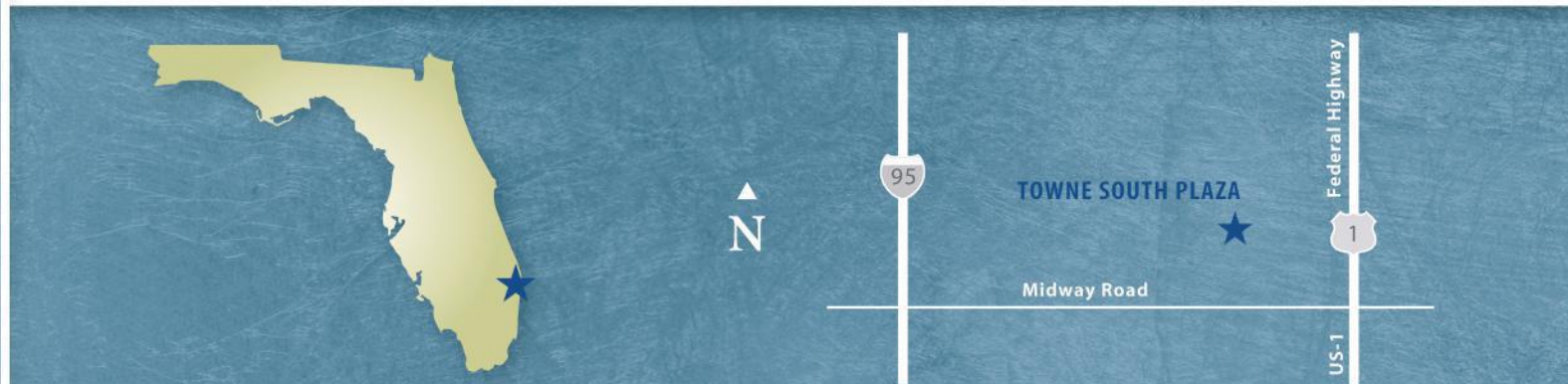
CREATING VALUE

Southern Management and Development, L.P.



CONTACT A LICENSED AGENT

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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	4,738	35,153	105,920
2021 Estimate	4,483	33,157	99,792
2010 Census	3,964	28,827	86,233
2000 Census	3,451	22,777	63,485
Population by race			
White	83.98%	71.80%	66.25%
Black African American	8.52%	15.52%	19.77%
Hispanic Other	107.49%	112.69%	113.98%
2021 Estimate			
Average HH Income	\$65,490.00	\$65,635.00	\$68,023.00
2021 Estimate			
Median HH Income	\$49,015.01	\$45,657.48	\$48,836.85
2021 Estimate			
Median Age	46.39	44.75	44.28

LEGEND

4901-4977 South US-1

UNIT	TENANT	SQ.FT.
4901	The Gin Mill Bar	1,400
4903-05	Thai Restaurant	2,400
4907	Dry Cleaners	1,400
4909-11	Liquor Store	1,950

4913	Subway	1,300
4915	Smoke Shop	1,300
4917-33	Planet Fitness	20,856
4935-45	Family Dollar	8,000
4947-49	Rent-1 Furniture	3,582
4951	National Tax	1,200
4953	Metro PCS	1,602

4955	Frank & Al's Pizza	2,100
4957	Hollywood Nails	963
4959	Ice Cream	1,915
4965	Pet Supplies	1,848
4967	Winn Dixie	46,625
4969	Salon	1,000
4971	Barber Shop	1,000

4973	Insurance	1,000
4975	Southern Samurai	
	Tattoo Studio Inc.	2,000
4977	Laundromat	3,000