

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)

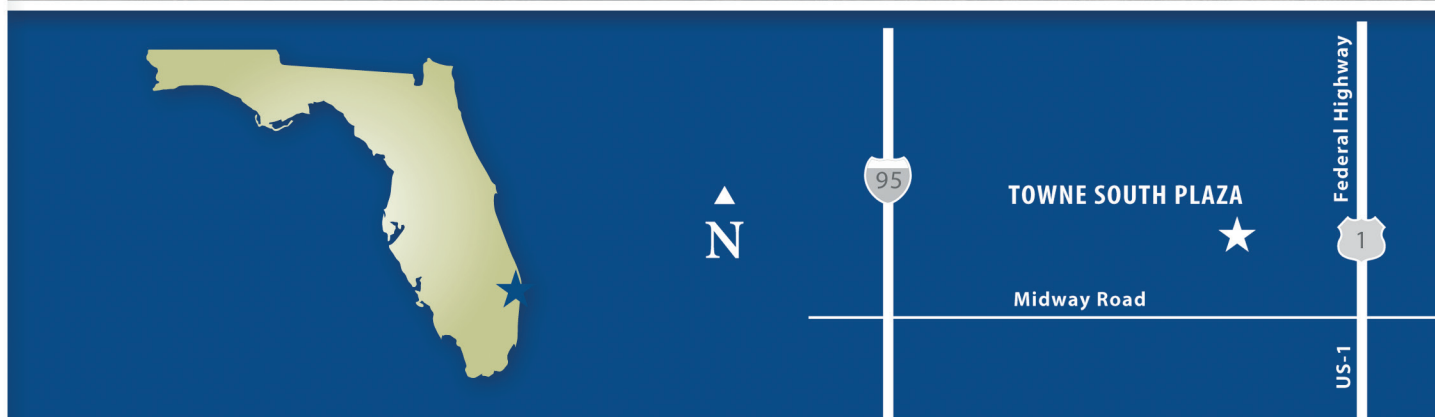
CREATING VALUE

Southern Management and Development, L.P.

SMDPROPERTY.COM



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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	7.49%	12.69%	13.98%
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.		UNIT	TENANT	SQ.FT.		UNIT	TENANT	SQ.FT.	
4901	The Gin Mill Bar	1,400		4913	Subway	1,300		4955	Frank & Al's Pizza	2,100	
4903-05	Thai Restaurant	2,400		4915	Smoke Shop	1,300		4957	Hollywood Nails	963	
4907	Dry Cleaners	1,400		4917-33	Planet Fitness	20,856		4959	Ice Cream	1,915	
4909-11	Liquor Store	1,950		4935-45	Family Dollar	8,000		4965	Pet Supplies	1,848	
				4947-49	Available	3,582		4967	Winn Dixie	46,625	
				4951	National Tax	1,200		4969	Beauty Salon	1,000	
				4953	Metro PCS	1,602		4971	Barber Shop	1,000	
								4973	Insurance	1,000	
								4975	Southern Samurai		
									Tattoo Studio Inc.	2,000	
								4977	Laundromat	3,000	