



For Lease

Lockhart Gardens Shopping Center St. Thomas, US Virgin Islands

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Prime Retail Big Box Opportunity

- 46,949 +/- sq. ft. total ground floor and lower level plus 13,810 +/- sq. ft. second floor stock area.
- 23,238 +/- sq ft ground floor, 23,711 +/- sq ft lower level
- Lockhart Gardens Shopping Center: 122,000 sq ft open-air center, 240 parking spaces.
- Current tenants include: Banco Popular, Foot Locker, T-Mobile, McDonalds, Sterling Optical, Pharmacy, Furniture store, Spa, Local and Service tenants.
- St. Thomas: Island 32 square miles (13 mi x 4 mi), Charlotte Amalie is the Territorial capital of the Virgin Islands.





Lockhart Gardens– St. Thomas Retail

- Lockhart Gardens Shopping Center is conveniently located at the island's busiest intersection of the east-west roadway; slightly over one mile from the capital town Charlotte Amalie, and easy walking distance from the primary cruise ship pier.
- USVI: no Sales Tax, and U.S. citizens, including children, can go shopping and return home with up to \$1,600.00 worth of duty-free merchandise (double the allowance of other Caribbean destinations)
- Void / Opportunity in the market for: Big Box and Junior Box general merchandise, apparel, home decor, grocery, fitness, sporting goods/apparel.



St. Thomas, USVI

- Population: 42,300 // 49% Male, 51% Female // Avg. Age 45
- Median HH Income \$40,400.
- Housing Units: 27,170 // Median. Home Listings Price \$621,000
- Annual Visitors: St. Thomas receives more than two million stay-over and cruise ship visitors a year.
- Over 85% of Hotel Guests come from the US.

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