



For Lease

Sunny Isle Shopping Center St. Croix, US Virgin Islands

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Prime Retail Opportunities

- Sunny Isle Shopping Center: 300,000 sq ft open-air center on 31 acres, 1,800 parking spaces.
- Current tenants include: Marianne's, Rainbow Shops, Office Max, Liberty Communications, Champs Sports, Wendy's, US Post Office, FirstBank, Banco Popular, 8-screen Movie Theater, Social Security Administration, Medical and several Service tenants.
- **Available spaces:** Former Kmart 59,400 sq ft, expandable to 120,000 sq ft // 22,000 sq ft junior box // inline spaces from 1,600 to 3,300 sq ft for retail, office, services // free standing F&B space 4,640 sq ft // food court spaces.
- St. Croix: island 82 square miles (22 mi x 6 mi) largest of the Virgin Islands.





Sunny Isle – St. Croix Retail

- Sunny Isle Shopping Center is centrally located mid-island along a primary east-west roadway. Capital town Christiansted is 5.5 miles away.
- 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 furnishings, hobby, party goods, fitness, sporting goods/apparel.



St. Croix, USVI

- Population: 49,000 // 48% Male, 52% Female // Avg. Age 43
- Median HH Income \$36,000.
- Housing Units: 25,470 // Avg. Home Sales Price \$492,400 // Avg. Condo Sales Price \$257,900 (2020)
- Air Visitors (tourists & excursionists) 185,700 year (2024)
- 75% of Hotel Guests come from the US.

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