



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALBERT BROWN

AGENT

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FOR LEASE

The Highlands Building

715 SE 5TH STREET, STUART, FL 34994



OFFERING SUMMARY

Available SF:	1,631 SF
Lease Rate:	\$13.00 SF/yr (Gross)
Lot Size:	0.28 Acres
Year Built:	1977
Building Size:	3,750

PROPERTY OVERVIEW

This unit is in great shape and is set up for medical or professional use. Unit has the potential to easily convert back to (6) offices. It is currently set up as a physical therapy facility with (2) regular sized offices and (2) very large offices or conference room. The offices do have plumbing for your convenience. There are also (2) separate restrooms, a kitchenette, nice waiting area and a good-sized administration area.

LOCATION OVERVIEW

Conveniently located just off E. Ocean Boulevard on 5th Street, between SE Amerigo Ave & Balboa Ave. Close to Downtown Stuart, Martin County courthouse, The Cleveland Clinic hospital, shopping & dining.



Front Entrance



Waiting Room



Reception / Admin Area



Open Space



Private Office



Office / Work Space

ADDITIONAL INTERIOR PHOTOS

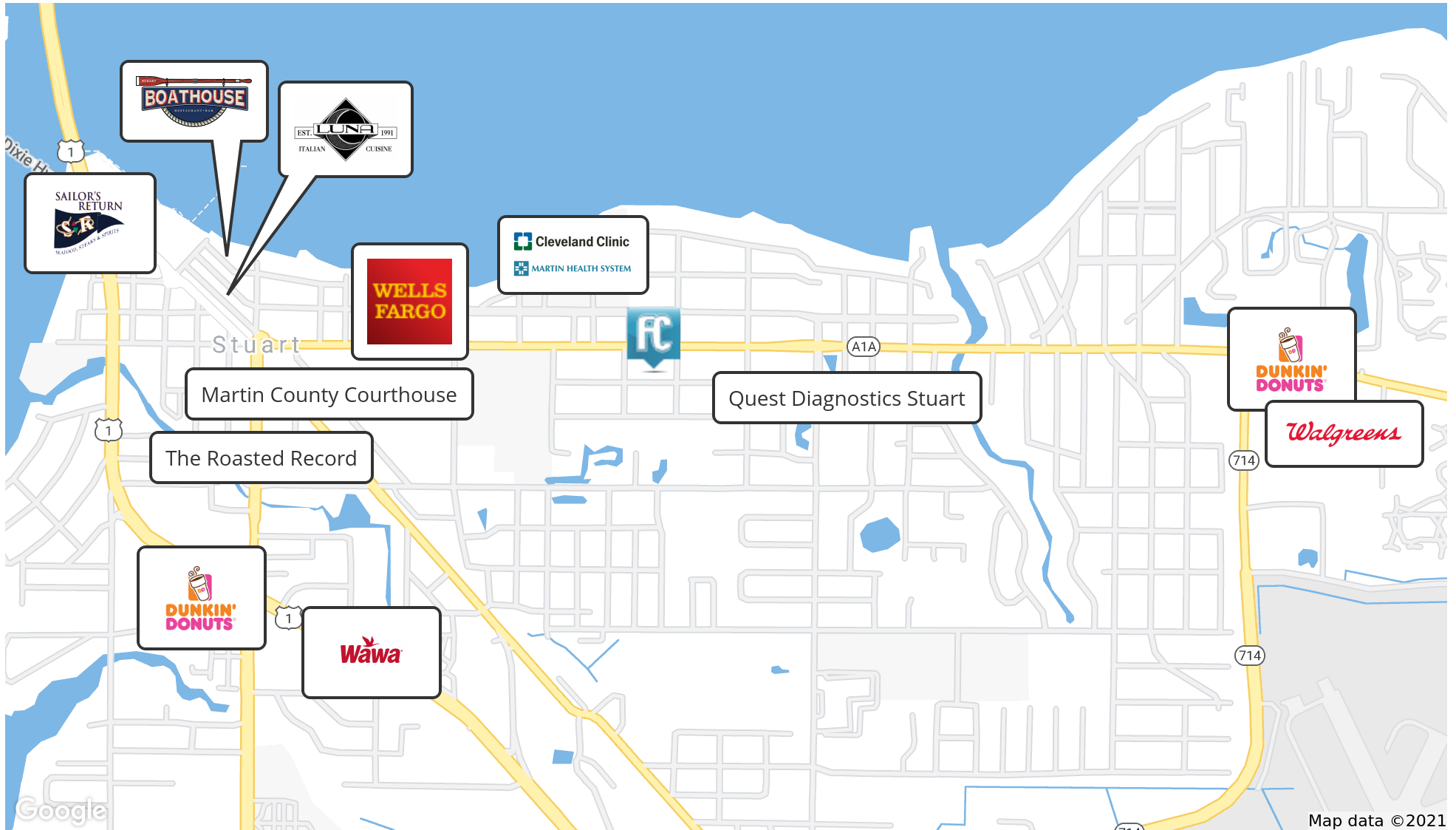
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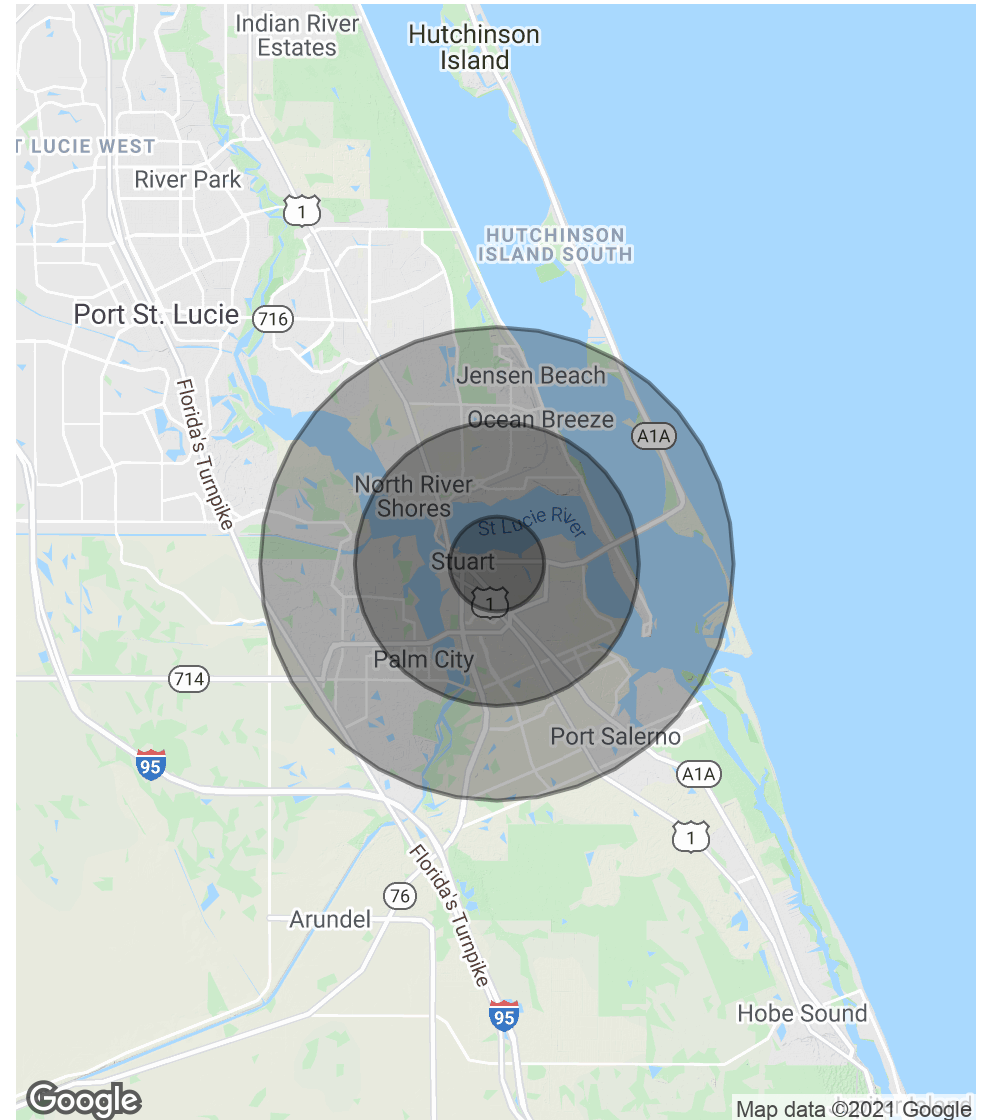


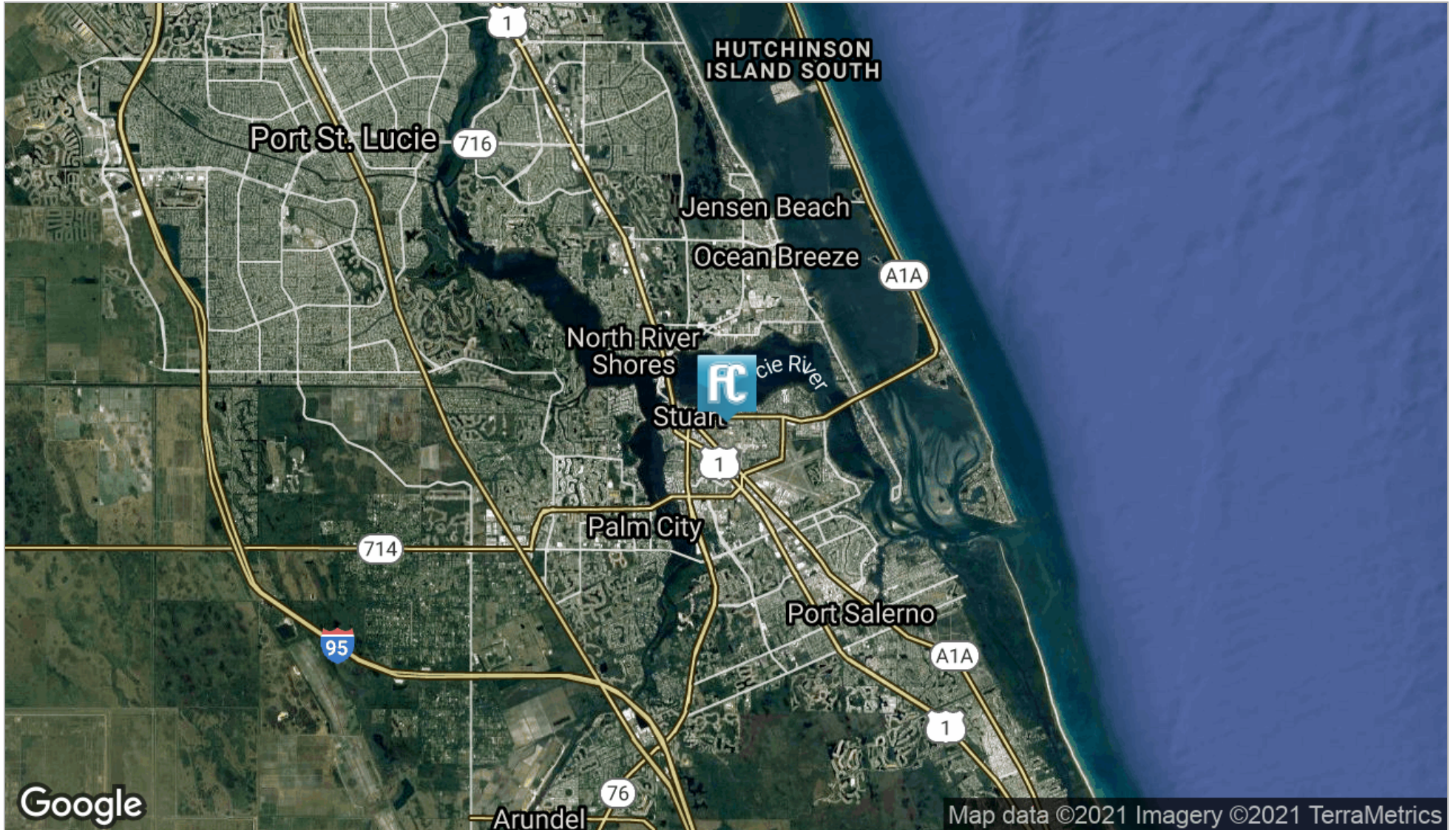
Map data ©2021

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,787	43,018	95,800
Average age	44.9	48.6	47.9
Average age (Male)	36.1	45.2	45.4
Average age (Female)	46.5	49.9	49.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,909	19,116	40,668
# of persons per HH	2.5	2.3	2.4
Average HH income	\$66,414	\$69,020	\$79,127
Average house value	\$232,187	\$291,016	\$296,658

* Demographic data derived from 2010 US Census





LOCATION MAP

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