



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALBERT BROWN

AGENT

D: 772.223.3646

ALBERT@ALBERTBROWNRE.COM



FOR LEASE

800 SE Ocean Boulevard

STUART, FL 34994



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$16.00 SF/yr (Gross)

Lot Size: 0.34 Acres

Building Size: 4,114

Zoning: R-3

PROPERTY OVERVIEW

MOVE-IN & READY TO GO! This is a great medical unit that will accommodate regular medical and dental. There is plumbing in every room for sinks plus there is already floor plumbing in every room for dental. The unit has a waiting area and a reception/admin area. There are 9 offices with plumbing and a lab or kitchen area. The unit is ready to go and close to the hospital, courthouse and downtown shopping and dining.

LOCATION OVERVIEW

Located just minutes from Downtown Stuart, near Cleveland Clinic Martin Health Hospital on the corner of SE Balboa Avenue.

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

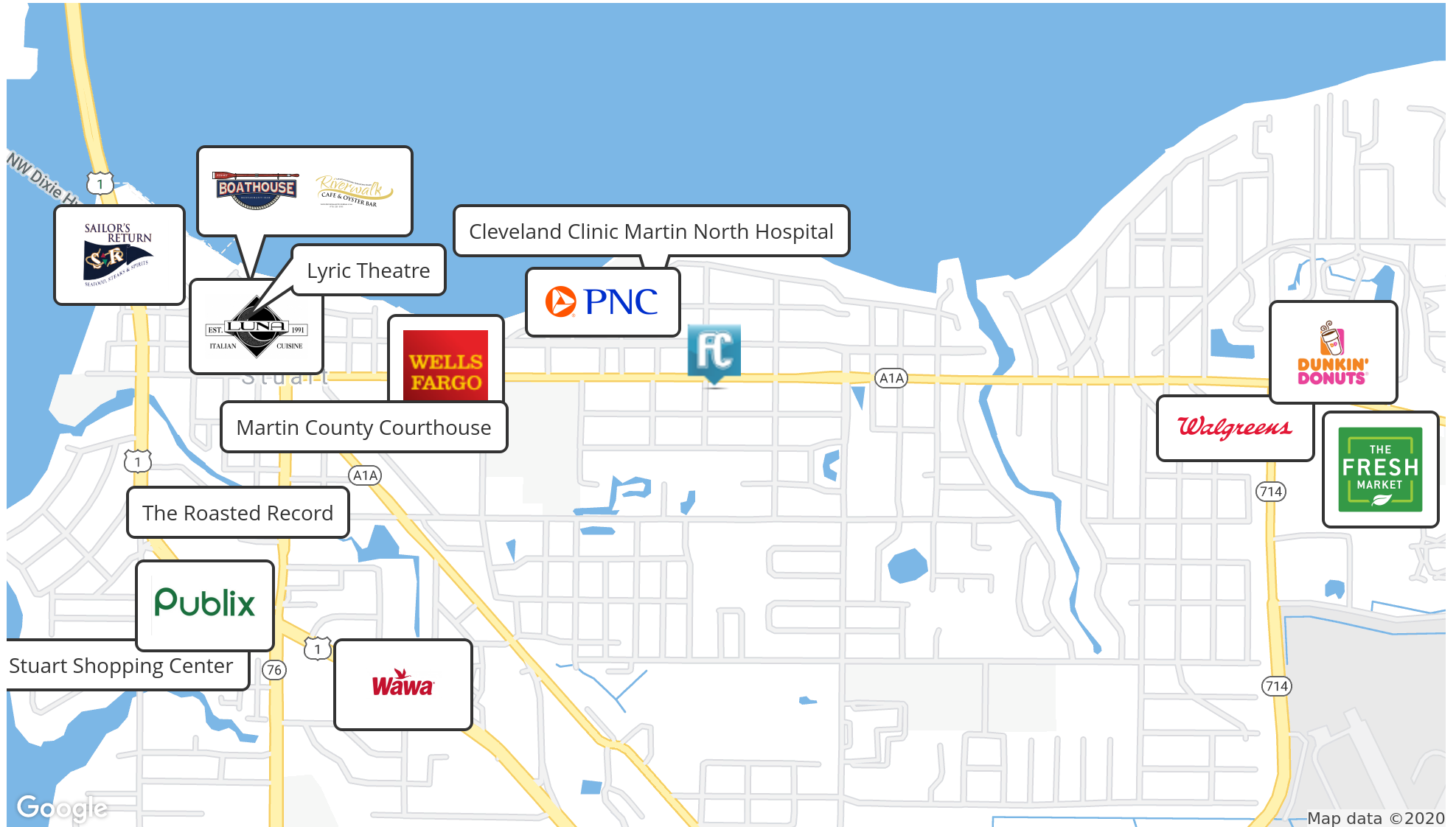
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RETAILER MAP

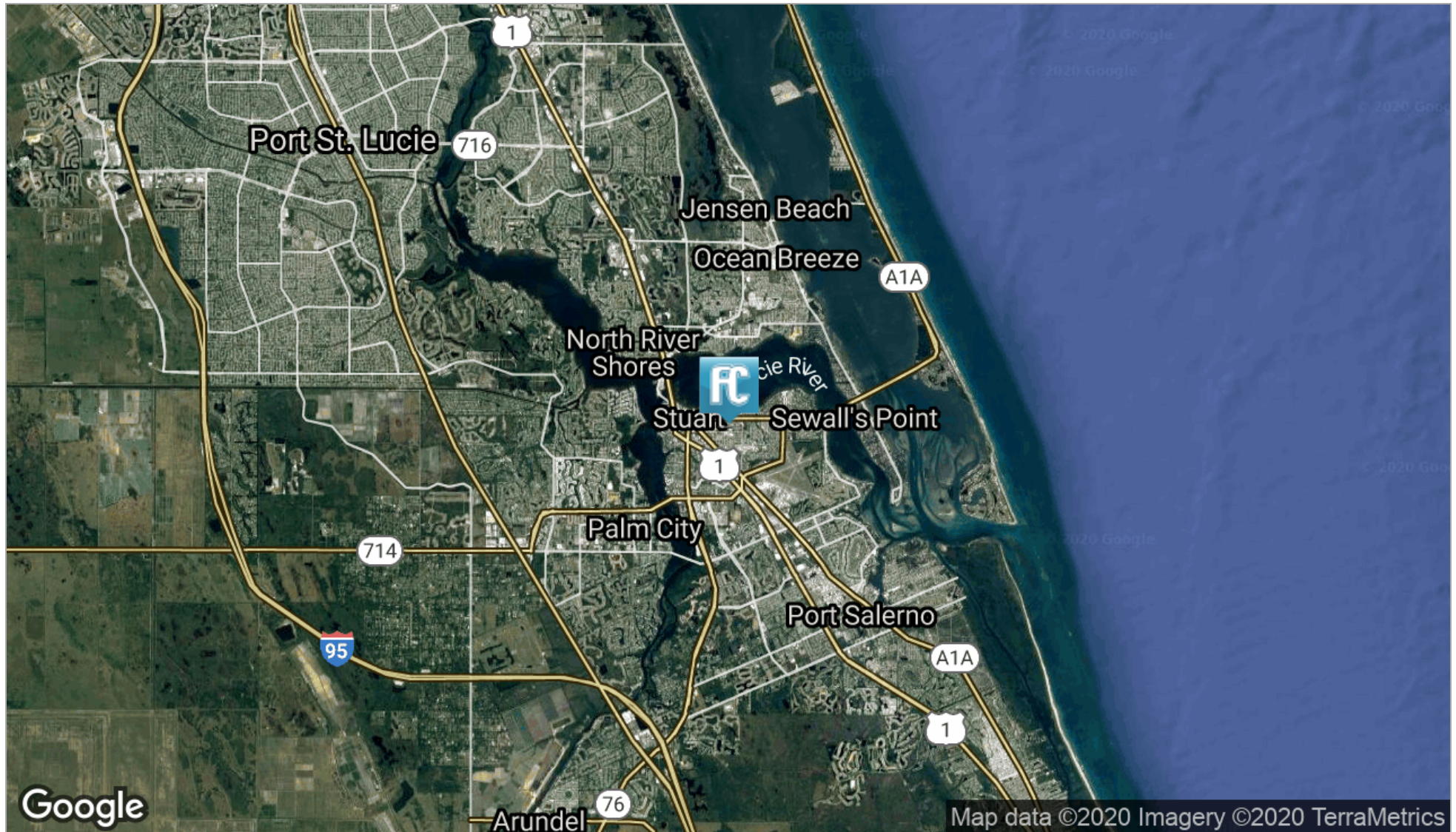
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LOCATION MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,800	42,726	95,156
Average age	45.4	48.6	48.0
Average age (Male)	36.1	45.1	45.5
Average age (Female)	47.2	49.9	49.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,923	18,998	40,442
# of persons per HH	2.5	2.2	2.4
Average HH income	\$67,170	\$68,881	\$79,184
Average house value	\$232,570	\$288,856	\$296,387

* Demographic data derived from 2010 US Census

