



# 1,639± SF Office/Medical Condo in Stuart

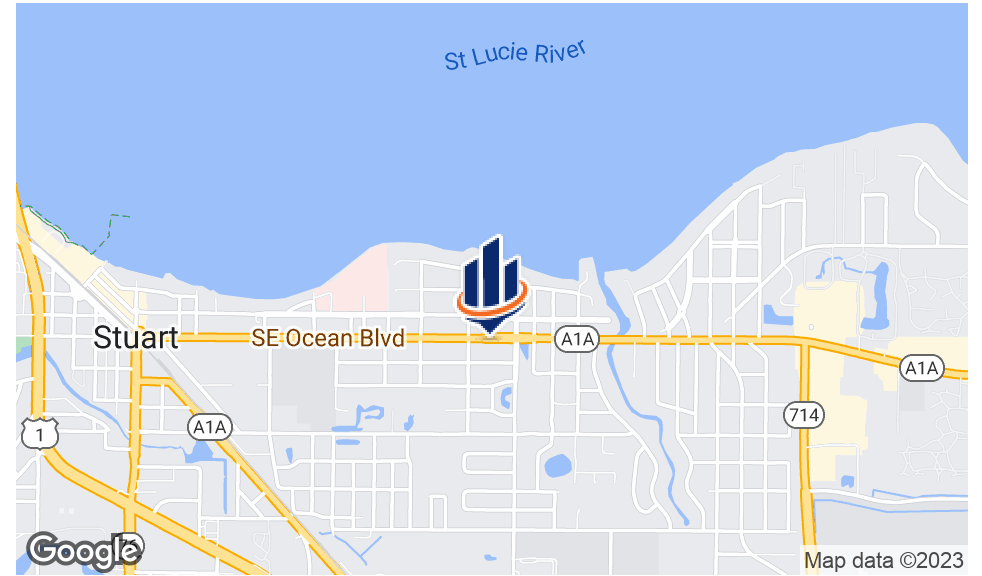
**900 E. Ocean Blvd., Suite 250  
Stuart**



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## OFFERING SUMMARY

LEASE RATE:	N/A
BUILDING SIZE:	1,639± SF
YEAR BUILT:	1982
TRAFFIC COUNT:	14,300 [2019]

## PROPERTY OVERVIEW

### LOCATION OVERVIEW

Located on the south side of East Ocean Blvd, and one mile west of SW Federal Highway.

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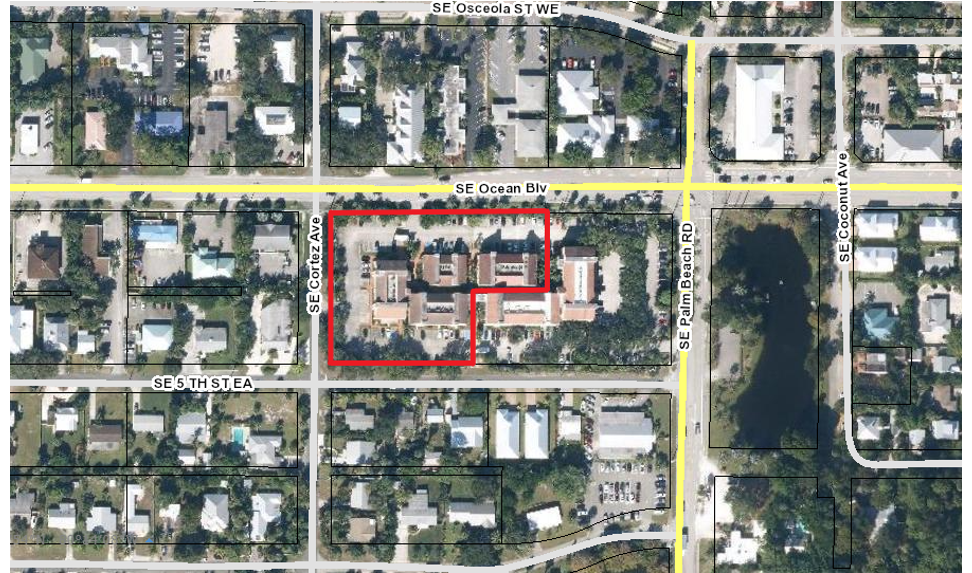
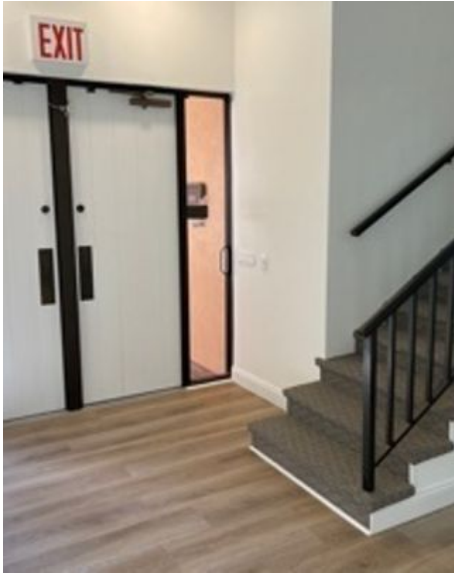
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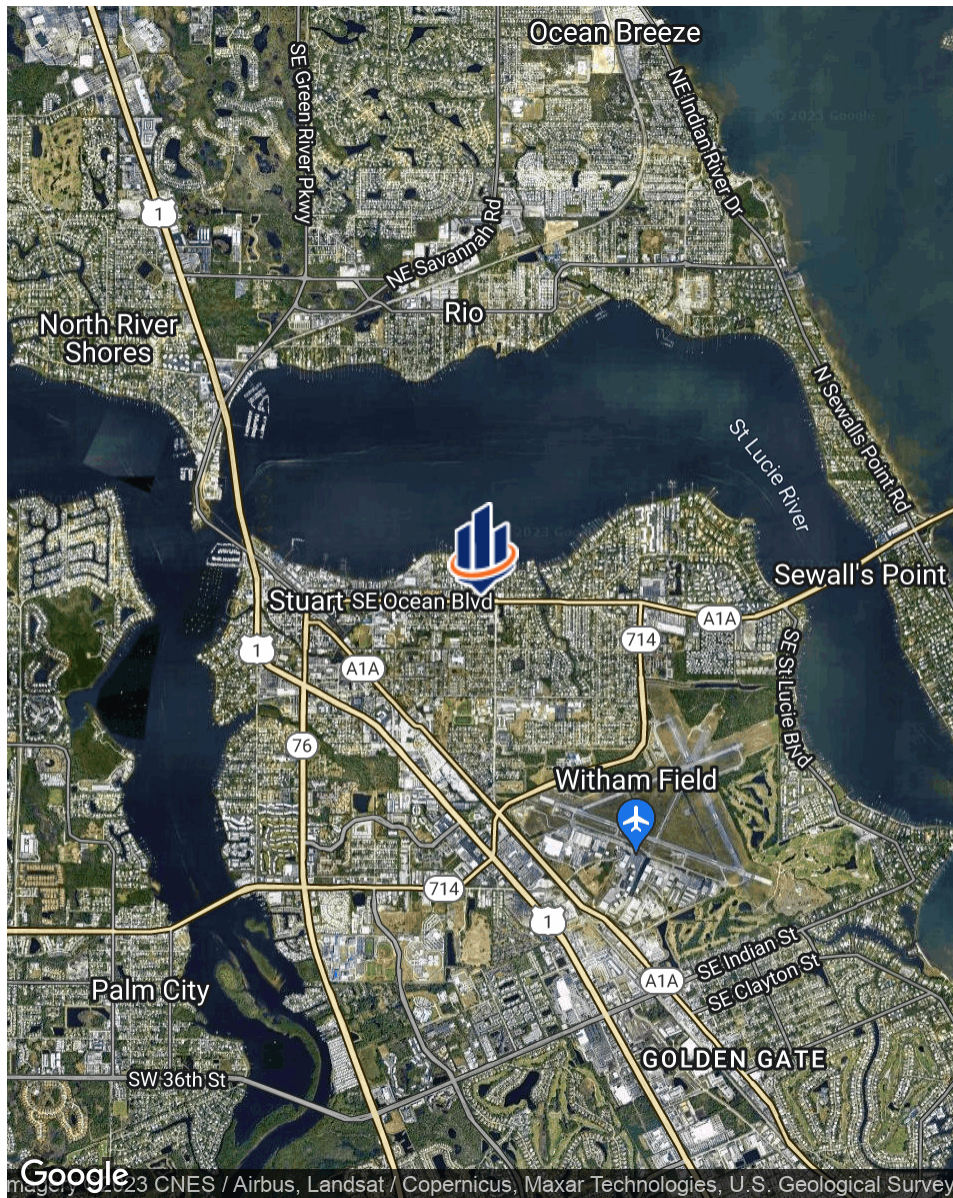
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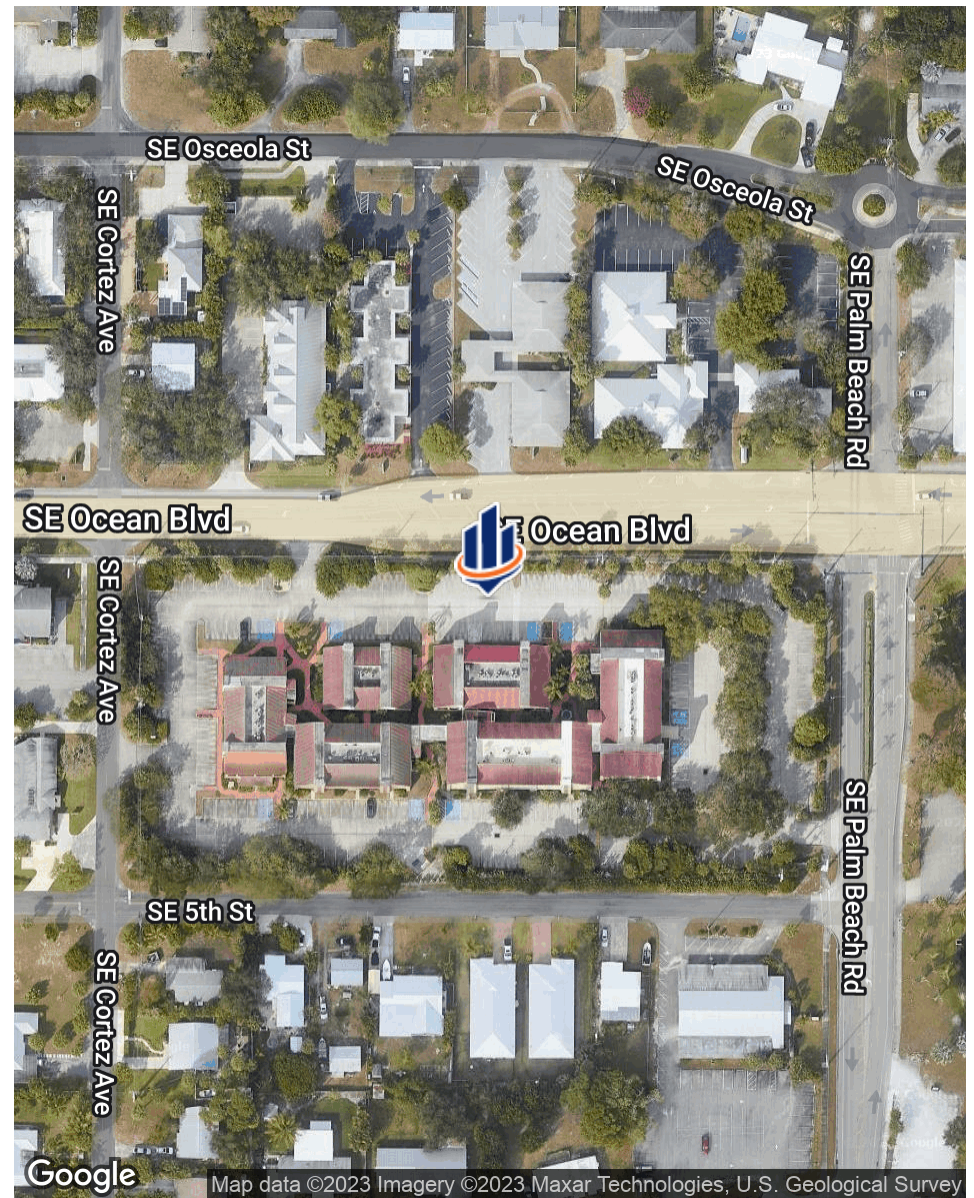
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,950	41,867	94,071
AVERAGE AGE	47.4	48.5	48.0
AVERAGE AGE (MALE)	36.8	45.0	45.5
AVERAGE AGE (FEMALE)	50.0	49.9	49.5

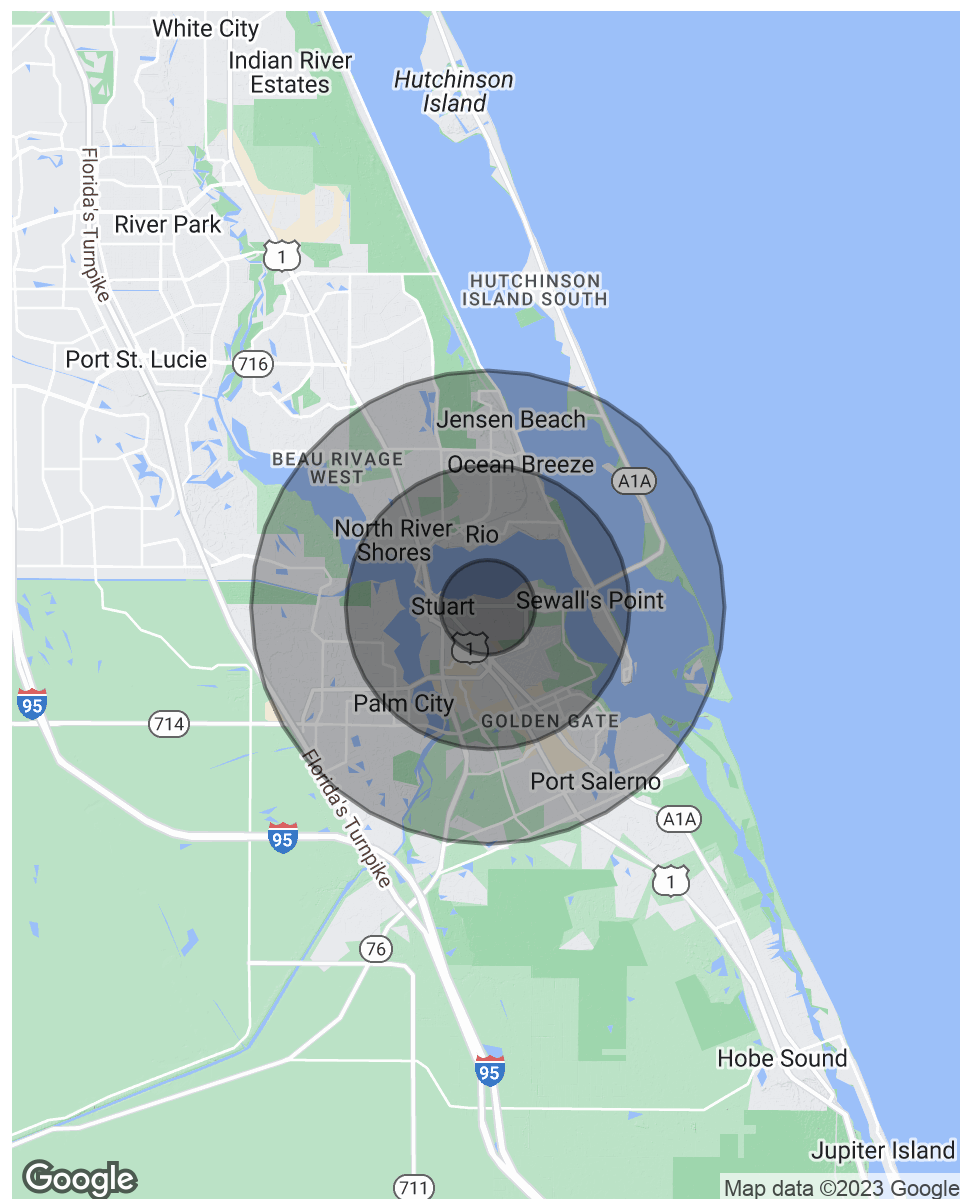
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,033	18,620	40,065
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$68,447	\$68,846	\$79,070
AVERAGE HOUSE VALUE	\$233,666	\$281,245	\$296,489

## TRAFFIC COUNTS

	14,300/day
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\* Demographic data derived from 2020 ACS - US Census



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**PRESENTED BY:**

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