



FOR LEASE

■ 2854 SE Federal Hwy

2854 SE Federal Hwy

Stuart, FL 34994

PROPERTY OVERVIEW

Position your practice in one of the most visible medical corridors in Stuart at 2854 SE Federal Highway, a premier corner location at the signalized intersection of US1 and Luckhardt Street. This 4,050 - 5,550 SF medical office suite is thoughtfully designed for efficiency and patient comfort, featuring 8 exam rooms, multiple doctor offices, a dedicated break room, and a spacious reception/admin area.

The space is filled with abundant natural light from expansive windows, creating a bright and welcoming environment for both patients and staff. Ownership is actively enhancing the property with new landscaping and impact windows and doors, improving both curb appeal and long-term durability.

OFFERING SUMMARY

Available Size:

4,050 - 5,550 SF

Zoning:

B-2 Business-General

Utilities:

Stuart

LEASE RATE

\$30 SF/yr (NNN)



TYLER RAYNES

VICE PRESIDENT/BROKER

Mobile 772.418.1946

tyler@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development

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Property Details & Highlights

OCEAN GATE PLAZA

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Property Name:	Ocean Gate Plaza
Property Address:	2830 SE Federal Hwy, Stuart, FL 34994
Property Type:	Medical
APN:	38-38-41-002-018-00050-3
Building Size:	9,080 SF
Building Class:	B
Zoning:	B-2
Cross Streets:	SE Federal Highway & SE Luckhardt Street
Year Built:	1981
Number of Units:	2

LOCATION OVERVIEW

Situated along US Highway 1, one of Florida's primary north-south corridors, the property benefits from exceptional exposure with traffic counts exceeding $\pm 45,000$ vehicles per day in this stretch of Stuart. The site is surrounded by major national retailers, including Home Depot, Chick-fil-A, McDonald's, and Taco Bell, which drive consistent daily traffic and a strong consumer presence.



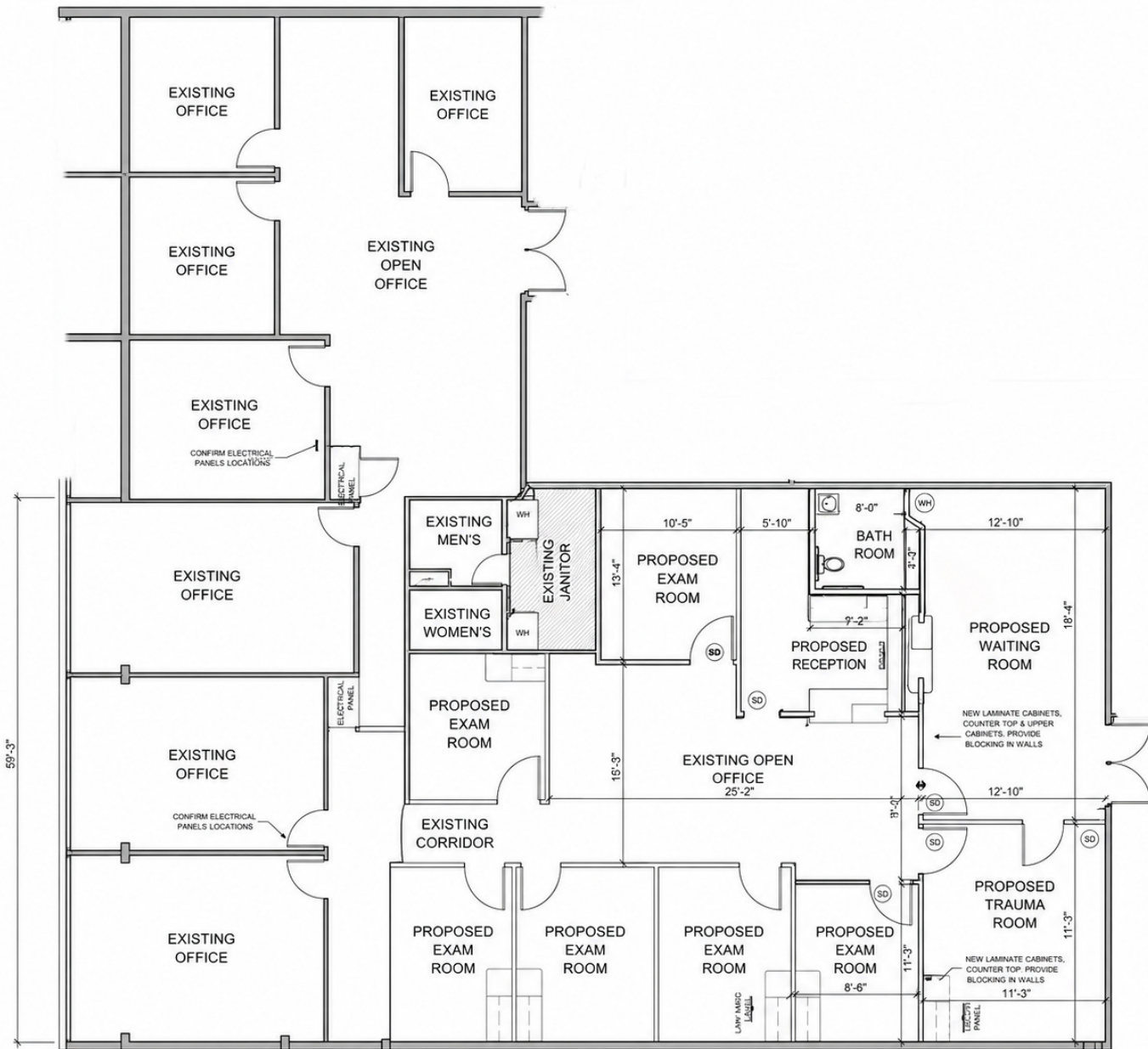
LEASE HIGHLIGHTS

- Substantial tenant improvement allowance for qualified tenants, allowing customization to meet specific medical or specialty-use needs
- Prominent monument signage
- Maximum visibility
- Adjacent suite also available for lease increasing size to 5,550 SF

Floor Plans

OCEAN GATE PLAZA

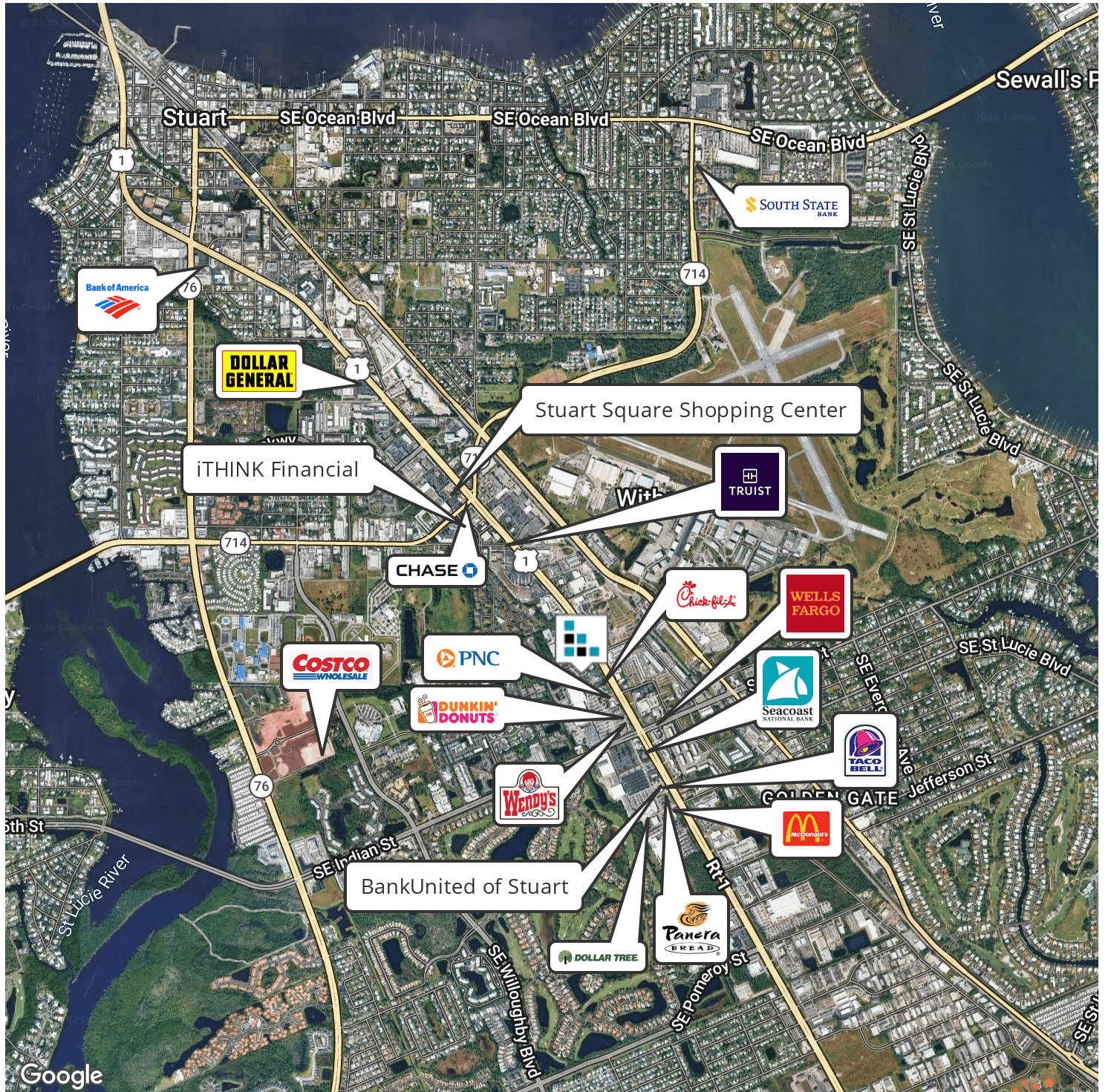
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Retailer Map

OCEAN GATE PLAZA

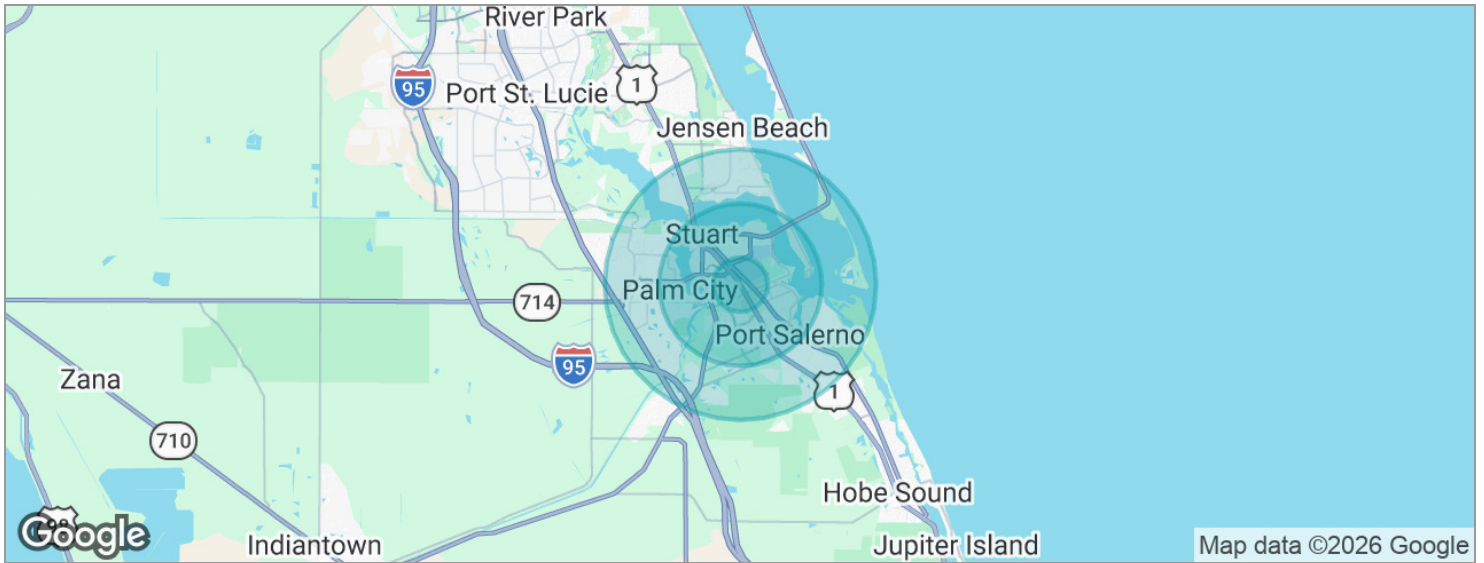
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,354	48,278	98,477
Median age	46.8	50.2	51.7
Median age (Male)	44.5	50.0	50.7
Median age (Female)	52.2	50.4	52.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,999	21,170	43,068
# of persons per HH	2.1	2.3	2.3
Average HH income	\$82,530	\$101,078	\$114,329
Average house value	\$332,476	\$413,475	\$451,188

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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