

FOR LEASE

## Fully Finished Office Space for Sub Lease

1611 NORTHWEST FEDERAL HIGHWAY  
STUART, FL 34994

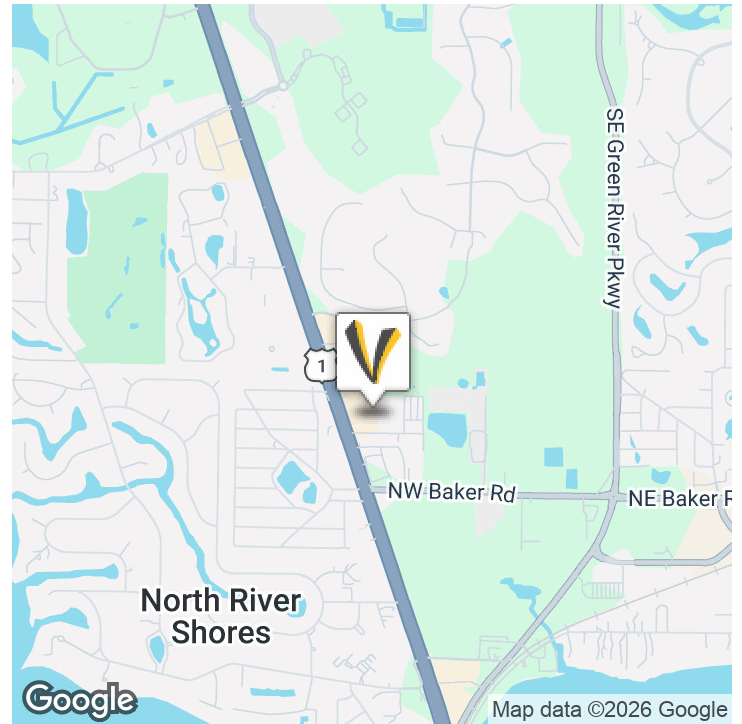


**RICH VAALER**

Principal Broker  
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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$17.26 SF/yr (NNN)
Building Size:	18,000 SF
Available SF:	2,850 SF
Lot Size:	4.03 Acres
Year Built:	2000
Zoning:	Commercial
Market:	Treasure Coast
Submarket:	Stuart

## PROPERTY OVERVIEW

Discover a premier sub leasing opportunity at this exceptional property in Stuart, FL. Boasting a prime location on Northwest Federal Highway, this versatile space offers high visibility and accessibility for retail or street retail ventures. With ample parking and sleek modern architecture, the property exudes a polished and professional aesthetic, making it an ideal choice for establishing a thriving business presence. Elevate your business in this prominent property, strategically positioned to captivate the attention of customers and drive success.

## PROPERTY HIGHLIGHTS

- High visibility on Northwest Federal Highway
- Ample parking for convenience
- Sleek modern architecture for professional aesthetic
- Prime location to captivate customer attention
- Strategically positioned for business success
- Signage available on street monument sign



## OFFICE LOCATIONS

211 Gibson St NW  
Leesburg, VA. 20176

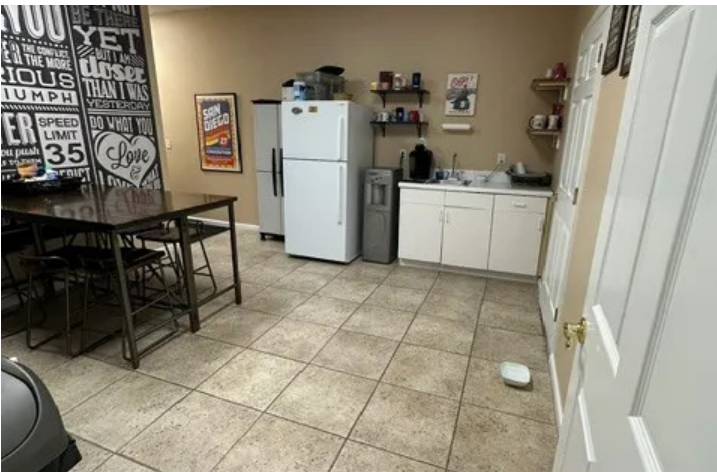
1 SE Ocean Blvd  
Stuart, FL 34994

## FOR MORE INFORMATION CONTACT:

**RICH VAALER** Principal Broker  
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

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# ADDITIONAL PHOTOS



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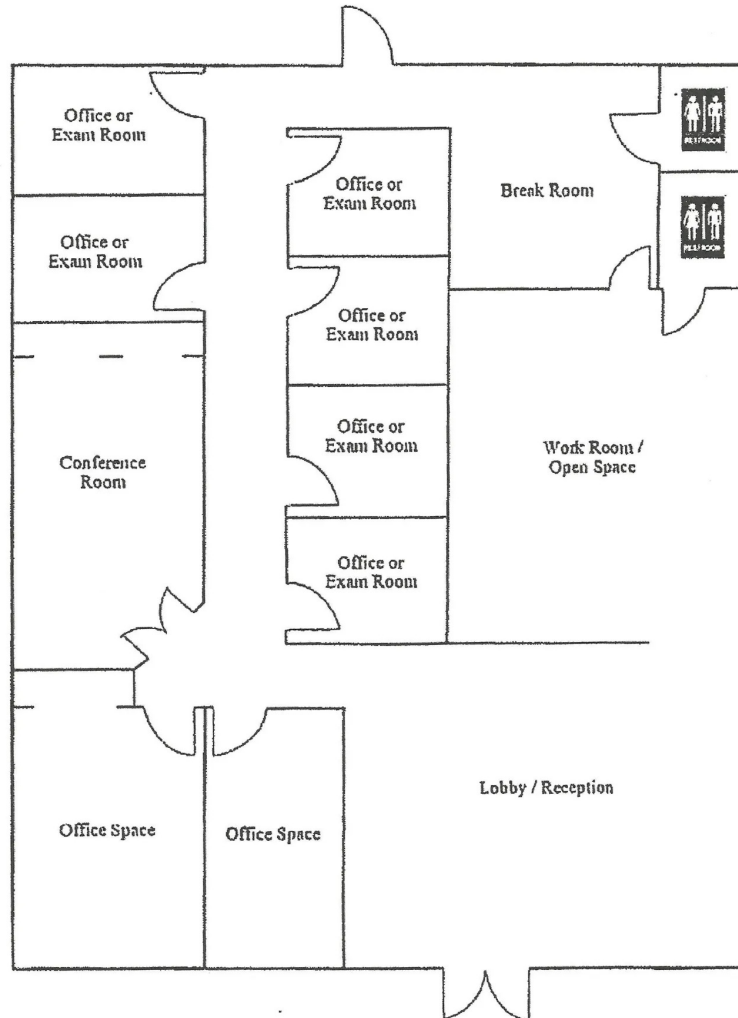
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# FLOOR PLAN



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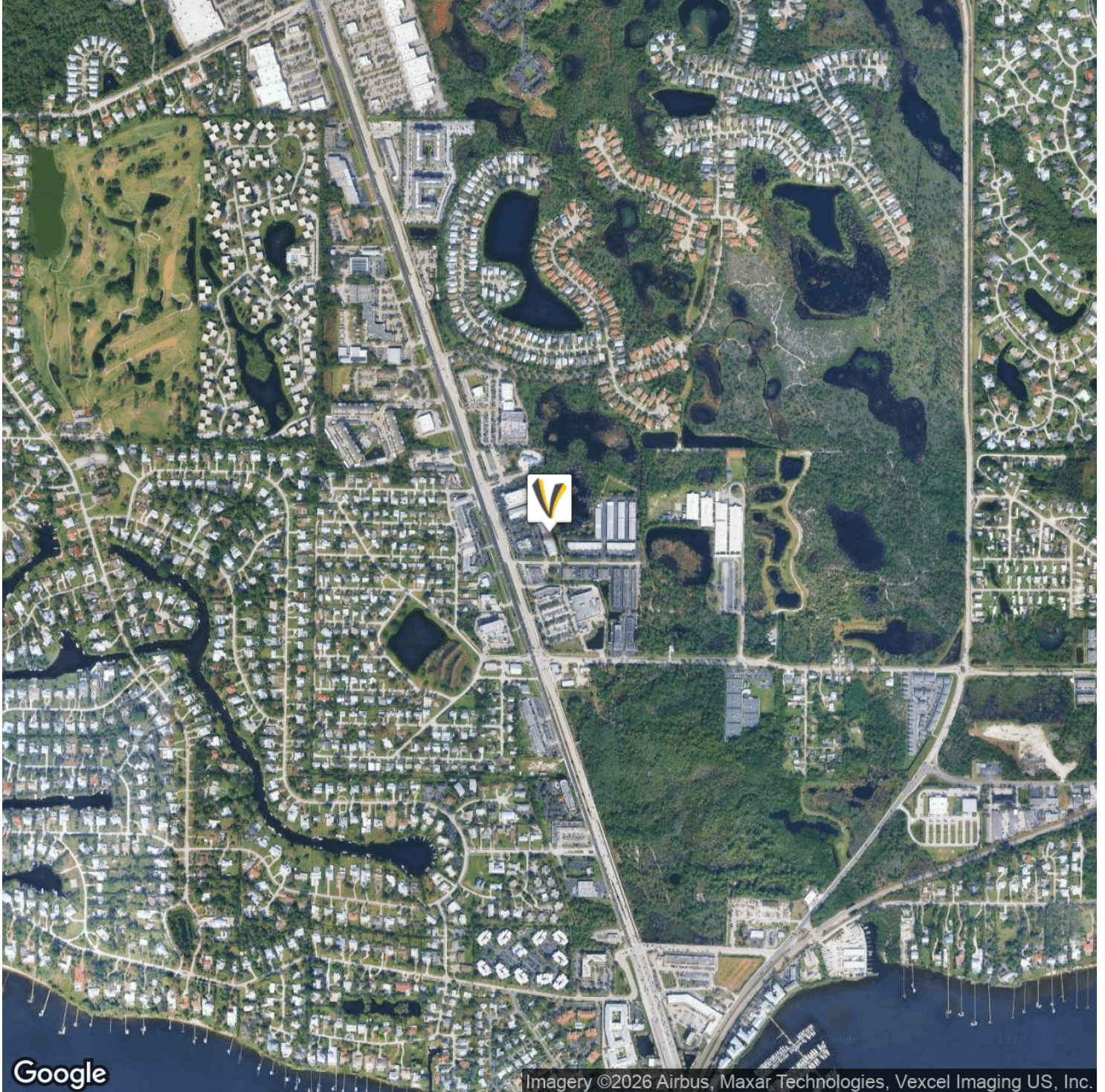
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## AERIAL MAP



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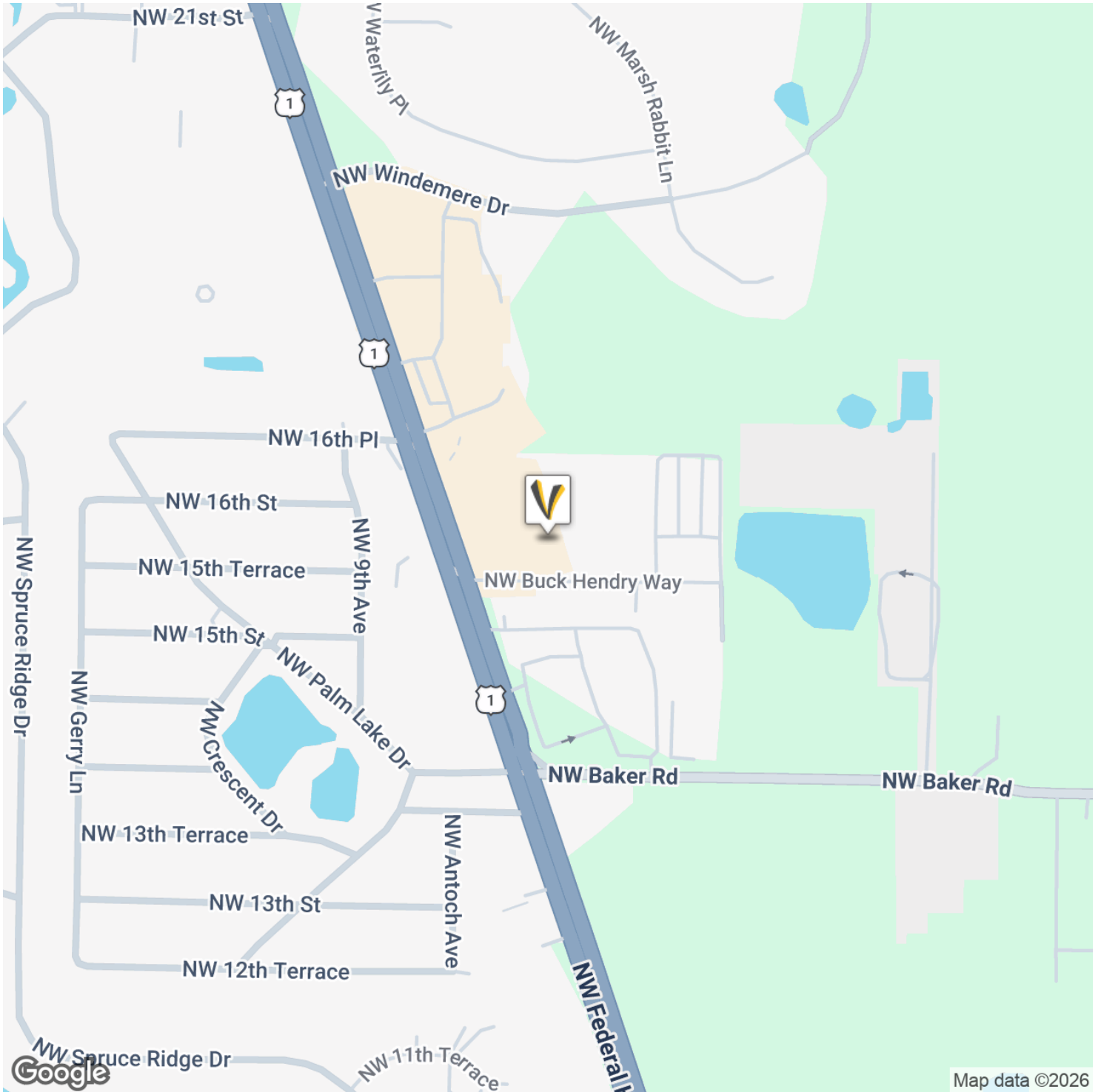
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# LOCATION MAP



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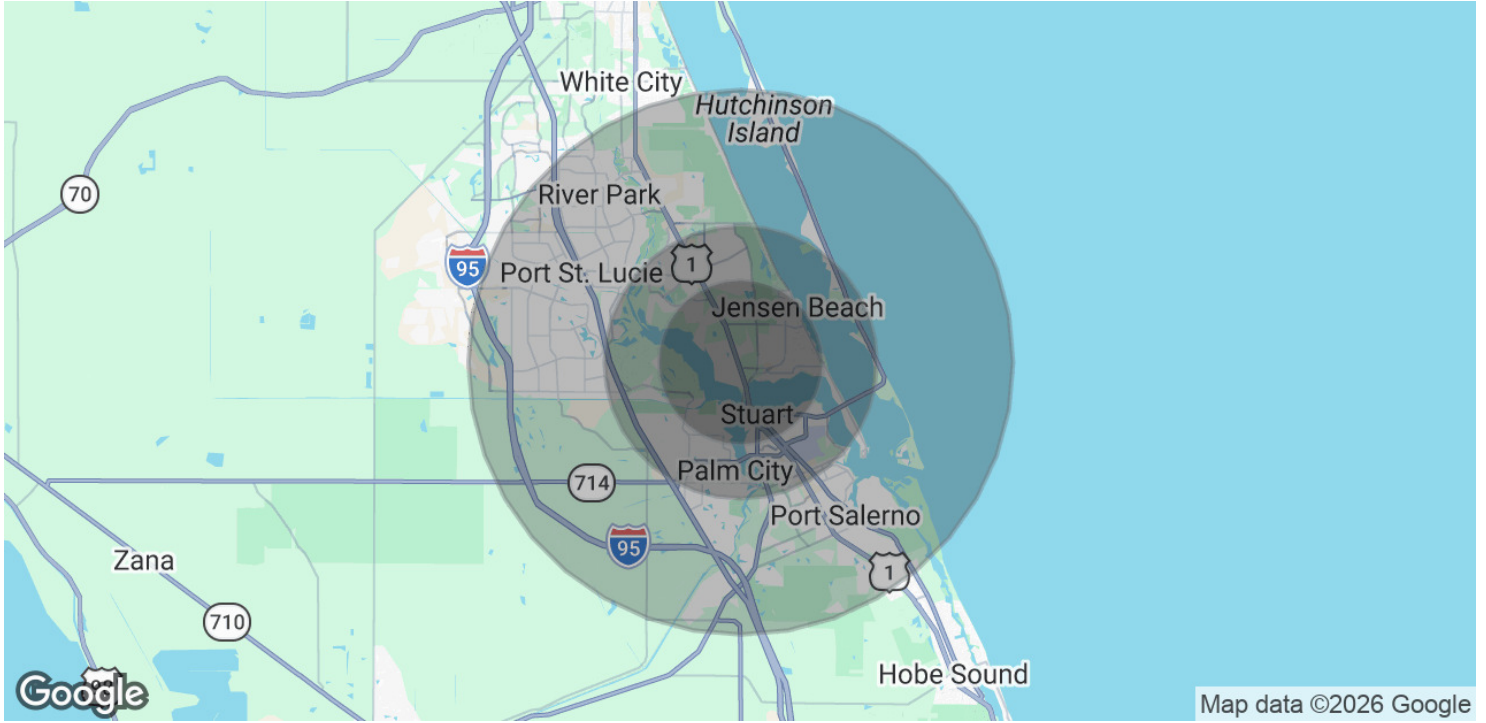
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## DEMOGRAPHICS MAP & REPORT



Map data ©2026 Google

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	38,112	104,324	316,689
Average Age	51.8	50.9	47.2
Average Age (Male)	49.3	49.3	46.2
Average Age (Female)	53.8	52.0	48.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,660	44,925	124,874
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$116,362	\$108,674	\$104,207
Average House Value	\$468,724	\$428,169	\$377,236

2023 American Community Survey (ACS)



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