

6560 S FEDERAL HIGHWAY

6560 SOUTH FEDERAL HIGHWAY, PORT ST. LUCIE, FL 34952

OFFICE SPACE FOR LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 6560 South Federal Highway, Port St. Lucie, FL. This prime property offers ample parking, and convenient access to major transportation routes.

PROPERTY HIGHLIGHTS

- Prime location on South Federal Highway
- High visibility and traffic count
- Ample parking for customers
- Versatile layout for various businesses
- Great signage opportunities
- Easy access from major roadways
- Attractive lease terms available

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Number of Units:	2
Available SF:	3,250 SF
Building Size:	6,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	594	2,129
Total Population	433	1,218	4,532
Average HH Income	\$78,075	\$81,673	\$82,979

JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

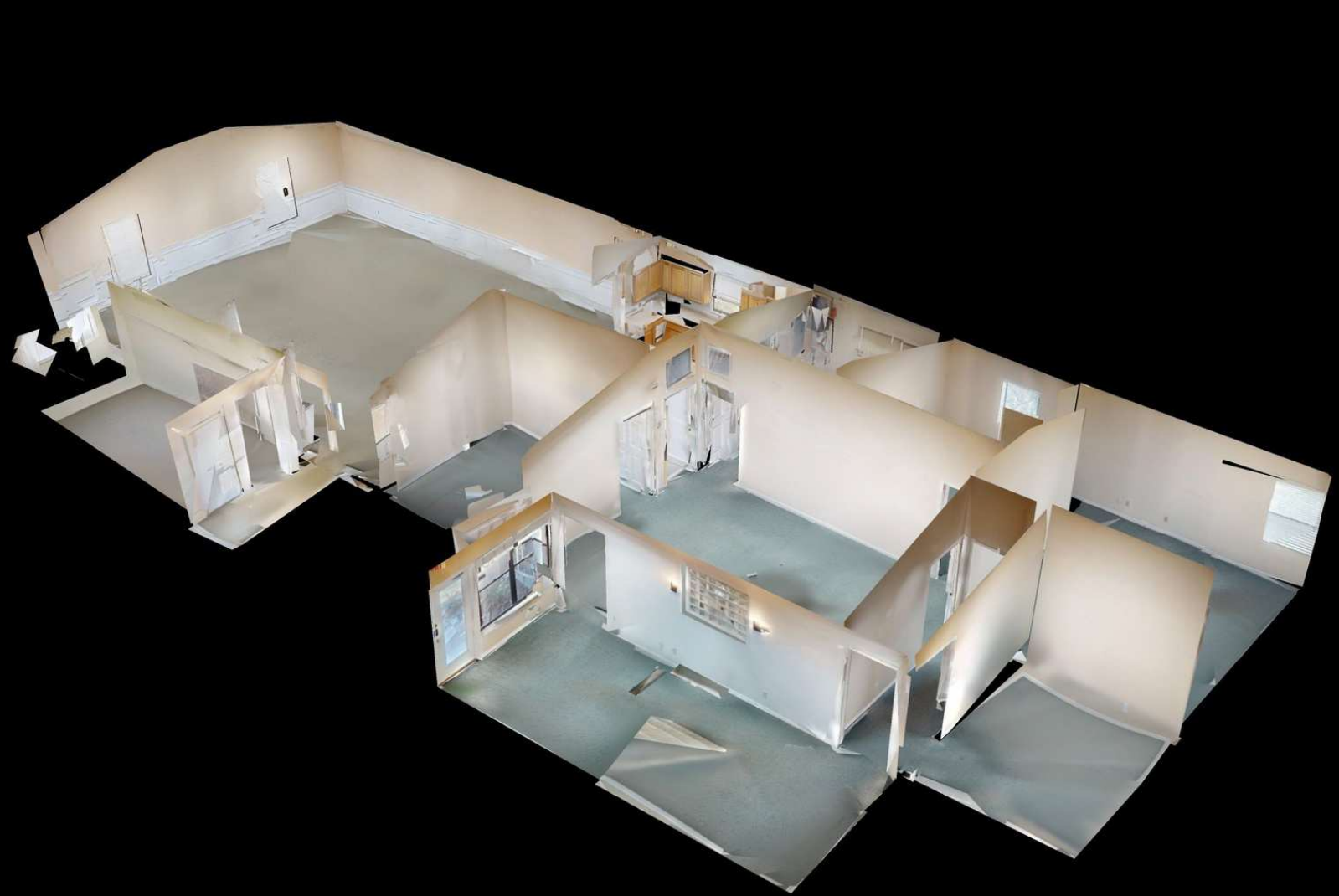
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FLOOR PLAN - DOLLHOUSE VIEW

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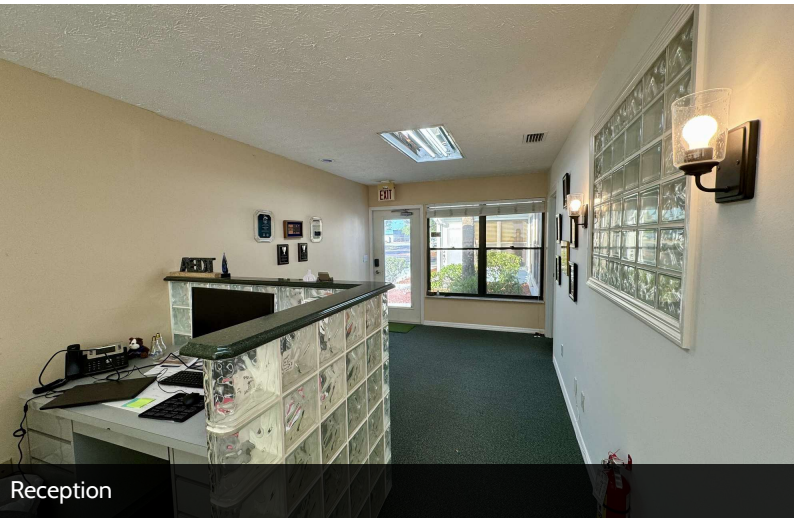
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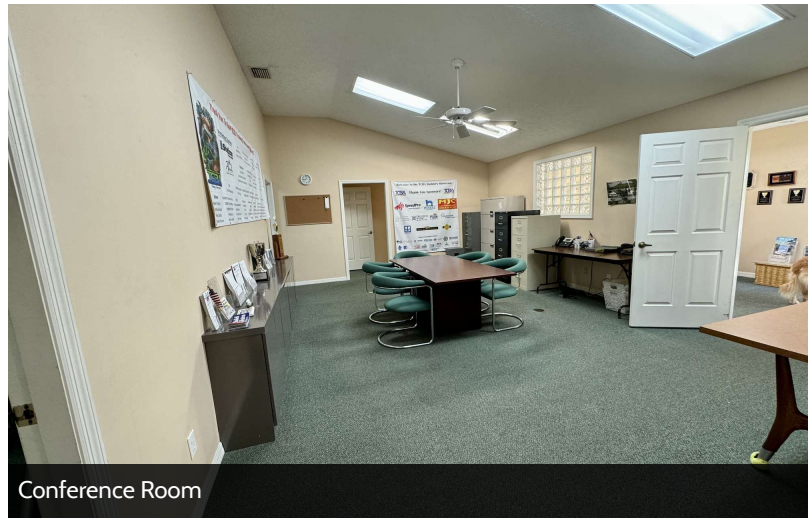
Parking Lot View of Building



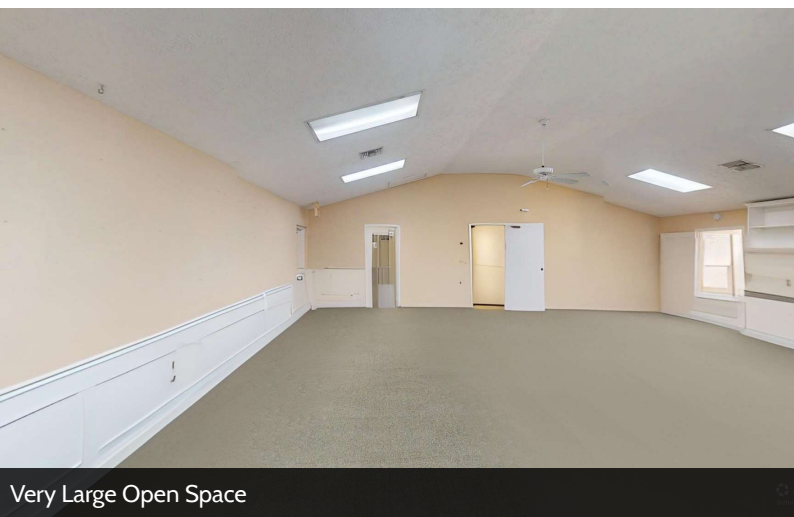
US 1 Highway View



Reception



Conference Room



Very Large Open Space



Exit from Very Large Open Space

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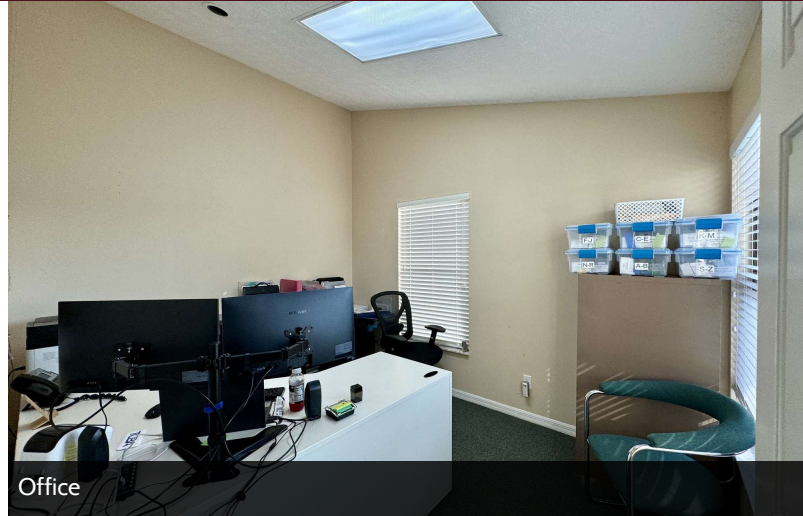
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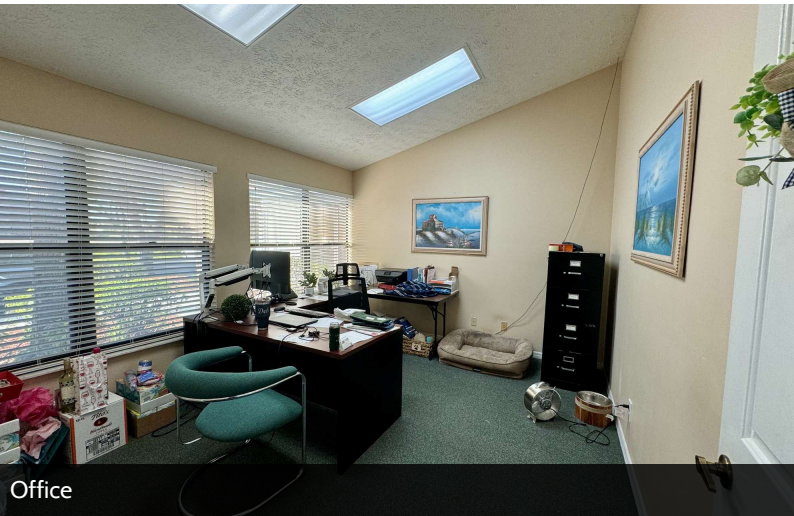
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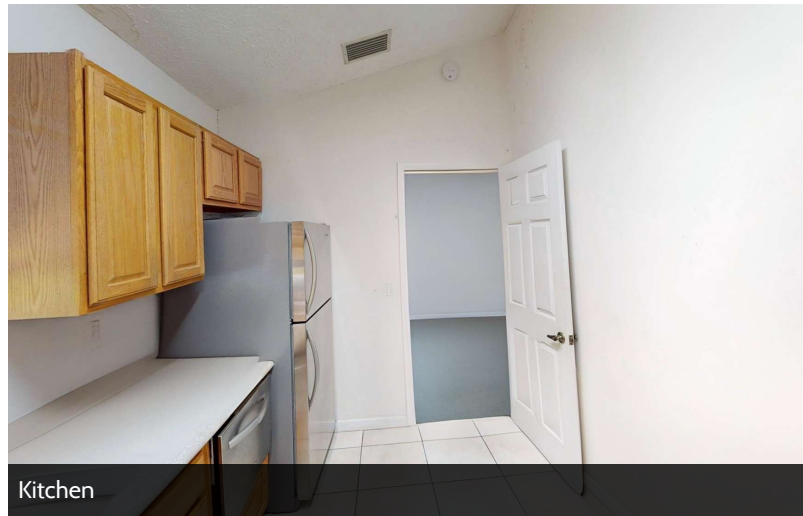
Large Office



Office



Office



Kitchen



Kitchen



Parking Lot View of Building

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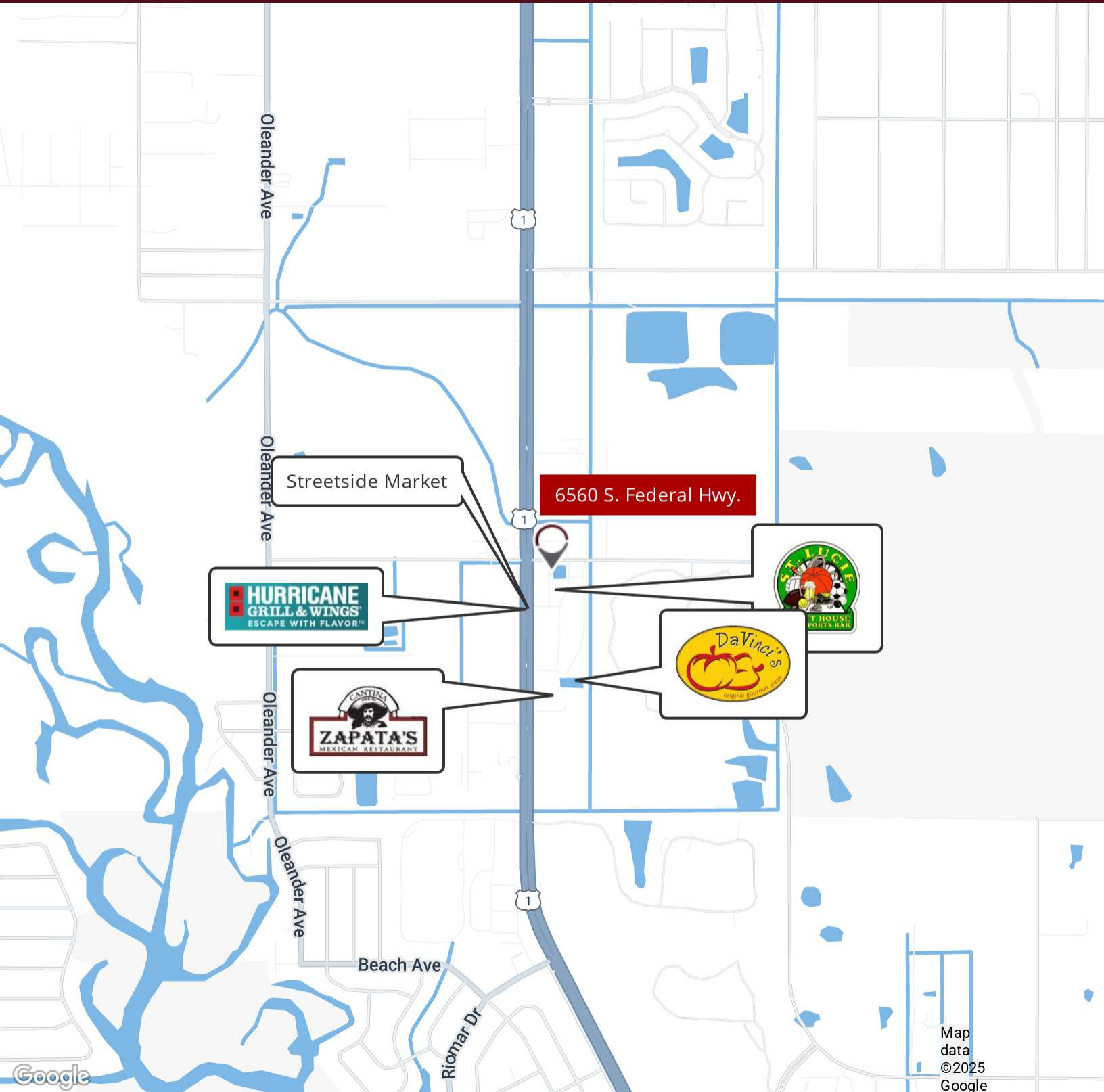
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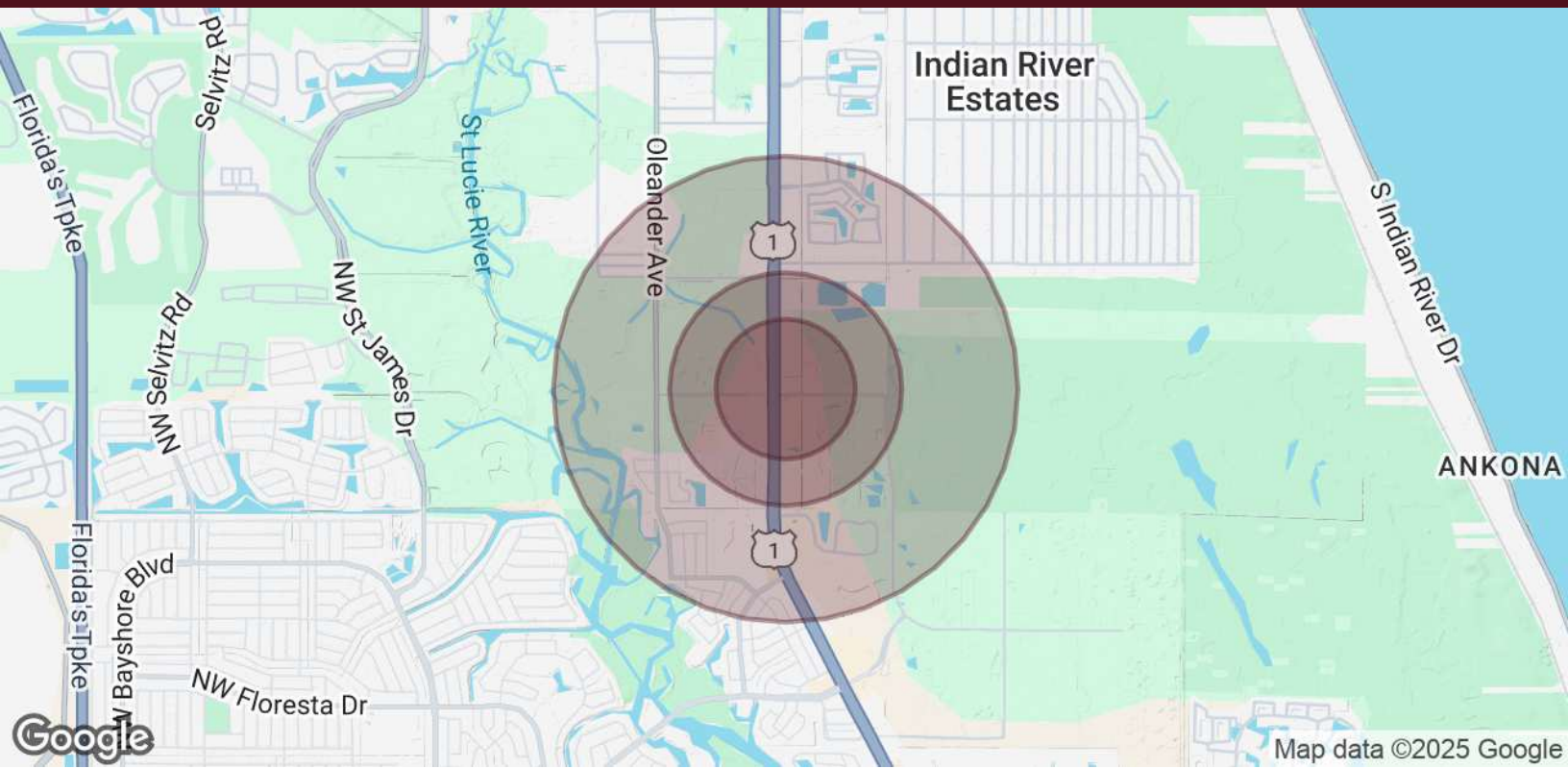
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	433	1,218	4,532
Average Age	45	46	49
Average Age (Male)	43	44	47
Average Age (Female)	47	48	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	594	2,129
# of Persons per HH	2	2.1	2.1
Average HH Income	\$78,075	\$81,673	\$82,979
Average House Value	\$261,845	\$277,557	\$296,414

Demographics data derived from AlphaMap

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OFFICE SPACE FOR LEASE

Building Name	6560 S Federal Highway
Property Type	Office
Property Subtype	Office Building
APN	3415-503-0006-000-9
Building Size	6,500 SF
Lot Size	-
Building Class	B
Year Built	1992
Number of Floors	1
Average Floor Size	1,625 SF

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