

# 1027 SOUTHEAST OCEAN BOULEVARD

STUART, FL 34996

## OFFICE/MEDICAL BUILDING FOR LEASE



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

1027 SE Ocean Blvd offers a prime commercial leasing opportunity with approximately 4,560 SF available at a rate of \$29.50/SF. The space is well-suited for professional, medical, or general office use, featuring a functional layout that can accommodate a variety of tenant configurations. Positioned along a highly visible corridor, the property provides convenient access and strong surrounding demographics, making it ideal for businesses seeking both presence and practicality.

#### PROPERTY HIGHLIGHTS

- Efficient 4,560 SF layout
- 10+ exam rooms
- 4 private offices and 7 workstations

#### OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (MG)
Number of Units:	1
Available SF:	4,560 SF
Lot Size:	0.6 Acres
Building Size:	4,560 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	742	2,510
Total Population	456	1,712	6,227
Average HH Income	\$110,551	\$110,091	\$99,440

#### JOHN W. CHAPMAN, BROKER

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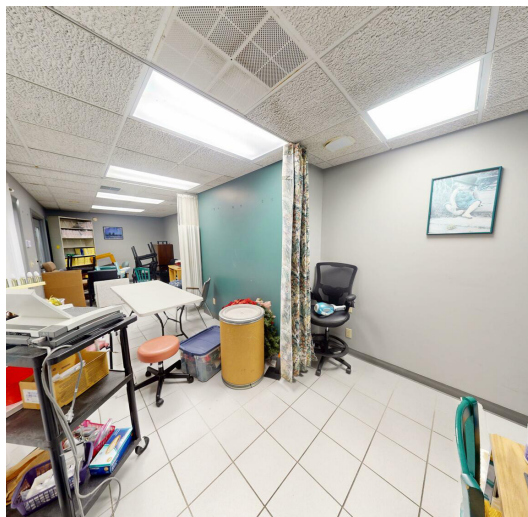
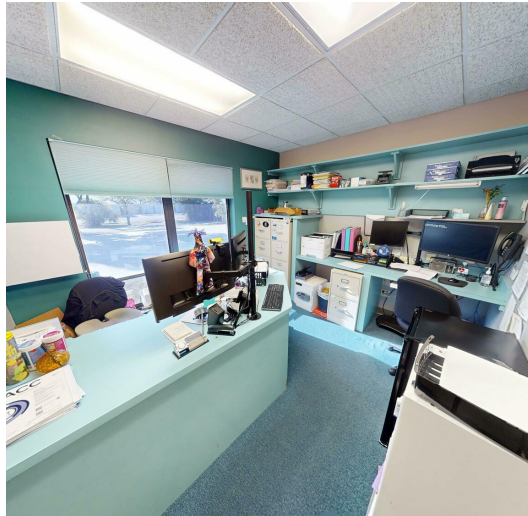
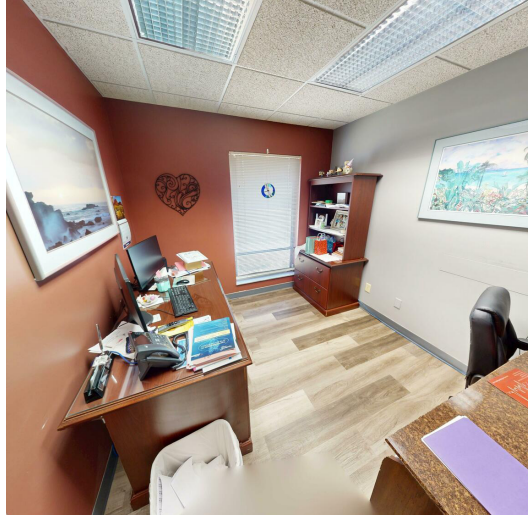
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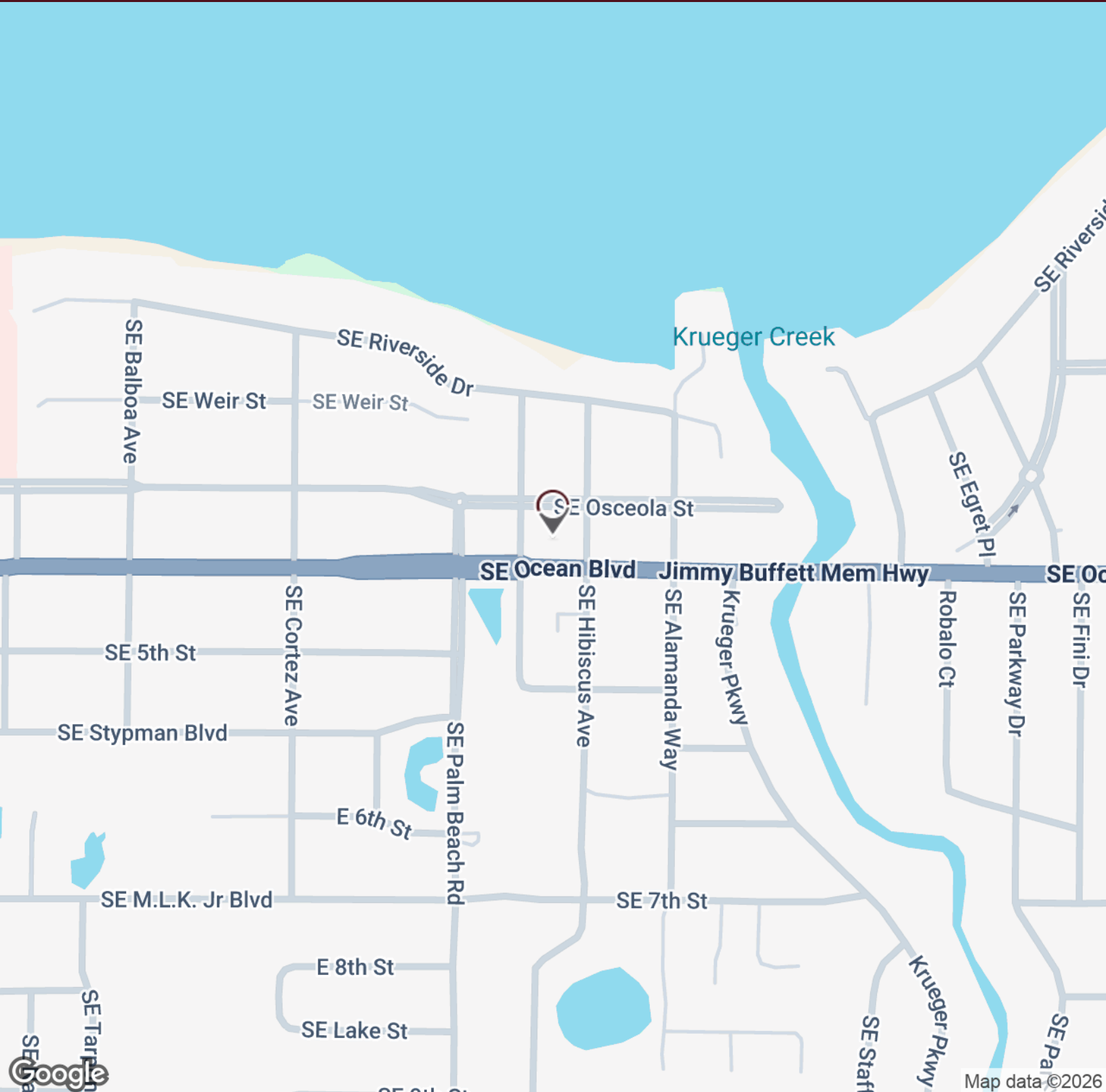
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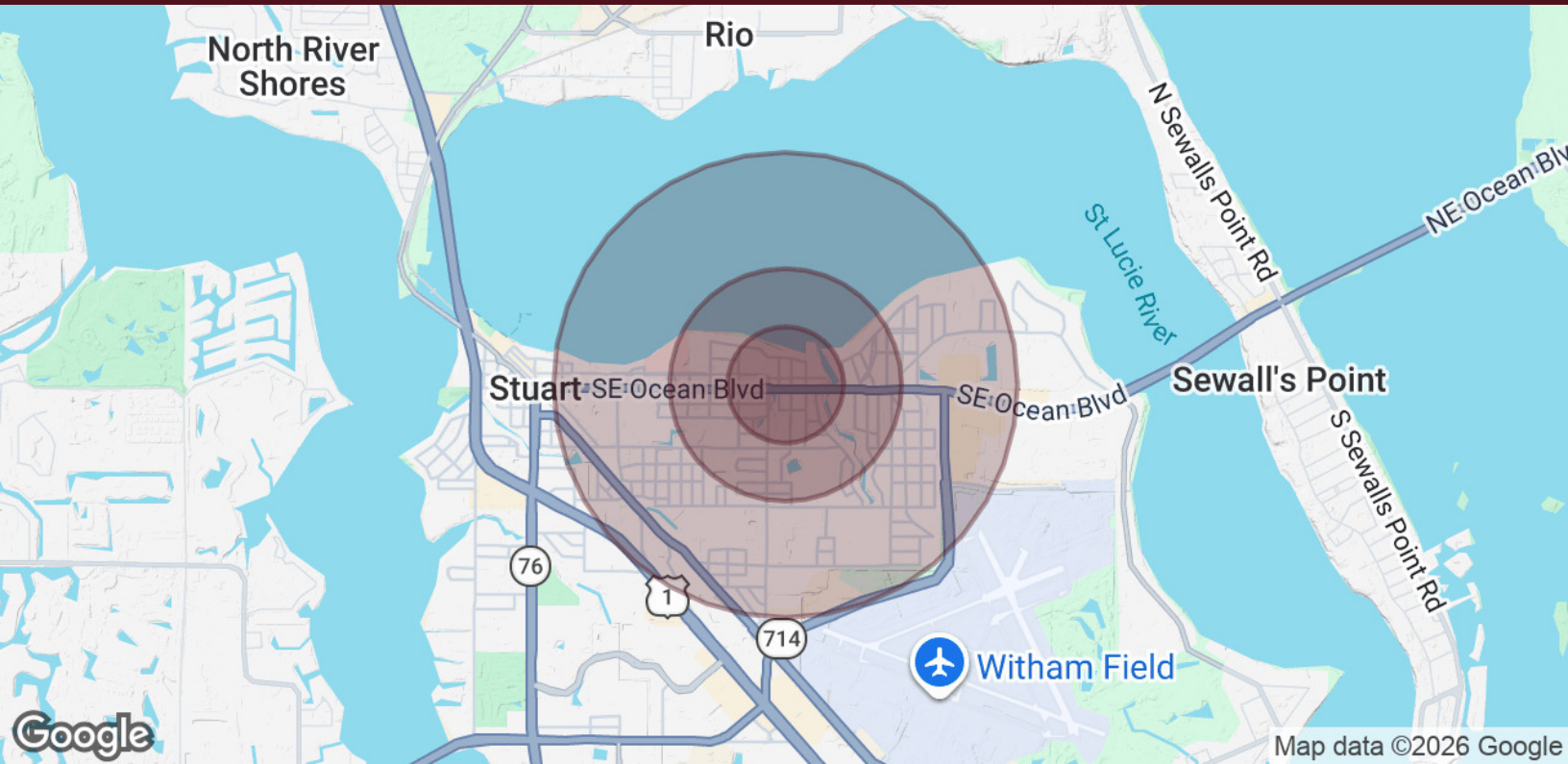
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	456	1,712	6,227
Average Age	53.0	53.5	50.8
Average Age (Male)	50.4	50.6	48.0
Average Age (Female)	56.3	56.7	51.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	742	2,510
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$110,551	\$110,091	\$99,440
Average House Value	\$422,527	\$434,295	\$443,071

2023 American Community Survey (ACS)

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