

Ocean East Mall & Ocean East Medical Center

2300 SE Ocean Blvd, Stuart, FL 34996 //

HIGH TRAFFIC
STRONG CO-TENANCY



AVAILABLE

2,025 SF - 13,755 SF

RETAIL / MEDICAL / OFFICE

NATIONAL & REGIONAL TENANTS INCLUDE



RADIOLOGY
Imaging Associates



ALZHEIMER'S
RESEARCH



FRESENIUS
KIDNEY CARE



FOR MORE INFORMATION:

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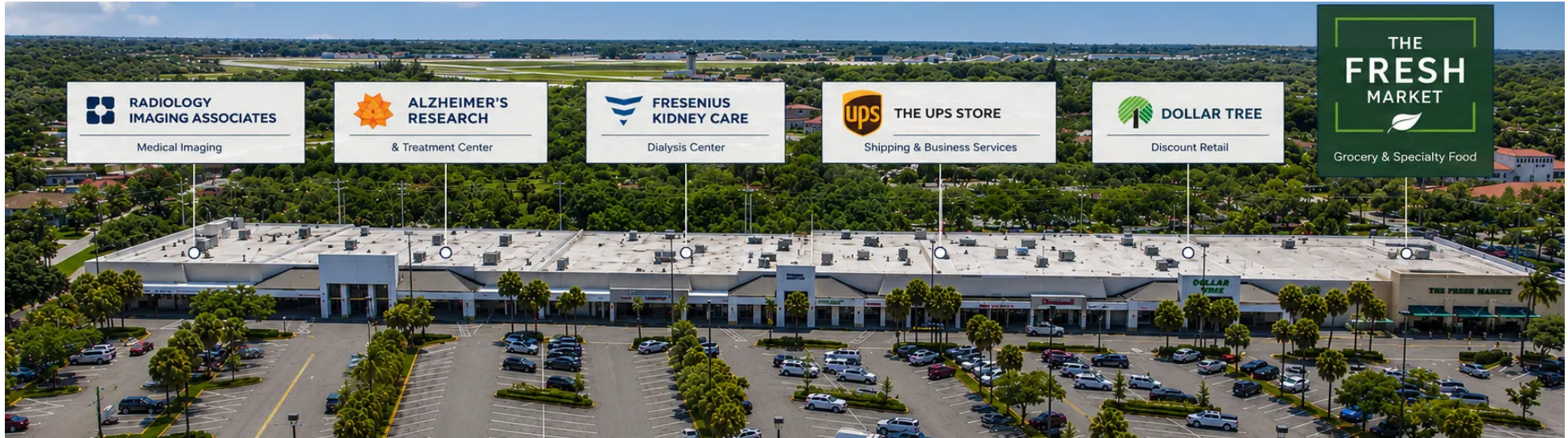


SLC Commercial
Realty & Development

Property Description

OCEAN EAST MALL & OCEAN EAST MEDICAL CENTER

FOR LEASE



PROPERTY DESCRIPTION

This property offers versatile spaces strategically positioned directly on SE Ocean Boulevard, and serving Sewall's Point and some of the wealthiest neighborhoods in Martin County. Home to The Fresh Market and Dollar Tree, with a freestanding Starbucks drive-thru coming soon, this bustling location is surrounded by a diverse blend of retail, medical and professional offices, and residential neighborhoods. Minutes from Cleveland Clinic's Martin North Hospital. With 622 parking spaces and a daily traffic count of 38,000 vehicles, the property offers exceptional visibility and accessibility for businesses.

LOCATION DESCRIPTION

Ocean East Mall in Stuart, FL is the perfect location for a Retail/Strip Center. This area offers easy accessibility via US-1 and Florida's Turnpike and is minutes from Jensen Beach and Martin County Airport. With a vibrant downtown area and a rich cultural tapestry, this location is ideal for retail ventures seeking a dynamic and thriving setting.

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Site Plan

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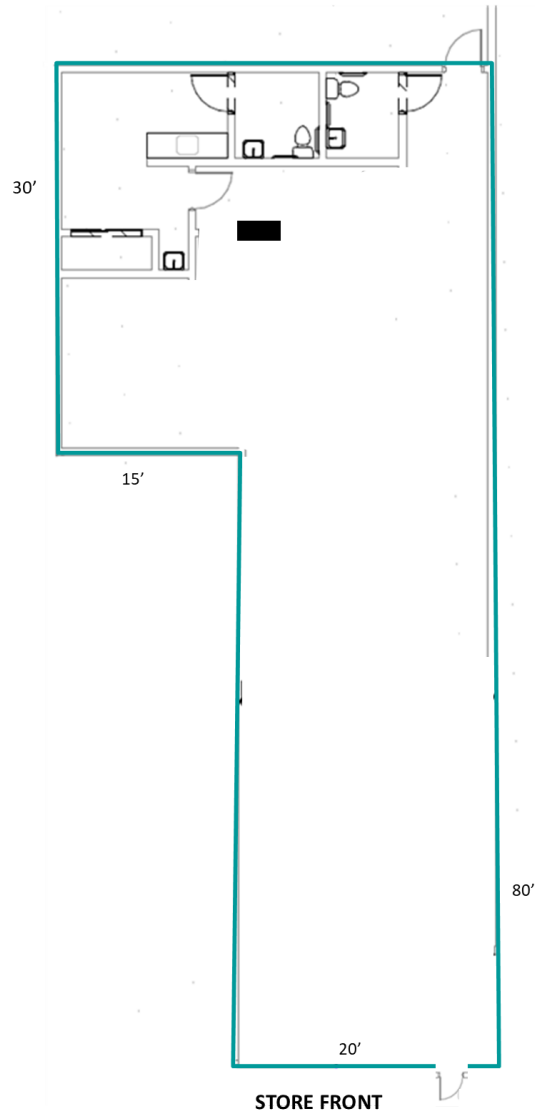
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Suite 1A - 2,025sf

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RETAIL SPACE

Rent: \$25.00/sf NNN

CAM: \$5.98/sf

Currently open vanilla shell floorplan with two restrooms and drop ceiling & lighting

Building Signage Available



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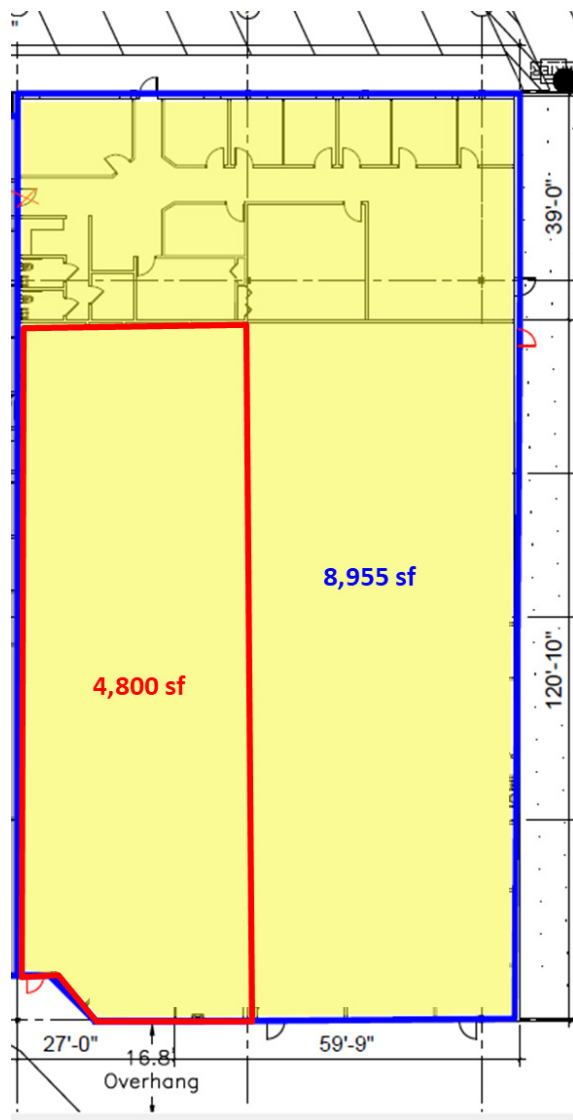
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Suite 14C - 4,800sf-13,755sf

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MEDICAL OFFICE SPACE

Rent: \$25.00/sf NNN

CAM: \$5.98/sf

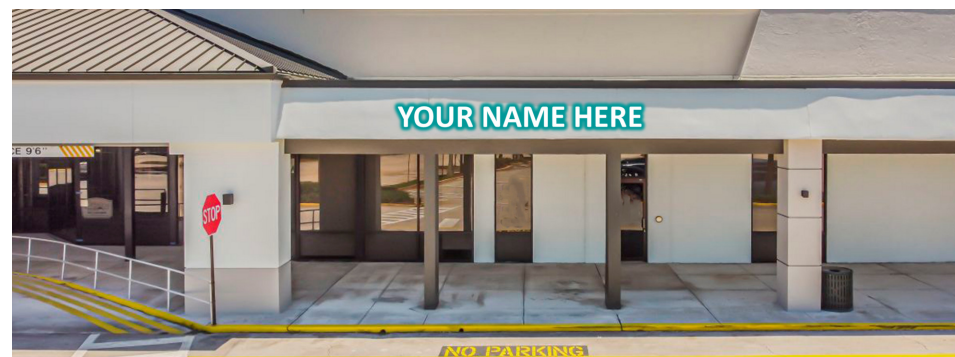
13,755sf divisible down to 4,800sf

Walk up store front entry.

Customize your ideal layout!

Building and Monument Signage Available

Buildout Allowance Negotiable



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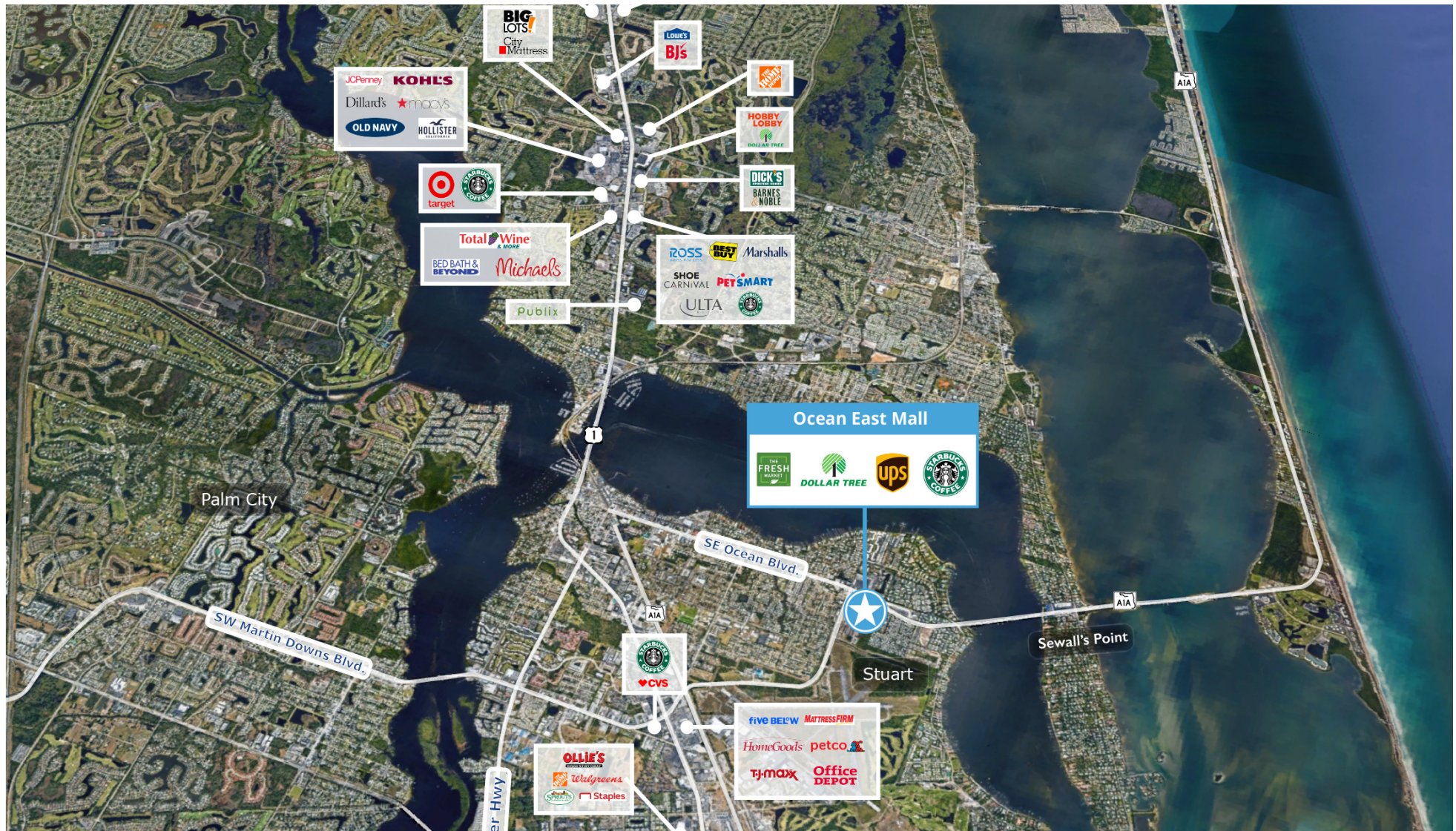
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Area Map

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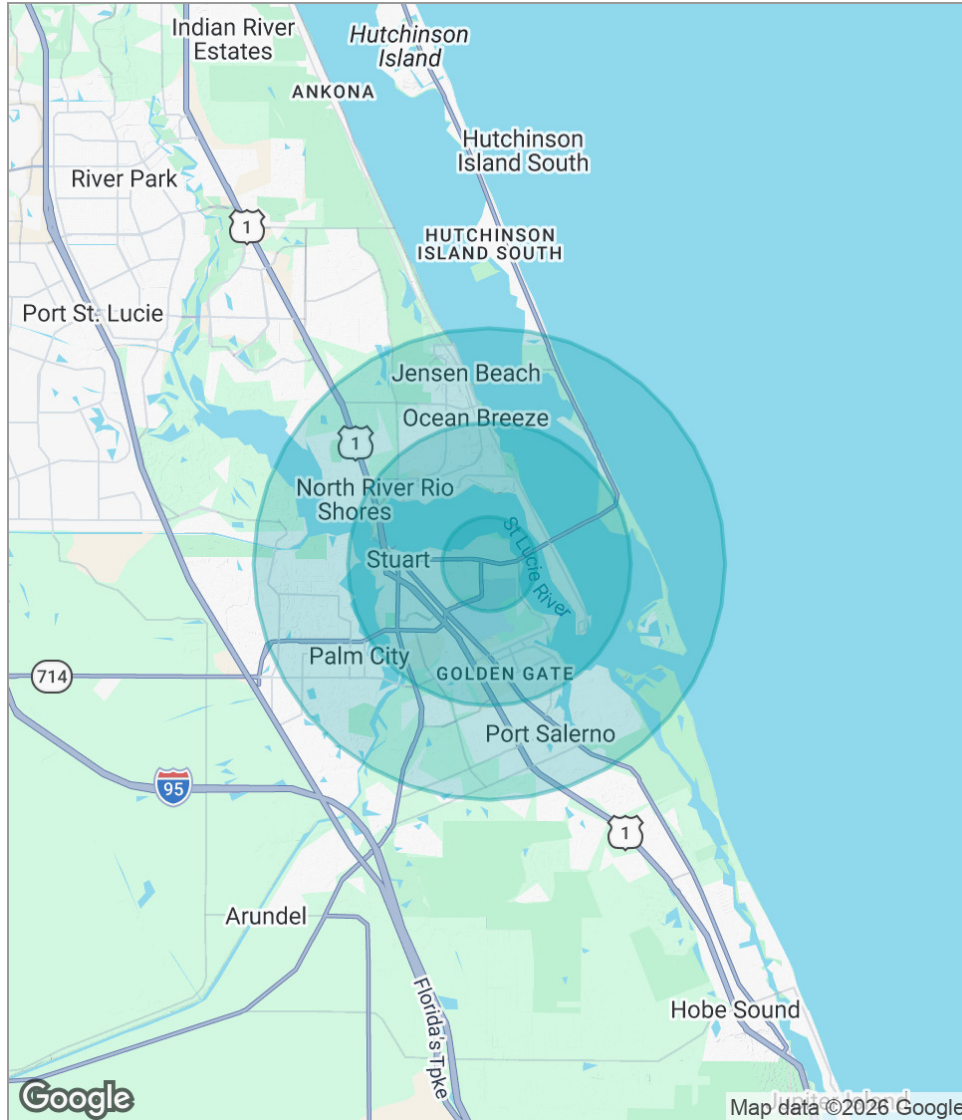
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,159	38,312	90,646
Median age	57	51	50
Median age (Male)	55	49	50
Median age (Female)	58	52	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,251	17,699	40,959
# of persons per HH	1.9	2.2	2.2
Average HH income	\$83,361	\$87,266	\$100,111
Average house value	\$418,159	\$423,303	\$461,874

* Demographic data derived from 2020 ACS - US Census

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Disclaimer

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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